City of Sonora

General Plan 2020

Adopted: May 30, 2007
Acknowledgements

The following participated in the preparation of Sonora General Plan 2020:

City Council Members

David A. Sheppard
Hank Russell
Marlee Powell (to August 1, 2005)
Liz Bass (to 1/1/2005)
Ron Stearns
Gary Anderson (commencing 1/1/2005)
Bill Canning (commencing 9/1/2005)

Planning Commissioners

Dwain McDonald
Gary Anderson (to 1/1/2005)
Clark Segerstrom (to June 30, 2005)
Tom Holloway (to April 10, 2006)
Delbert Rotelli (to December 11, 2006)
John Richardson (commencing July 1, 2005)
Chris Garnin (commencing October 10, 2005)
John Andersen (commencing June 12, 2006)
George Segarini (commencing January 8, 2007)

Planning Committee

Pat Perry (retired)
Karen Stark
Rachelle Kellogg
Greg Applegate
Ed Wyllie
Liz Bass (to 1/1/2005)
Marlee Powell (to August 1, 2005)
Dwain McDonald
Hank Russell
Gary Anderson

Department Heads & City Staff

Greg Applegate, City Administrator
Michael T. Barrows, Fire Chief
Kim Campbell, Community Development Department
Steve Fickel, Chief Building Official
Gerard Fuccillo, City Engineer
Rachelle Kellogg, Grants, Redevelopment & Special Programs
Duane Ellis, Police Chief (retired)
Mace McIntosh, Police Chief
Richard Matranga, City Attorney
Pat Perry, Finance Director (retired)
Karen Stark, Finance Director
Ed Wyllie, Community Development Director
Acknowledgements

Consultants

Amy Augustine
Augustine Planning Associates, Inc.
270 South Barretta, Suite C
Sonora, CA  95370
(209) 532-7376
landplan@mlode.com

Robert Ozbirn
Golden State Surveying & Engineering Services, Inc.
488 South Stewart Street
Sonora, CA  95370
(209) 533-4797
www.surveyingengineering.com

Thank you also to the following individuals and agencies providing information and assistance in the preparation of this plan:

Amador-Tuolumne Community Action Agency
National Association of the Mentally Ill, Tuolumne County Chapter
Sonora Community Hospital/Sonora Regional Medical Center
Mountain Women’s Resource Center
Kings View Homeless Outreach Service Team
Tuolumne County Community Development Department
Tuolumne County Department of Public Works and Engineering Services
Tuolumne Utilities District
Tuolumne County Ambulance Service
CAL FIRE
Tuolumne County Sheriff's Department
Economic Development Company of Tuolumne County (no longer in service)
29th Agricultural District Fair Board
Sonora Elementary School
Tuolumne County Chamber of Commerce
Sonora Union High School
Tuolumne County Department of Parks & Recreation
Supervisor Larry Rotelli, District 1
Supervisor Liz Bass, District 1
Tuolumne County Administration
Historic Sonora Chamber of Commerce
Central Sierra Arts Council
Central Sierra Environmental Resources Center
California Highway Patrol
Central Sierra Resource Conservation & Development District
# Table of Contents – Volume #1

Table of Contents – Volume #1 ................................................................. v  
List of Figures ................................................................................................ x  
List of Tables ................................................................................................. xi  
Appendices - See Volume #2........................................................................ xiv  

**VISION STATEMENT, PURPOSE AND REQUIREMENTS** ............................................................................. 1

- Vision Statement & Purpose ................................................................................................................................. 1  
- General Plan Requirements ................................................................................................................................. 1  
- Planning Process ................................................................................................................................................ 2  

**Chapter 1. Land Use** ................................................................................................................................. 3  

- 1.1. Requirements ............................................................................................................................................... 3  
- 1.2. Approach .................................................................................................................................................... 4  
- 1.3. Project Boundaries and Location ......................................................................................................................... 5  
- 1.4. Goals, Policies and Implementation Programs ........................................................................................................ 8  
- 1.5. General Plan 2020 Land Use Designations & Maximum Density and Intensity Standards ......................................................................................................................................................... 33  
- 1.6. Comparison of 1986 General Plan and General Plan 2020 Land Use Designations by Acreage ......................................................................................................................................................... 46  

**Chapter 2. Circulation** ................................................................................................................................. 50  

- 2.1. Requirements ............................................................................................................................................... 50  
- 2.2. Background and Setting ................................................................................................................................ 50  
  - 2.2.1. Transportation Organizations ................................................................................................................. 51  
  - 2.2.2. Streets and Highways ................................................................................................................................. 51  
  - 2.2.3. Parking ..................................................................................................................................................... 52  
  - 2.2.4. Rail ......................................................................................................................................................... 53  
  - 2.2.5. Public Transportation ................................................................................................................................. 54  
  - 2.2.6. Non-Motorized Modes of Transportation ........................................................................................................ 56  
  - 2.2.7. Park and Ride Facilities ................................................................................................................................. 56  
  - 2.2.8. Aviation .................................................................................................................................................. 57  
- 2.3. Goals, Policies and Implementation Programs ........................................................................................................ 59  

**Chapter 3. Housing** ................................................................................................................................. 74  

- 3.1. Introduction ............................................................................................................................................... 74  
  - 3.1.1. Requirements ........................................................................................................................................ 74  
  - 3.1.2. Public Participation ................................................................................................................................... 74  
- 3.2. Executive Summary ........................................................................................................................................ 76  
  - 3.2.1. City Redevelopment Agency & RDA-Assisted Programs ............................................................................. 77  
  - 3.2.2. Removing Government Constraints, Providing Incentives ........................................................................... 78  
  - 3.2.3. Special Needs Housing .................................................................................................................................. 80  
    - 3.2.3.1. Female heads of households .................................................................................................................... 80  
    - 3.2.3.2. Elderly .................................................................................................................................................. 80  
    - 3.2.3.3. Farm workers ......................................................................................................................................... 80  
    - 3.2.3.4. Homeless ............................................................................................................................................ 81  
    - 3.2.3.5. Women ............................................................................................................................................. 81  
    - 3.2.3.6. Disabled ............................................................................................................................................ 81
3.4. Analysis of Existing Conditions ......................................................... 90
3.4.1. Population Characteristics ............................................................ 90
3.4.1.1. Growth Trends ........................................................................ 90
3.4.1.2. Age and Gender of Population ................................................ 92
3.4.1.3. Ethnicity of Population ............................................................. 95
3.4.1.4. Jobs/Housing Balance ............................................................... 96
3.4.2. Household Characteristics .............................................................. 101
3.4.2.1. Household Type and Presence of Children .............................. 101
3.4.2.2. Household Income and Housing Costs ................................... 103
3.4.2.3. Overpayment ......................................................................... 108
3.4.2.4. Household Income Characteristics ........................................ 110
3.4.2.5. Overcrowding ....................................................................... 111
3.4.2.6. Group Quarters ..................................................................... 112
3.4.3. Housing Characteristics ................................................................. 113
3.4.3.1. Housing Stock ....................................................................... 113
3.4.3.2. Housing Conditions ................................................................. 115
3.4.3.3. Occupancy and Vacancy Rates ............................................... 116
3.4.3.4. Owner/Renter Occupation ...................................................... 117
3.5. Special Needs Households ................................................................. 118
3.5.1. Households with Individuals 65 Years and Over ........................... 118
3.5.2. Single Parent Heads of Household ............................................. 119
3.5.3. The Disabled ............................................................................. 119
3.5.4. Large Households .................................................................... 121
3.5.5. The Homeless .......................................................................... 121
3.5.6. Farm Workers .......................................................................... 124
3.6. Projected Needs .................................................................................. 125
3.6.1. Regional(Citywide) Housing Needs ........................................... 125
3.6.2. Housing Needs by Income Group .............................................. 126
3.7. Resource Inventory ............................................................................. 129
3.7.1. Land Suitable for Residential Development ................................ 129
3.7.2. Assisted Housing Developments & At-Risk Housing Developments.......................... 140
3.7.3. Housing Programs (Existing) ..................................................... 142
3.7.4. Energy Conservation ................................................................. 143
3.8. Constraints ......................................................................................... 144
3.8.1. Governmental ............................................................................. 144
3.8.1.1. Zoning and General Plan ...................................................... 144
3.8.1.2. Permit and Processing Procedures ...................................... 161
3.8.1.3. Building Codes and Enforcement ........................................................................ 165
3.8.1.4. Process and Policy for Substandard Units and Rehabilitation
   Requirements .................................................................................................................. 165
3.8.1.5. Development Fees .............................................................................................. 165
3.8.1.6. Infrastructure ........................................................................................................ 171
3.8.1.7. State Law ............................................................................................................... 173
3.8.2. Non-Governmental Constraints ............................................................................. 173
3.8.3. Summary ................................................................................................................ 175
3.9. Goal, Policies and Implementation Programs .......................................................... 176
3.10. Housing Implementation Plan 5-Year Schedule and Action Plan Per Government
     Code Section 65583 (c) .............................................................................................. 200

Chapter 4. Conservation & Open Space ........................................................................ 210
Requirements .................................................................................................................. 210
4.1. Mineral Resources .................................................................................................... 214
   4.1.1. Issues and Opportunities ..................................................................................... 214
4.2. Mineral Resources: Goals, Policies and Implementation Programs ....................... 220
4.3. Energy Resources ..................................................................................................... 223
   4.3.1. Issues and Opportunities ..................................................................................... 223
4.4. Energy Resources: Goal, Policies and Implementation Programs ............................ 224
4.5. Scenic Resources ..................................................................................................... 228
   4.5.1. Issues and Opportunities ..................................................................................... 228
4.6. Scenic Resources: Goals, Policies and Implementation Programs ......................... 231
4.7. Biological Resources ............................................................................................... 236
   4.7.1. Issues and Opportunities ..................................................................................... 236
   4.7.2. Habitat/Vegetation Resources ............................................................................ 236
   4.7.3. Wildlife Resources ............................................................................................. 239
4.8. Biological Resources: Goals, Policies and Implementation Programs ..................... 242
4.9. Water Resources ...................................................................................................... 246
   4.9.1. Issues and Opportunities ..................................................................................... 246
   4.9.1.1. Water Quality ................................................................................................. 246
   4.9.1.2. Sewage Disposal ........................................................................................... 247
   4.9.1.3. Non-point Source Pollution ........................................................................... 251
   4.9.1.4. Water Quantity .............................................................................................. 252
   4.9.1.5. Special Programs ........................................................................................... 256
4.10. Water Resources: Goals, Policies and Implementation Programs ......................... 257
4.11. Agricultural Resources ............................................................................................ 262

Chapter 5. Noise ............................................................................................................ 263
5.1. Requirements ........................................................................................................... 263
5.2. Issues and Opportunities ......................................................................................... 264
   5.2.1. Noise-Generating Sources In/Adjacent to Sonora ............................................. 264
   5.2.2. Community Noise Exposure Inventory ............................................................ 270
5.3. Goals, Policies and Implementation Programs ......................................................... 273

Chapter 6. Safety ........................................................................................................... 278
Requirements ................................................................................................................ 278
Issues and Opportunities ............................................................................................... 278
6.1. Geologic Hazards .................................................................................................... 280
   6.1.1. Seismic Hazards ................................................................................................. 280
   6.1.2. Geologic Hazards ............................................................................................... 284
6.2. Geologic Hazards: Goals, Policies and Implementation Programs ......................... 287
6.3. Flood Hazard & Dam Failure .................................................................................... 291
<table>
<thead>
<tr>
<th>Chapter 7</th>
<th>Public Facilities &amp; Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.1</td>
<td>Requirements</td>
</tr>
<tr>
<td>7.2</td>
<td>Issues and Opportunities</td>
</tr>
<tr>
<td>7.3</td>
<td>City Facilities</td>
</tr>
<tr>
<td>7.3.1</td>
<td>Parking</td>
</tr>
<tr>
<td>7.4</td>
<td>County Facilities</td>
</tr>
<tr>
<td>7.5</td>
<td>State Facilities</td>
</tr>
<tr>
<td>7.6</td>
<td>Federal Facilities</td>
</tr>
<tr>
<td>7.7</td>
<td>Other Facilities</td>
</tr>
<tr>
<td>7.7.1</td>
<td>Cemeteries</td>
</tr>
<tr>
<td>7.7.2</td>
<td>Water</td>
</tr>
<tr>
<td>7.7.2.1</td>
<td>Water Quality</td>
</tr>
<tr>
<td>7.7.2.2</td>
<td>Non-Point Source Pollution</td>
</tr>
<tr>
<td>7.7.2.3</td>
<td>Water Quantity</td>
</tr>
<tr>
<td>7.7.3</td>
<td>Sewer Facilities</td>
</tr>
<tr>
<td>7.8</td>
<td>Goals, Policies and Implementation Programs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 8</th>
<th>Air Quality</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.1</td>
<td>Requirements</td>
</tr>
<tr>
<td>8.2</td>
<td>Issues and Opportunities</td>
</tr>
<tr>
<td>8.2.1</td>
<td>Ozone</td>
</tr>
<tr>
<td>8.2.2</td>
<td>Carbon Monoxide</td>
</tr>
<tr>
<td>8.2.3</td>
<td>Suspended Particulate Matter (PM 2.5)</td>
</tr>
<tr>
<td>8.2.4</td>
<td>Other</td>
</tr>
</tbody>
</table>
# Table of Contents

8.3. Goals, Policies and Implementation Programs ........................................ 363  

## Chapter 9. Cultural Resources ................................................................. 367  
9.1. Requirements ......................................................................................... 367  
9.2. Purpose ................................................................................................. 368  
9.3. Historical Overview ............................................................................... 368  
9.3.1. Prehistory .......................................................................................... 369  
9.3.2. 1848-49 The Gold Rush and the Founding of Sonora ...................... 369  
9.3.3. 1850s: Sawmills, City Incorporation, Miner’s Tax and Depression .......... 371  
9.3.4. 1860s-1870s: Civil War and the Chinese .............................................. 373  
9.3.5. 1880s, 1890s and the Turn of the Century: the Second Gold Rush ........ 374  
9.3.6. World War I to the Present .................................................................. 376  
9.3.7. Cultural Resource Studies ................................................................. 377  
9.3.8. Resource Types .................................................................................. 377  
9.4. Architectural Styles ............................................................................... 378  
9.5. Goals, Policies and Implementation Programs ........................................ 388  

## Chapter 10. Economics ............................................................................ 398  
10.1. Requirements ....................................................................................... 398  
10.2. Issues and Opportunities ...................................................................... 398  
10.2.1. Economic Development Organizations and Agencies .................... 398  
10.2.1.1. Tuolumne County Chamber of Commerce ....................................... 398  
10.2.1.2. Historic Sonora Chamber of Commerce ............................................ 398  
10.2.1.3. Tuolumne County Visitor’s Bureau .................................................... 399  
10.2.1.4. City of Sonora Special Programs ...................................................... 399  
10.2.1.5. Sonora Redevelopment Agency ....................................................... 399  
10.2.2. Employers ......................................................................................... 401  
10.2.3. Fastest Growth Occupations ............................................................ 402  
10.3. Goals, Policies and Implementation Programs ....................................... 408  

## Chapter 11. Community Identity ............................................................... 414  
11.1. Requirements ...................................................................................... 414  
11.2. Issues and Opportunities .................................................................... 414  
11.2.1. Hillside Preservation Ordinance ....................................................... 414  
11.2.2. Tree City, USA .................................................................................. 414  
11.2.3. Sonora Parks, Recreation and Beautification Committee (PR&B) .... 415  
11.2.4. Scenic Highways ............................................................................. 416  
11.2.5. Cultural Resources ......................................................................... 416  
11.3. Goals, Policies and Implementation Programs ...................................... 417  

## Chapter 12. Parks & Recreation ............................................................... 425  
12.1. Requirements ...................................................................................... 425  
12.2. Issues and Opportunities ................................................................... 425  
12.3. Facility Needs ...................................................................................... 427  
12.4. Existing Facilities ............................................................................... 429  
12.5. Options and Opportunities for Future Park and Recreation Facilities .... 431  
12.6. Goals, Policies and Implementation Programs .................................... 433  

## Chapter 13. Glossary .............................................................................. 443  

## Chapter 14. Citations .............................................................................. 453  

### Appendices – See Volume #2
List of Figures

Figure 1: Regional Project Location ................................................................. 6
Figure 2: Project Vicinity .............................................................................. 7
Figure 3: City of Sonora Planning Referral Area, Existing Sphere of Influence ... 7
Figure 4: 1986 General Plan and General Plan 2020 Comparison – Distribution of Land Use Designations by Number of Parcels ........................................ 25
Figure 5: 1986 General Plan and General Plan 2020 Comparison – Distribution of Land Uses by Acreage .............................................................. 46
Figure 6: 1986 General Plan and General Plan 2020 Comparison: Vacant and Underdeveloped Parcels by Number of Parcels ...................................... 47
Figure 7: 1986 General Plan and General Plan 2020 Comparison: Vacant and Underdeveloped Parcels by Acreage ............................................... 48
Figure 8: City of Sonora Public Transportation Routes (2004) ......................... 54
Figure 9: City of Sonora Public Transportation Routes (2004) ......................... 55
Figure 10: Columbia Airport Land Use Plan Boundaries and City of Sonora City Limits ......................................................................................... 58
Figure 11: Areas of State Designated Mineral Lands ...................................... 215
Figure 12: Carbonate Rock (i.e., Limestone) in and around Sonora .................. 216
Figure 13: California tiger salamander .............................................................. 236
Figure 14: Valley elderberry longhorn beetle .................................................. 239
Figure 15: Nissenen Manzanita (aka El Dorado Manzanita) ............................ 240
Figure 16: Noise Contours and Noise Sources ............................................... 266
Figure 17: Exterior Community Noise Exposure- L_{dn} or CNEL, (in Decibels, dB) .277
Figure 18: Earthquake Shaking Potential, California ......................................... 283
Figure 19: Sonora Fire Department ................................................................. 295
Figure 20: Fire Hazard Severity Zone Classification – City of Sonora ............... 302
Figure 21: Sonora Police Department (2006) ................................................... 307
Figure 22: Sonora City Hall, 94 North Washington Street ................................ 332
Figure 23: Monument Commemorating Sonora’s Chinatown of the 1860s and 1870s, Stewart Street ................................................................. 373
Figure 24: Nicol Mansion Constructed 1887, 313 South Stewart Street ............. 374
Figure 25: Sonora’s Opera Hall, Constructed 1885, 150 South Washington Street ......................................................................................... 375
Figure 26: The Sonora “Dome”, Constructed 1909, 251 South Barretta Street .... 375
Figure 27: Bradford Building, Constructed 1903, 42 S. Washington Street ........ 376
Figure 28: Sugg-McDonald House, Constructed 1857, 37 Theall Street ............ 378
Figure 29: Gunn House, Constructed 1852, 186 South Washington Street, A Sonora adobe – Believed to be the oldest building in Sonora, Served as the county hospital in 1852 and later as Bisordi’s Rosa Italia Hotel .......................... 379
Figure 30: Cady House, 72 North Norlin Street ............................................. 379
Figure 31: City Hotel, Constructed 1853, 139-145 South Washington Street, One of Sonora’s first substantially stone buildings .................................... 380
Figure 32: Servente’s Constructed 1856, 64 S. Washington, The only remaining building in Tuolumne County with an iron storefront (by Sutler Iron Works). Formerly Charles Freidenberg Dry Goods; Haag’s Cigars & Groceries; Presently Servente’s Groceries & Liquors .................................................. 381
Figure 33: Linoberg Building, Constructed 1856, 87 South Washington Street, Building by Emanuel Linoberg as a Wells Fargo Office .............................. 381
List of Figures, List of Tables

Figure 34: Street/Morgan Mansion, C.W. Ayres, Architect, An example of Sonora’s Queen Anne architecture ................................................. 382
Figure 35: Bradford/Rosasco House, C.W. Ayres, Architect, An Example of Sonora’s Queen Anne Architecture ................................................. 382
Figure 36: Tuolumne County Courthouse - William Mooser, Architect ............... 382
Figure 37: The Webster-Meuli Home, 173 W. Bradford St., One of Sonora’s Craftsmen Bungalows .......................................................... 384
Figure 38: Masonic Hall, Spanish Eclectic, Built 1858, Remodeled 1929, ................. 384
Figure 39: Lick Building, Constructed 1930s, 157 South Washington Street ........... 385
Figure 40: Veterans Memorial Hall, Constructed 1933, 9 North Washington Street, An example of Sonora’s Colonial Revival Architecture ................. 385
Figure 41: Segerstrom Home, Knowles Hills House, 1927, Designed by Stockton Architect, Davis Pearce .................................................. 386
Figure 42: Sonora’s Certified Farmers Market ....................................................... 399
Figure 43: Pocket Park .......................................................................................... 426

List of Tables

Table 1: List of Abbreviated Terms .............................................................................. xv
Table 2: Projected Population Growth City of Sonora: 2006 – 2020 /a/, /b/ ............... 4
Table 3: General Plan 2020 Land Use Designations & Compatible Title 17 Zoning Classifications ................................................................. 40
Table 4: Summary of Title 17 Revisions Necessary for General Plan 2020 Consistency .................................................................................. 42
Table 5: Combining Districts (Compatible with all General Plan 2020 land use designations) ...................................................................................... 43
Table 6: Land Use Density and Intensity Standards .................................................... 44
Table 7: Summary of Transportation Studies ............................................................. 50
Table 8: City of Sonora Off-Street Parking Facilities ................................................. 52
Table 9: City of Sonora On-Street Parking ................................................................ 53
Table 10: Projected Housing Needs by Income Group (City of Sonora 2001-2009) 76
Table 11: Historical Population Growth 1860-2000 (Sonora Incorporated 1851) ... 90
Table 12: Population by Age Group ........................................................................... 92
Table 13: Population by Gender, Sonora 2000 .......................................................... 94
Table 14: Population by Ethnicity, Sonora 1990-2000 ............................................... 95
Table 15: Hispanic or Latino Population (Single or Multiple Races), Sonora 1990-2000 ......................................................................................... 95
Table 16: Household Size & Population Characteristics ........................................... 101
Table 17: 2000 Household Characteristics (General) ................................................. 101
Table 18: 2000 Sonora Household Characteristics (Detailed) .................................... 102
Table 19: Elderly and Children – 2000 Household Characteristics .......................... 102
Table 20: 2003 Annual Household Income by Category ............................................. 104
Table 21: Projected Annual Wages for Income Groups for a Family of Two, City of Sonora .................................................................................. 104
Table 22: Projected Annual Wages for Income Groups for a Family of Three, City of Sonora .................................................................................. 105
Table 23: Housing Costs 1990-2000 ......................................................................... 105
Table 24: Two-Person Household Housing Affordability Projections ........................ 106
Table 25: Three-Person Household Housing Affordability Projections ................. 107
Table 26: Overpayments, City of Sonora 1990-2000........................................ 109
Table 27: Household Income Characteristics, Sonora 1990-2000 and Comparison to County.............................................................................................................. 110
Table 28: Household Incomes per City of Sonora Housing Survey ..................... 110
Table 29: Overcrowding, Sonora 2000 ............................................................. 111
Table 30: Population in Group Quarters by Age & Sex, Sonora Census 2000...... 112
Table 31: Group Quarters, Sonora 1990-2000 ............................................... 112
Table 32: City of Sonora Housing Conditions Survey Results, 2003............... 114
Table 33: Substandard Housing Units, City of Sonora Housing Conditions Survey – June, 2003 .............................................................................................................. 115
Table 34: Age of Housing Stock, City of Sonora 2000 ....................................... 116
Table 35: Household Occupancy Status, Sonora 1990-2000............................ 116
Table 36: Owner/Renter Housing Units, Sonora 1990-2000.............................. 117
Table 37: Owners versus Renters in Occupied Housing Units; Comparison of City of Sonora and Tuolumne County, 2000 ...................................................... 117
Table 38: Households with Individuals 65 Years and Over, Sonora 2000 .......... 118
Table 39: Elderly 65 Years of Age and Over Housing Tenure, Sonora 2000 ...... 118
Table 40: Single Parent Heads of Family Households, Sonora ......................... 119
Table 41: Disabled Population by Age, City of Sonora .................................... 119
Table 42: Disabled Population – By Type of Disability, Sonora 2000................. 120
Table 43: Large Households, Sonora 2000 ..................................................... 121
Table 44: Large Households by Tenure, Sonora 2000 ........................................ 121
Table 45: Estimated Farm Worker Population (Including Non-Farm Workers in Household) for All of Tuolumne County, 2000 ............................................... 124
Table 46: Projected Housing Needs by Income Group, Sonora 2001-2009 .......... 126
Table 47: Household Projections, City of Sonora ............................................ 126
Table 48: Quantified Objectives for Meeting Housing Needs, Sonora 2001-2009. 127
Table 49: Annual Quantified Objectives .......................................................... 128
Table 50: New Construction Projected Need by Income Group ....................... 129
Table 51: Existing Multi-Family Residential Developments – Actual Densities, City of Sonora (2004) .................................................. 130
Table 52: Inventory of High Density Residential (HDR) Parcels Available for Residential Development, General Plan 2020 (Excludes Infill) .................. 131
Table 53: Inventory of Special Planning Parcels Available for New Residential Development (General Plan 2020) .......................................................... 132
Table 54: Inventory of Single-Family Residential (SFR) Parcels Available for New Residential Development, (General Plan 2020, excludes in-fill lots) ......... 135
Table 55: Inventory of Low Density Parcels (Estate Residential) Available for New Residential Development (General Plan 2020) ........................................ 136
Table 56: Summary of Land Inventory (Excluding In-fill) .................................. 138
Table 57: General Plan 2020 Residential Land Use Designations and Compatible Zoning Districts ................................................................. 138
Table 58: Assisted Housing Developments, City of Sonora, 2000 ...................... 140
Table 59: City of Sonora At-Risk Housing, 2001-2018 .................................... 141
Table 60: City of Sonora Assessed Value of At-Risk Housing (2002 Values) ..... 142
Table 61: Analysis of Potential Constraints to the Provision of Affordable Housing, Special Needs Housing; City of Sonora Municipal Code & General Plan 2020 .......................................................... 155
Table 62: Analysis of Potential Housing Constraints for the Disabled ............... 160
Table 63: Permit Review Process, City of Sonora ............................................ 164
Table 64: Development Costs for a 1,500 Square Foot Three-Bedroom Single-Family Home Outside of an Existing Subdivision, 0.25 ac., City of Sonora 2003 ........................................................................................................................................................................166

Table 65: Development Costs for a 1,500 Square Foot Three-Bedroom Single-Family Home within Morning Star Subdivision with Water, Sewer, Roads; 0.25 ac., City of Sonora 2003 ........................................................................................................167

Table 66: Development Costs for a 1,500 Square Foot Three-Bedroom Single-Family Home within Subdivision with Water, Sewer, Roads; 0.25 ac., City of Sonora 2003 ........................................................................................................................................................................168

Table 67: Development Costs for a 15-Unit Apartment Complex on 1.5 acres, 15 Three-Bedroom Units @ 1,500 sq. ft.; City of Sonora 2003 ........................................................................................................................................................................169

Table 68: Development Costs for a Duplex on 0.25 ac.; Two, Three-Bedroom Units @ 1,500 sq. ft.; City of Sonora 2003 ........................................................................................................................................................................170

Table 69: Vacant Residential Land Costs, City of Sonora – November, 2003 ........................................................................................................................................................................174

Table 70: Average Construction Costs; City of Sonora – May 22, 2002 ........................................................................................................................................................................174

Table 71: Housing Implementation Plan, 5-Year Schedule and Action Plan per Government Code Section 65583(c) ........................................................................................................................................................................200

Table 72: Location of Required Conservation and Open Space Elements in Other Sections of the General Plan 2020 ........................................................................................................................................................................212

Table 73: Vegetation Types in the City’s Sphere of Influence ........................................................................................................................................................................237

Table 74: Special Status Species with Potential to Occur in City Sphere of Influence ........................................................................................................................................................................240

Table 75: Waterways City of Sonora Sphere of Influence ........................................................................................................................................................................246

Table 76: Estimated Wastewater Demand Increase at Full Buildout (Post 2020) of Vacant and Underdeveloped Acreage ........................................................................................................................................................................249

Table 77: Estimated Wastewater Demand Increase Based on 2020 Population Projections and Vacant and Underdeveloped Acreage ........................................................................................................................................................................250

Table 78: Estimated Water Demand Increase at Full Buildout (Post 2020) of Vacant and Underdeveloped Acreage ........................................................................................................................................................................254

Table 79: Estimated Water Demand Increase Based on 2020 Population Projections for Vacant and Underdeveloped Acreage ........................................................................................................................................................................255

Table 80: Distance to Ldn Contours and Traffic Data City of Sonora and Adjacent Areas ........................................................................................................................................................................265

Table 81: Noise Levels Generated at Construction Sites ........................................................................................................................................................................268

Table 82: Community Noise Exposure Inventory ........................................................................................................................................................................270

Table 83: 2003 Sonora Fire Calls ........................................................................................................................................................................297

Table 84: Sonora Emergency Response Equipment ........................................................................................................................................................................298

Table 85: Police Calls, 2003 ........................................................................................................................................................................309

Table 86: City Facilities & Services within the City of Sonora (Excluding Road Rights-of-Way) ........................................................................................................................................................................335

Table 87: City of Sonora Off-Street Parking Facilities ........................................................................................................................................................................339

Table 88: City of Sonora On-Street Parking ........................................................................................................................................................................340

Table 89: County Facilities & Services within the City of Sonora (Excluding Road Rights-of-Way) ........................................................................................................................................................................341

Table 90: State Facilities & Services within the City of Sonora (Excludes Transportation Rights-of-Way) ........................................................................................................................................................................344

Table 91: Federal Facilities & Services within the City of Sonora ........................................................................................................................................................................345

Table 92: Other Facilities & Services within the City of Sonora: Schools, Utilities, Hospitals ........................................................................................................................................................................346

Table 93: Waterways City of Sonora Sphere of Influence ........................................................................................................................................................................350

Table 94: State and Federal Ozone Standards ........................................................................................................................................................................360
Table 95: Number of Days Sonora has Exceeded State or Federal Air Quality Standards for Ozone (CARB Barretta Street Station) .............................................. 360
Table 96: State and Federal Carbon Monoxide Standards ........................................... 361
Table 97: 2003 Historic Resources Inventory Resources by Type ......................... 377
Table 98: 2003 Historic Resources Inventory by Architectural Type ....................... 387
Table 99: City of Sonora Employers (10+ Employees) ............................................. 401
Table 100: Fastest-Growing Absolute Growth Occupations Regional Projections through 2006 .................................................................................. 403
Table 101: Fastest-Growth Occupations, Regional Projections 1999-2006 .......... 405
Table 102: Developed Park and Recreation Facilities in the City of Sonora (2004) .................................................................................................................. 429
Table 103: Sonora Park and Recreation Facility Options (See Map, Sonora General Plan 2020 Appendix 12A) .............................................................. 431

Appendices - See Volume #2
Table 1: List of Abbreviated Terms

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Full Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>APN</td>
<td>Assessor's Parcel Number</td>
</tr>
<tr>
<td>CDFG</td>
<td>California Department of Fish and Game</td>
</tr>
<tr>
<td>CEQA</td>
<td>California Environmental Quality Act</td>
</tr>
<tr>
<td>CNDDB</td>
<td>California Natural Diversity Database</td>
</tr>
<tr>
<td>CNPS</td>
<td>California Native Plant Society</td>
</tr>
<tr>
<td>DEIR</td>
<td>Draft Environmental Impact Report</td>
</tr>
<tr>
<td>EIR</td>
<td>Environmental Impact Report</td>
</tr>
<tr>
<td>FEIR</td>
<td>Final Environmental Impact Report</td>
</tr>
<tr>
<td>MBTA</td>
<td>Migratory Bird Treaty Act</td>
</tr>
<tr>
<td>NPDES</td>
<td>National Pollutant Discharge Elimination System</td>
</tr>
<tr>
<td>TCGP</td>
<td>Tuolumne County General Plan</td>
</tr>
<tr>
<td>TUD</td>
<td>Tuolumne Utilities District</td>
</tr>
<tr>
<td>USFWS</td>
<td>United States Fish and Wildlife Service</td>
</tr>
<tr>
<td>USGS</td>
<td>United States Geological Survey</td>
</tr>
</tbody>
</table>
VISION STATEMENT, PURPOSE AND REQUIREMENTS

Vision Statement & Purpose

On December 1, 2003, the City of Sonora adopted the following vision statement which reflects the city’s vision for development within and around the City of Sonora as reflected in this City of Sonora General Plan 2020 (hereinafter, Sonora General Plan 2020 or General Plan 2020):

City of Sonora Vision Statement

The City of Sonora has an obligation to provide the community with a clean, safe and secure environment in which to live and work, and to preserve and promote its historic character.

General Plan Requirements

California has required local jurisdictions to develop plans to guide growth and development since 1937.

Pursuant to Government Code Section 65300, state law requires that a city prepare, and its legislative body adopt, a comprehensive long-term general plan for the physical development of the city and of any land outside of its boundaries which, in the judgment of the planning agency, bears relation to its planning.

Pursuant to Government Code Section 65302, the general plan must include the following seven 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 Plan 2020)
- **Open Space Element** (included as the Conservation & Open Space Element in Sonora General Plan 2020)
Vision Statement and Purpose

- Noise Element
- Safety Element

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

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

Planning Process

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:**
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)
Chapter 1. Land Use

1.1. Requirements

The land use element is a required element of the general plan and is considered to be the most important element of the general plan. All other elements of the general plan relate directly to the land use element.

Government Code Section 65302(a) states that a general plan shall include a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land.

The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.

The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5. It is noted that there are no commercially significant timberlands located within the city limits. Therefore, this land use designation is inapplicable to the City of Sonora.
1.2. Approach

Table 2: Projected Population Growth City of Sonora: 2006 – 2020 /a/, /b/

| Year  | Low Projection – 0.7% |  | County Projection – 1.39% |  | High Projection – 1.75% |  |
|-------|-------------------------|----------------|--------------------------|----------------|--------------------------|----------------
|       | Projected City Population @ 0.7% | # Individuals increase @ 0.7% | Projected City Population @ 1.39% | # Individuals increase @ 1.39% | Projected City Population @ 1.75% | # Individuals increase @ 1.75% |
| 2006  | 4,804                   | 00             | 4,804                    | 00             | 4,804                    | 00             |
| Adjusted 2006/b/ | 4,664 | 00             | 4,664                    | 00             | 4,664                    | 00             |
| 2007  | 4,697                   | 33             | 4,729                    | 65             | 4,746                    | 82             |
| 2008  | 4,730                   | 33             | 4,795                    | 66             | 4,829                    | 83             |
| 2009  | 4,763                   | 33             | 4,862                    | 67             | 4,914                    | 85             |
| 2010  | 4,796                   | 33             | 4,930                    | 68             | 5,000                    | 86             |
| 2011  | 4,830                   | 34             | 4,999                    | 69             | 5,088                    | 88             |
| 2012  | 4,864                   | 34             | 5,068                    | 69             | 5,177                    | 89             |
| 2013  | 4,898                   | 34             | 5,138                    | 70             | 5,268                    | 91             |
| 2014  | 4,932                   | 34             | 5,209                    | 71             | 5,360                    | 92             |
| 2015  | 4,967                   | 35             | 5,281                    | 72             | 5,454                    | 94             |
| 2016  | 5,002                   | 35             | 5,354                    | 73             | 5,549                    | 95             |
| 2017  | 5,037                   | 35             | 5,428                    | 74             | 5,646                    | 97             |
| 2018  | 5,072                   | 35             | 5,503                    | 75             | 5,745                    | 99             |
| 2019  | 5,108                   | 36             | 5,579                    | 76             | 5,846                    | 101            |
| 2020  | 5,144                   | 36             | 5,656                    | 77             | 5,948                    | 102            |
|       | 480                     | 992            | 1,284                    |                |                          |                |

/a/ 1.39% growth rate per California Department of Finance for Tuolumne County, 0.7% and 1.75% growth rates based on historic long-term growth rates for the City of Sonora

/b/ 140 individuals included population estimates by the DOF are housed in the county jail located within the city limits. The adjusted total population removes this non-resident jail population.
As illustrated in the preceding table, the City of Sonora can expect its population to grow to between 5,144 and 5,948 individuals by the year 2020. Applying the county’s projected growth rate, the city’s projected population would be approximately 5,656 individuals.

For the purposes of General Plan 2020 and this analysis, the population for the City of Sonora is expected to reach between 5,144 and 5,948 resident individuals in the city limits.

Based on historical growth rates over the long term, the City of Sonora anticipates its resident population will reach between 5,144 and 5,948 individuals by 2020— an increase of between 480 and 1,284 individuals

As the county seat, and the major employment and commercial center of Tuolumne County, the City of Sonora sees a daily influx of non-resident population that increases the city’s daytime population. The city estimates that the daytime population could increase to between 22,000 and 25,000 individuals.

1.3. Project Boundaries and Location

The City of Sonora’s location is indicated in Figures 1 and 2. Figure 3 identifies the Planning Referral Area and existing Sphere of Influence for Sonora General Plan 2020.
Figure 1: Regional Project Location
Figure 2: Project Vicinity
1.4. Goals, Policies and Implementation Programs

Land Use: General

Goal:

1.A  Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora’s social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

Policies:

1. A.1  Ensure an adequate amount of land planned for urban development to accommodate projected population growth in areas where the appropriate level of services are or can be made available.

1.A.2  Make efficient use of land and promote a functional development pattern with varied and compatible land uses.

1.A.3  Ensure that the extent of development shall be related to the property’s environmental constraints.

1.A.4  Protect the public, existing and planned land uses, and the environment from natural and development hazards.

Implementation Programs:

1.A.a  Establishment, Maintain and Update Zoning Districts
Establish and maintain new zoning districts and update existing zoning district regulations consistent with the density and intensity standards established in this element.

1.A.b  Update the Sonora General Plan
Update or provide a thorough review of the Sonora General Plan 2020, as necessary.
1.A.c  **Monitor Land Availability**

Monitor the supply of land available within the city for future development to ensure that there is an adequate supply available to implement the goals, policies and implementation programs of the general plan. Monitoring may be accomplished by updating the city’s Geographic Information System land use files when rezoning or general plan amendments are approved.

**Related Programs:** Chapter 1 (Land Use) - Implementation Program 1.E.b, Chapter 3 (Housing) - Implementation Program 3.A.a(i) and 3.A.a (ii), Chapter 10 (Economics) - Implementation Program 10.A.a.

1.A.d  **Establish Criteria for General Plan Amendments**

In reviewing and 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* including, but not limited to:

i. What physical, social, or economic factors exist that were not considered at the time of *Sonora General Plan 2020* adoption and the evaluation of the proposal based on new information

ii. Existing reasonable alternative sites in the vicinity that are planned for the use and can accommodate the proposal

iii. The potential for the proposal to encourage undesirable impacts

iv. The effect of the proposal on the fiscal health of the city

**Related Program:** Chapter 1 (Land Use) - Implementation Program 1.J.b

1.A.e  **Continue to Reflect on the General Plan 2020 Land Use Maps the Non-Availability of State-Designated Mineral Resources in Locations where Development Already Exists**

Those areas designated as MRZ-2 by the State Mining and Geology Board within the city limits which already have existing structures have not been designated as mineral reserve zones on the *Sonora General Plan 2020* land use maps because the mineral reserves as described in DMG Open-File Report 97-09 Mineral Land Classification of a Portion of Tuolumne County, California for Precious Metals, Carbonate Rock, and Concrete-Grade Aggregate, are no longer available because of encroachment by development. The city shall continue to reflect on its *Sonora General Plan 2020* land use map, those locations where mineral resources are no longer available due to existing development. The city shall continue to assign land use designations other than Mineral Reserve in those areas.

**Equivalent Program:** Chapter 4 (Conservation & Open Space)- Implementation Program 4.A.b
1.A.f  **Continue to Require a Conditional Use Permit for Mining Activities within the City Limits**

Continue to require a conditional use permit for mining activities located within the city limits. Mining activities shall be consistent with the requirements of the Surface Mining and Reclamation Act (SMARA).

Equivalent Program: Chapter 4 (Conservation & Open Space) - Implementation Program 4.A.c

---

**Land Use: Community Design**

**Goal:**

1.B  Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community.

**Policies:**

1.B.1  Minimize conflicts between adjacent land uses.

1.B.2  Encourage development which complements and blends in with its surroundings.

1.B.3  Consider aesthetics when reviewing development proposals.

---

See also General Plan 2020 Chapter 11, Community Identity Element
Implementation Programs:

1.B.a  **Consider Designating Scenic-Gateway Corridors**

Consider designation of the following transportation routes as scenic-gateway corridors in coordination with state and county agencies, as necessary:

<table>
<thead>
<tr>
<th>Scenic-Gateway Corridors</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Highway Route 49</td>
</tr>
<tr>
<td>State Highway 49/108 Business (Stockton Rd.)</td>
</tr>
<tr>
<td>State Highway Route 108</td>
</tr>
<tr>
<td>South Washington Street</td>
</tr>
<tr>
<td>Business Route 108/Mono Way</td>
</tr>
</tbody>
</table>

Update these designations, as necessary, to include annexation areas, as they are added to the city.

**Equivalent Programs:** Chapter 2 (Circulation) - Implementation Program 2.E.a, Chapter 4 (Conservation and Open Space) - Implementation Program 4.C.a, Chapter 11 (Community Identity) - Implementation Program 11.A.a

1.B.b  **Consider Establishing Scenic-Gateway Corridor Overlay (Combining) Zones on Lands Located Along Designated Scenic-Gateway Corridors and Adopt Development Standards for that Zone**

Consider establishing a Scenic-Gateway Corridor Overlay (Combining) Zone along lands designated scenic-gateway corridors. Adopt development standards within these overlay (combining) zones which do not prohibit new development and, at a minimum: comply with the city’s hillside preservation ordinance, include landscaping requirements, promote vegetation retention, include design guidelines for construction emphasizing the blending of structures with the existing landscape, require under grounding of utilities (including power lines), promote retention of historic structures, promote non-glare lighting, include standards for sign design, establish minimum setbacks for buildings, and similar standards.

**Equivalent Programs:** Chapter 2 (Circulation) - Implementation Program 2.E.b, Chapter 4 (Conservation and Open Space) - Implementation Program 4.C.b, Chapter 11 (Community Identity) - Implementation Program 11.A.b
1.B.c Develop a Master Plan for Context Sensitive Solutions

Identifying locations throughout the city which might benefit from the application of context sensitive solutions including, but not limited to, plans for:

i. type, size, location and planting technique for street trees
ii. location and design of bulbouts and pedestrian crossings
iii. location and design of parking
iv. location for civic buildings and other public facilities and amenities
v. approaches to restoring historic buildings
vi. street lighting
vii. location and design of transit stops and ride-share centers
viii. similar programs

Equivalent Programs: Chapter 2 (Circulation) - Implementation Program 2.E.c, Chapter 11 (Community Identity) - Implementation Program 11.A.I.

1.B.d Consider Establishing an Annexation Priority for Scenic Corridors

Consider establishing, as priorities for annexation, main corridors into the City of Sonora. For example, consider annexing the area contained within the city’s sphere of influence to encompass that area north of the city extending from Highway 49, east to the Shaw’s Flat ditch as a priority to ensure conservation of the scenic qualities of this corridor.

Related Programs: Chapter 1 (Land Use) - Implementation Programs 1.B.a, 1.B.b and 1.G.b

1.B.e Identify Solid Waste Facilities

Identify existing and planned solid waste facilities in the county within or adjacent to the city’s sphere of influence on the Sonora General Plan 2020 land use diagrams and designate land around these facilities for compatible land uses recognizing that some potentially incompatible land uses may already exist.

Related Program: Chapter 4 (Conservation and Open Space) - Implementation Program 4.B.f

1.B.f Consider Redevelopment for New Annexation Areas

Consider using redevelopment as a tool for enhancing the appearance and/or economic values of new annexation areas subject to redevelopment law restrictions and requirements.

Related Program: Chapter 1 (Land Use) - Implementation Program 1.G.b
1.B.g  Establish a Hillside Management Overlay Combining District

Establish and maintain a Hillside Management Overlay Combining District applicable to those parcels subject to the city’s Hillside Preservation Ordinance. Development on lands subject to this combining district shall be in accordance with the hillside design practices of the city’s Hillside Preservation Ordinance.

Equivalent Program: Chapter 11 (Community Identity) - Implementation Program 11.A.e

1.B.h  Consider Expanding the City’s Hillside Preservation Ordinance to Include All Land Uses

The city’s hillside preservation ordinance currently addresses new development on residentially-zoned lands. Consider expanding the ordinance to address new development in all zoning districts.

In the absence of a Hillside Preservation Ordinance, or equivalent, applications for new non-residential development of one acre or more on slopes averaging 10% or greater, will, at a minimum, be accompanied by a grading plan indicating, at a minimum, the amount of soil to be disturbed; a tree plan indicating the number, size, species and location of trees to be removed and proposals for replacing trees; a vegetation management plan and revegetation plans.

Equivalent Programs: Chapter 4 (Conservation and Open Space) - Implementation Program 4.C.d, Chapter 11 (Community Identity) - Implementation Program 11.A.d

1.B.i  Continue to Implement the City’s Hillside Preservation Ordinance

The density standards of the city’s hillside preservation ordinance are reflected on the Sonora General Plan 2020 Land Use Maps and are based on the Sonora General Plan 2020 Slope Maps. Whenever the city annexes new land, land use designations shall reflect the density standards of the hillside preservation ordinance per the Sonora General Plan 2020 Slope Maps.

Equivalent Programs: Chapter 4 (Conservation & Open Space)- Implementation Program 4.C.c, Chapter 11 (Community Identity) - Implementation Program 11.A.c
Land Use: Historic Preservation

Goal:

1.C Maintain and enhance the character and diversity of the city’s historic neighborhoods and downtown.

Policies:

1.C.1 Encourage the retention, rehabilitation and restoration of historic structures.

1.C.2 Preserve the contextual setting of the city’s historic neighborhoods and historic districts.

Implementation Programs:

1.C.a Consider Amending the City’s Nonconforming Use Policies to Facilitate the Replacement of Historic Structures and Uses

Consider amending Chapter 17.58, Nonconforming Uses, to eliminate the requirement for a conditional use permit to replace some pre-existing uses to allow replacement to pre-existing nonconforming status when such a use has been destroyed by more than 50% for the following:

i. Residences 50 years of age or older

ii. Businesses operating at the same location since 1960 or earlier (as listed on an inventory to be established by the city in accordance with the implementation of this program and based on assessor’s records, business licenses, historical records and other information which documents the date of the businesses’ establishment)

---

2 See General Plan 2020 Chapter 9, Cultural Resources Element for additional information
1.C.b Encourage Off-Site Parking Areas in Historic Neighborhoods

Encourage development of alternatives to on-site parking requirements for those historic neighborhoods where multi-family zoning conditionally permits 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 reuse 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.

Related Program: Chapter 2 (Circulation)-Implementation Program 2.D.d

1.C.c Continue to Permit Residential Uses in Commercial Zones, Including Historic Commercial District Zones

Continue to maintain a provision within the city's municipal code allowing residential uses as permitted uses above ground level within all commercial zones, including those within historic commercial districts.

Related Program: Chapter 3 (Housing)-Implementation Program 3.A.d

1.C.d Develop an Historic Mixed Density Residential (:HMR) Combining District

Develop an Historic Mixed Density Residential (:HMR) Combining District to be applied to those parcels carrying the Historic Mixed Density Residential (HMR) general plan land use designation. The HMR combining district should allow, but is not limited to allowing: single-family residential uses, multi-family residential uses and bed and breakfast establishments. 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 HMR combining district should include, but not be limited to addressing: alternatives for on-site parking (e.g., allowing reduced parking or use of community parking areas in partial fulfillment of parking requirements), maintenance of mature landscaping, reduced setbacks compatible with historic character, and similar topics. This combining district also is expected to allow for lots sizes consistent with historic lot sizes (e.g., 6,000 square foot net for single-family residential districts).
1.C.e  **Develop an Historic Mixed Use (HMU) Combining District**

Develop an Historic Mixed Use Combining District (HMU) to be applied to those parcels carrying the Historic Mixed Use general plan land use designation. The HMU combining 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 overlay 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.

The HMU combining district should include, but is not limited to addressing: alternatives for on-site parking (e.g., allowing reduced parking or use of community parking areas in partial fulfillment of parking requirements), maintenance of mature landscaping, adaptive re-use of historic structures, reduced setbacks compatible with historic character, and similar topics. This combining district also is expected to allow for lots sizes consistent with historic lot sizes (e.g., 6,000 square foot net for single-family residential districts).

---

**Land Use: Residential, Jobs & Housing Balance**

**Goal:**

1.D  Provide for a wide variety of housing types and a high quality living environment for city residents while maintaining and enhancing the city’s economic base.

**Policies:**

1.D.1  Promote the intermixing of different types of housing in residential areas and within walking distance of commercial centers to meet the needs of different segments of the population and avoid concentrations of affordable housing.

---

3  See also General Plan 2020 Chapter 3, Housing Element
1.D.2 Encourage higher density housing in areas served by a full range of urban services, preferably along collector, arterial, and major arterial streets, and within walking distance of shopping areas.

1.D.3 Recognize the need to supply affordable housing in close proximity to commercial centers to serve the city and county’s high number of service-oriented, minimum wage workers.

1.D.4 Continue to provide a wide variety of housing suitable to all income levels.

Implementation Programs:

1.D.a Develop a Neighborhood Commercial (NC) Zoning District

Develop a Neighborhood Commercial Zoning in areas located within one-quarter mile of concentrated residential or high-density office land uses. Neighborhood commercial uses may include, but are not limited to: small grocery stores, neighborhood post offices and similar uses. To ensure compatibility with adjacent land uses, neighborhood commercial uses should be established as a conditional use in residential zoning districts.

Equivalent Program: Chapter 1 (Land Use) - Implementation Program 1.E.d
1.D.b  **Maintain Moderate and High-Density Residential Land Use Designations Near the City’s Commercial Centers and Encourage their Development for Affordable Housing**

Maintain the HDR (High Density Residential) and MDR (Medium Density Residential) general plan land use designations and their compatible zoning districts on vacant land within walking distance to the city’s commercial centers.

Encourage the development of these lands for affordable housing through implementation of the following programs:

i. Amend the Sonora Municipal Code and *Sonora General Plan 2020* to require new development on lands zoned R-2 and R-3 (MDR and HDR land use designations) to meet the following [minimum] density requirements:

   - Medium Density Residential (R-2): 6 du/acre
   - High Density Residential (R-3): 11 du/acre

   This amendment shall include a provision for waiving the minimum density requirement where such densities cannot be met due to health and safety concerns as determined by the city or in which density’s are in conflict with the density standards established in the city’s hillside preservation ordinance.

ii. Implementation of the programs contained in the [Housing Element, Program 3.A.a](#) (This program encourages the establishment of small, affordable housing units distributed throughout the city and targeting infill parcels).

**Equivalent Program:** Chapter 1 (Land Use) - Implementation Program 1.E.e, Chapter 3 (Housing) - Implementation Program 3.A.c, Chapter 8 (Air Quality) - Implementation Program 8.A.c

**Related Program:** Chapter 3 (Housing) - Implementation Programs 3.A.a and 3.B.f (Density Bonuses)

1.D.c  **Update, Maintain, and Promote the City’s Density Bonus Program**

Amend Section 17.56.020 of the Municipal Code (the city’s density bonus program) to allow the provision of both a density bonus and other incentives rather than limiting incentives to a density bonus or other incentives. Update the density bonus provisions of the zoning code to reflect the adoption of new standards enacted pursuant to Senate Bill 1818 (Hollingsworth) adopted by the state in 2004 (e.g., increasing the density bonus from 25% to 35%). 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.

**Equivalent Program:** Chapter 3 (Housing) - Implementation Program 3.B.f
1.D.d Facilitate Compact Development Patterns

Maintain minimum performance standards for development on adjoining multiple-family and industrial or commercially-designated lands for Sonora General Plan 2020 as necessary to ensure that new employee housing is included in close proximity to new commercial or industrial development.

Equivalent Program: Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.e

Land Use: Commercial

Goal:

1.E Maintain and enhance the present and future needs of city and county residents and visitors while maintaining and enhancing the city’s economic base and conserving the city’s social, economic, cultural, environmental, and aesthetic resources.

Policies:

1.E.1 Prohibit strip commercial development.

1.E.2 Organize future commercial uses into planned, group concentrations.

1.E.3 Encourage adaptive renovation and reuse of existing shopping centers as anchor grocer stores recycle, consolidate, or leave.

1.E.4 Require screening and buffering of commercial developments from adjoining residential uses.

1.E.5 Encourage a mixture of uses and activities that will maintain the vitality of the downtown area.

1.E.6 Promote integrated, rather than scattered, visitor-serving commercial developments.

1.E.7 Encourage new commercial development to integrate natural features into project design taking advantage of, to the maximum extent feasible, creeks, hillsides, scenic views, mature vegetation.

1.E.8 Require new commercial development to be designed to minimize the visual impact of parking areas from public transportation routes.

4 See also General Plan 2020 Chapter 10, Economics Element
1.E.9Facilitate walking in the historic downtown core area.

1.E.10Ensure that new commercial development within historic districts is designed to be compatible with the scale and architectural style of the historic district.

1.E.11Continue to establish parking for commercial development within the historic district to be consolidated in well-designed and landscaped lots or parking structures.

Implementation Programs:

1.E.a*Continue to Maintain and Update Commercial Development Standards and the Site Plan Review Process*

Continue to maintain and update the city’s landscaping, design review, sign and parking design criteria and apply them through the city’s site plan review process.

*Equivalent Program:* Chapter 11 (Community Identity)-Implementation Program 11.A.o

1.E.b*Maintain a List of Vacant Commercial Land*

Facilitate economic development within the city by working in cooperation with the Economic Development Company of Tuolumne County to maintain a list of vacant commercial land to be made available to the public upon request.

*Equivalent Program:* Chapter 10 (Economics) - Implementation Program 10.A.a

*Related Program:* Chapter 1 (Land Use) - Implementation Program 1.A.c

1.E.c*Develop a Business Park (BP) Zoning District*

Develop a Business Park (BP) Zoning District within the city to provide for a mixing of light industrial and commercial uses.

*Equivalent Program:* Chapter 10 (Economics) - Implementation Program 10.A.b

1.E.d*Develop a Neighborhood Commercial (NC) Zoning District*

Develop a Neighborhood Commercial Zoning District in areas located within one-quarter mile of concentrated residential or high-density office land uses. Neighborhood commercial uses may include, but are not limited to: small grocery stores, neighborhood post offices and similar uses. To ensure compatibility with adjacent land uses, neighborhood commercial uses should be established as a conditional use in residential zoning districts.

*Equivalent Program:* Chapter 1 (Land Use) - Implementation Program 1.D.a
1.E.e **Maintain Moderate and High-Density Residential Land Use Designations Near the City’s Commercial Centers and Encourage their Development for Affordable Housing**

Maintain the HDR (High Density Residential) and MDR (Medium Density Residential) general plan land use designations and their compatible zoning districts on vacant land within walking distance to the city’s commercial centers.

Encourage the development of these lands for affordable housing through implementation of the following programs:

i. Amend the Sonora Municipal Code and *Sonora General Plan 2020* to require new development on lands zoned R-2 and R-3 (MDR and HDR land use designations) to meet the following **minimum** density requirements:

   - Medium Density Residential (R-2): 6 du/acre
   - High Density Residential (R-3): 11 du/acre

   This amendment shall include a provision for waiving the minimum density requirement where such densities cannot be met due to health and safety concerns as determined by the city or in which density’s are in conflict with the density standards established in the city’s hillside preservation ordinance.

ii. Implementation of the programs contained in the **Housing Element, Program 3.A.a** (This program encourages the establishment of small, affordable housing units distributed throughout the city and targeting infill parcels).

   **Equivalent Program:** Chapter 1 (Land Use) - Implementation Program 1.D.b, Chapter 3 (Housing) - Implementation Program 3.A.c, Chapter 8 (Air Quality) - Implementation Program 8.A.c

   **Related Program:** Chapter 3 (Housing) - Implementation Programs 3.A.a and 3.B.f (Density Bonuses)
Land Use: Industrial

Goal:

1.F Provide for wide variety of services, while protecting industrial development from incompatible land uses.

Policies:

1.F.1 Locate new industrial development away from established residential areas.
1.F.2 Minimize the visibility of industrial areas from public transportation routes.
1.F.3 Enhance the appearance of existing industrial establishments with extensive outdoor storage visible from public transportation routes.

Implementation Programs:

1.F.a Pursue Development of a Sonora Business/Industrial Park(s)

Consider establishing an annexation priority within the city’s sphere of influence to add appropriate land to the city for the establishment of a business/industrial park where the city’s industrial development can be concentrated and protected from incompatible land uses.

Equivalent Program: Chapter 10 (Economics) - Implementation Program 10.A.d

1.F.b Encourage the Relocation and Concentration of Existing Industrial Uses to Business/Industrial Parks

Establish an incentive program for existing industrial developments within the city limits or for quasi-industrial developments with extensive outside storage visible from public transportation routes to relocate to newly established business and industrial parks within the city in conjunction with the establishment of new business or industrial parks within the city limits.

Equivalent Program: Chapter 10 (Economics) - Implementation Program 11.A.o

See also General Plan 2020 Chapter 10, Economics Element
1.F.c Screen Existing Outdoor Storage Areas

Identify and, where feasible, pursue funding to assist landowners in adding landscaping, wood-slatted fencing or similar devices to screen outdoor storage areas (e.g. outdoor storage of equipment, materials, and parts) visible from public transportation routes.

Equivalent Program: Chapter 11 (Community Identity) - Implementation Program 11.A.q

Land Use: Sphere of Influence, Planning Review Area and Annexations

Goals:

1.G Participate in land use decisions for development located outside of the city limits and within the city’s sphere of influence which directly or indirectly affect the city and its ability to provide adequate police, fire and other services.

2.G Consider city annexations which further the goals, policies and implementation programs of the city’s General Plan 2020 while maintaining the city’s economic stability and ability to provide adequate public services within its sphere of influence.

Policies:

1.G.1 Ensure an adequate amount of land planned for urban development to accommodate projected population growth in areas where the appropriate level of services are or can be made available.

1.G.2 Avoid problems and costs imposed on local government by development served with inadequate public services and facilities.

1.G.3 Discourage annexations which may imperil the city’s long-term ability to finance, maintain, and operate facilities.

1.G.4 Consider future annexations which contribute to a positive revenue flow and/or which further the implementation of Sonora General Plan 2020 Goals, Policies and Implementation Programs.

1.G.5 Promote land uses within areas annexed to the city that maintain the City of Sonora as a separate and distinct community from the neighboring communities—especially the communities of Columbia and Jamestown.
Implementation Programs:

1.G.a  *Adopt Planning Review Area Boundaries*

Adopt and submit to Tuolumne County, 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 and as illustrated in Figure 3.

Related Programs: Chapter 2 (Circulation) - Implementation Program 2.E.d, Chapter 12 (Recreation) - Implementation Programs 12.B.b and 12.B.e
Figure 3: City of Sonora Planning Referral Area, Existing Sphere of Influence
1.G.b Establish an Annexation Plan/Amend Sphere of Influence

Consider establishing an annexation plan which addresses policies for evaluating annexation priorities and which identifies potential annexation areas which assist in the implementation of the Sonora General Plan 2020’s goals, policies and implementation programs. Annexations will be undertaken in consultation with Tuolumne County.

Priority annexations identified in Sonora General Plan 2020 include, but are not limited to:

i. the addition of lands located immediately north and northeast of Mono Way across from the Timberhills Shopping Center as necessary to further the jobs and housing balance goals of the General Plan 2020;

ii. the addition of light industrial lands located southeast of the existing city limits as necessary to fulfill the community identity and economic development goals of Sonora General Plan 2020;

iii. lands essential to preserving the scenic corridor along Highway 49 north of the existing city limits as necessary to fulfill the goals and policies of the conservation and open space and community identity goals of Sonora General Plan 2020; and

iv. Lands located adjacent to Woods Creek southwest of the city limits which may further the recreation goals, policies and programs of the recreation element of Sonora General Plan 2020

v. United States Bureau of Land Management parcels adjacent to the existing city limits or within the city’s sphere of influence, especially along the Shaw's Flat Ditch and between the Gibbs Ranch Subdivision and Stockton Road where future trails might be established consistent with the goals, policies and programs of the recreation element of Sonora General Plan 2020

vi. Lands that facilitate the construction of high priority transportation projects identified in the Sonora General Plan 2020 Circulation Element

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.
Land Use: Transportation

Goal:

1.H Provide a wide variety of transportation alternatives for the city’s residents and visitors.

Policies:

1.H.1 Safeguard lands identified for future transportation corridors and facilities to ensure their future use.

1.H.2 Promote and encourage pedestrian-oriented development.

Implementation Programs:

1.H.a Continue to Make Available Proposed Transportation Corridor/Facility Routes on City Maps

Continue to make available proposed transportation corridor/facility routes on city maps to ensure that landowners and developers are made aware of the city and county plans for transportation routes when planning for future site development.

Related Programs: Chapter 2 (Circulation) - Implementation Program 2.A.b, Chapter 8 (Air Quality) - Implementation Program 8.A.b

1.H.b Identify Bicycle and Pedestrian Facilities

Maintain a list of priority routes for pedestrian and bicycle use within the city limits which link existing residential areas to nearby commercial and community centers. This list should be in addition to and, to the maximum extent feasible, integrate with, the routes designated in the Non-motorized Element of Tuolumne County’s Regional Transportation Plan.

Related Programs: Chapter 2 (Circulation Element) - Implementation Programs 2.B.a through 2.B.f, 2.C.e, 2.E.e through 2.E.g; Chapter 8 (Air Quality) - Implementation Program 8.A.a

6 See also General Plan 2020 Chapter 2, Circulation Element
1.H.c **Promote Construction of Non-Motorized Transportation Facilities**

Continue to include a non-motorized element in the Circulation Element of *Sonora General Plan 2020* (Chapter 2) which promotes construction of bicycle and pedestrian facilities connecting high population centers and high-use destinations (e.g., schools, shopping, multi-family housing, concentrated single-family housing) over short distances.

**Related Programs:** Chapter 2 (Circulation Element) - Implementation Programs 2.B.a through 2.B.f and 2.E.e through 2.E.g  
**Equivalent Program:** Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.e

---

**Land Use: Interjurisdictional Coordination**

**Goal:**

1.I Foster communication between city and county planning agencies.

**Policy:**

1.I.1 Maintain and increase opportunities for city and county planning staffs to work together and establish common goals.

**Implementation Programs:**

1.I.a **Continue to Participate on the Tuolumne County Transportation Council**

Continue to maintain city representation on the Tuolumne County Transportation Council as necessary to ensure that the city’s critical transportation needs are addressed in regional transportation decisions.

**Equivalent Programs:** Chapter 2 (Circulation) - Implementation Programs 2.A.m and 2.E.h

1.I.b **Continue City of Sonora Representation on the Local Agency Formation Commission (LAFCo)**

Continue to maintain city representation as a member of the Local Agency Formation Commission. Investigate the potential benefits of expanding the city’s representation on LAFCo.

1.I.c **Consider Facilitating an Annual City/County Coordination Event**

Consider facilitating an annual city/county staff meeting, luncheon or similar activity to facilitate coordinated land use planning between city and county staff members. Senior staff from the various city and county staffs should, at a minimum, be present at the coordination event.
Land Use: Special Planning Areas\textsuperscript{7}

Goal:

1.J. Encourage new development which creates a diverse, walkable, compact, vibrant project with integrated design compatible with the physical characteristics of the property.\textsuperscript{8}

Policy:

1.J.1 Provide a flexible framework for the development of properties that have unique or unusual characteristics and do not fit into the conventional zoning pattern including vacant land requiring unusually environmentally and aesthetically sensitive development.

Implementation Programs:

1.J.a Develop a Special Planning Zoning District\textsuperscript{9}

Develop a Special Planning Plan Zoning District consistent with the Special Planning (SP) general plan land use designation promoting development which includes some or all of the principles of Traditional Design. The Special Planning Zoning District may consider discerning between principles applicable to those developments which are primarily commercial in nature and those which are primarily residential in nature. Examples of Special Planning development principles may include, but are not limited to:

i. \textit{Walkability} - most things within a 10-minute walk of home and work, pedestrian-friendly street design

ii. \textit{Connectivity} - interconnected streets, high quality pedestrian network

iii. \textit{Diversity} – diversity of complementary uses

iv. \textit{Quality Architecture and Urban Design} – integrated appearance consistent with the character of the city and design recognizing the physical characteristics of the parcel

\textsuperscript{7} See also Chapter 11, Community Identity Element

\textsuperscript{8} This approach is sometimes referred to as Traditional Design (TD), New Urbanism, Awhanee Principles, Traditional Neighborhood Design, or similar names.

\textsuperscript{9} Summarized and adapted from \url{www.newurbanism.org} and the California Chapter of the American Planning Association’s “Model Traditional Development District Enabling Zoning Regulation,” Gurdon H. Buck, AICP, 2000.
v. Traditional Neighborhood Structure (for Residential Development)

vi. Increased Density – more buildings, residences, shops and services located closer together for ease of walking (increased density would be inapplicable to development which does not promote walkability)

vii. Smart Transportation – pedestrian-friendly design encouraging a greater use of bicycles and walking as daily transportation

viii. Sustainability – minimal environmental impact of development and its operations

ix. Quality of Life – taken together, the application of the design principles in the Special Planning district should produce a high quality of life

Development in this zone should require the preparation of a Specific Plan (as defined in Government Code Section 65450 et seq), or an equivalent plan for developments in excess of 10 acres. The SP Zoning District shall establish the required contents as necessary to fully illustrate the project’s design concepts.

Related Program: Chapter 3 (Housing) - Implementation Program 3.A.b

1.J.b Establish Criteria for Requiring a Specific Plan for Some General Plan Amendments and Annexation Areas

Establish criteria for when a specific plan shall be required including, but not limited to:

i. Annexations initiated by a private entity where a site development plan has not already been approved on land exceeding ten acres in size

ii. General plan amendments on sites exceeding ten acres in size

Related Program: Chapter 1 (Land Use) - Implementation Program 1.A.d
1.J.c Establish Incentives for Coordinated Planning within the Special Planning (SP) Zone

Develop incentives to encourage multiple landowners to coordinate their planning and development efforts to create well-design projects. Incentives may include:

i. Allowing a relatively greater range of permitted uses and greater development density/intensity if a minimum percentage of owners join together to formulate and master plan

ii. Broader staff authority to grant administrative relief from development standards (e.g., 5% reduction in lot area, setbacks, lot width; 5% increase in lot coverage and building height)

iii. For commercial uses integrating housing, consider excluding residential uses in calculations for maximum lot coverage requirements, thereby providing a development “bonus”

iv. Allow developments with diverse uses to provide alternative compliance with development and design standards that accomplish the purposes of the standard equally well or better than a plan that complies with the standards.

v. Longer vesting of property rights connected with an approved specific plan, or equivalent.

Related Program: Chapter 3 (Housing) - Implementation Program 3.A.b
1.J.d  **Preparation of a Fiscal Impact Statement**  
Consider requiring, in the Special Planning (SP) Zone, the preparation and submittal of a Municipal Fiscal Impact Statement prepared by a professional real estates economic analyst addressing some or all of the following:

i. The property and other municipal tax and fee revenue that may be generated

ii. The municipal expenses and burdens that may be generated

iii. The impact of ancillary business to be generated in existing business centers by the population of and visitors to the project, and the demand for ancillary development to be generated.

---

### 1.5. General Plan 2020 Land Use Designations & Maximum Density and Intensity Standards

**PRO - Park/Recreation/Resource/Open Space**

**Purposes and Intent**
To protect the open and semi-rural character of the City of Sonora while protecting its inhabitants from natural hazards and conserving important areas of scenic, biological or cultural values. To provide for and maintain publicly owned parks, recreational and cultural facilities.

**Locational Criteria**
Encompasses areas prone to geotechnical hazards, flooding, important scenic and biological resources, significant natural areas, and cultural areas. Includes Woods Creek, Dragoon Gulch and Sonora Creek. Also includes those areas encompassing the city’s existing and planned publicly-owned parks, recreational and cultural facilities. In areas targeted for consideration as potential new redevelopment areas, pocket parks may be indicated on the land use maps, however, locations indicated are intended to provide general, rather than precise, locations for these parks which generally are intended to serve those of live, work and shop at the city’s commercial centers.

**Land Use Density and Intensity of Use**
Generally, development within these areas is limited or prohibited. Because this designation may be used in partnership with parks and recreational facilities, some small, limited development (e.g., bathrooms, rest stops) may occur, but rarely exceeds an FAR of 0.1.

**ER - Estate Residential**

**Purposes and Intent**
To provide a variety of housing alternatives, including larger lots (1-3 acres) on relatively gentle slopes.

**Locational Criteria**
Generally located in areas with gentle slopes away from the central core of the city. The ER land use designation typically provides a transition between urban and more rural or agricultural uses. The ER land use also provides opportunities for clustering on small expanses of gently-sloping land.

**Land Use Density and Intensity of Use**
One dwelling unit per one acre to one dwelling unit per three acres.
Chapter 1: Land Use

SFR - Single-Family Residential

Purpose and Intent
To preserve the integrity of existing single-family residential neighborhoods and reserve lands best-suited for future single-family development.

Locational Criteria
Variable, but restricted to those areas which may be served by adequate water, sewer, police, fire, roads and other public services.

Land Use Density and Intensity of Use
One dwelling unit per 7,500 square feet with an average of six dwelling units per acre and a maximum FAR of 0.5. Lots of less than 7,500 square feet existing prior to the effective date of Sonora General Plan 2020 (May 30, 2007) are considered legal, conforming lots, but may not be subdivided into lots of less than 7,500 square feet. Lots existing after the effective date of Sonora General Plan 2020 shall be at least 7,500 square feet in size.

MDR - Medium Density Residential

Purposes and Intent
To provide for a variety of housing needs throughout the city including both single-family and medium-density multi-family dwellings. Generally, MDR developments will include duplexes, triplexes, and fourplexes. Integrated condominium or townhouse developments also are encouraged. MDR housing is intended as a primary tool for fulfilling the housing needs of special population groups (e.g., seniors, affordable, retired, single).

Locational Criteria
Typically, MDR developments will be located close to commercial or other services and near major streets and thoroughfares for convenient access. MDR developments will normally be located on in-fill sites scattered throughout the city blending with the character of existing, established neighborhoods. MDR developments that are not in-fill will typically be condominium or townhouse developments located outside of existing, established neighborhoods. MDR may also occur as upstairs apartments constructed in conjunction with commercial developments to provide for live-work opportunities.

Land Use Density and Intensity of Use
The land use density for MDR is 10.89 dwelling units per gross acre for parcels less than one acre in size. Land use density is 8.0 dwelling units per gross acre for parcels one acre or larger in size. Minimum parcel size is 7,500 square feet. Building coverage shall not exceed a maximum FAR of 0.5. Lots of less than 7,500 square feet existing prior to the effective date of Sonora General Plan 2020 (May 30, 2007) are considered legal, conforming lots, but may not be subdivided into lots of less than 7,500 square feet. Lots existing after the effective date of Sonora General Plan 2020 shall be at least 7,500 square feet in size.
Chapter 1: Land Use

HDR - High Density Residential

Purposes and Intent
To provide for a variety of housing needs throughout the city including both single-family and medium-density multi-family dwellings. The HDR designation is intended primarily for grouped or clustered single-family dwellings, duplexes, triplexes, apartments, dwellings groups, condominiums and townhouses, senior housing projects, and multi-family dwellings. It is anticipated that large, multi-family residential complexes will provide a designated percentage of units for affordable housing as an alternative to high-density complexes built solely for a single-target income group.

Locational Criteria
HDR developments will be located close to commercial or other services and near major streets and thoroughfares for convenient access. HDR developments typically will be located throughout the city and not concentrated in a single location. HDR may also occur as upstairs apartments constructed in conjunction with commercial developments to provide for live-work opportunities.

Land Use Density and Intensity of Use
The HDR land use density is 21.75 dwelling units per gross acre for parcels of less than one acre in size. The HDR land use density is 15.0 dwelling units per gross acre for parcels one acre or greater in size. Parcel sizes shall be a minimum of 12,500 net square feet. Building coverage shall not exceed a maximum FAR of 0.5. Lots of less than 12,500 square feet existing prior to the effective date of Sonora General Plan 2020 (May 30, 2007) are considered legal, conforming lots, but may not be subdivided into lots of less than 12,500 square feet. Lots existing after the effective date of General Plan 2020 shall be at least 12,500 square feet in size.

HMR - Historic Mixed Density Residential

Purpose and Intent
The HMR designation is intended to preserve both the historic and residential character of those portions of the city with large concentrations of structures 50 years of age or older located outside of the city’s designated historic commercial district and used primarily for residential purposes.

Land Use Density and Intensity of Use
The allowable density for individual parcels designated HMR is variable. The HMR land use density allows up to 21.75 dwelling units per gross acre for parcels of less than one acre in size. The HMR land use density allows up to 15.0 dwelling units per gross acre for parcels one acre or greater in size.

The maximum density permitted on any given parcel designated HMR is a reflection of opportunities and constraints unique to each parcel. Allowable density is a direct function of the site's capacity to provide one or more housing units (within single structures or multiple structures) while maintaining the historic integrity of existing structures, providing
adequate parking, preserving mature landscaping and sustaining the overall historic characteristics of the parcel, the immediate area and adjoining neighborhoods.

It is anticipated that a new Historic Mixed Density Residential Use combining district will be developed to implement this proposed general plan land use designation. The HMR combining district would overlay the existing primary zoning district and is expected to allow: single-family residential uses, multi-family residential uses and bed and breakfast establishments. 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 HMR combining district is expected to include/address: alternatives for on-site parking (e.g., allowing reduced parking or use of community parking areas in partial fulfillment of parking requirements), maintenance of mature landscaping, reduced setbacks compatible with historic character, and similar topics. This combining district also is expected to allow for lots sizes consistent with historic lot sizes (e.g., 6,000 square foot net for single-family residential districts).

### HMU - Historic Mixed Use

#### Purpose

The HMU designation is intended to preserve historic character in those portions of the city with large concentrations of structures 50 years of age or older located outside of the city’s designated historic commercial district while allowing for a broad range of land uses compatible with maintaining the historic integrity of individual structures and groups of structures, landscapes and overall neighborhood character. The HMU designation is intended to provide a transition between areas with high concentrations of structures 50 years of age or older that are primarily residential in nature (Historic Mixed Density Residential) and more intensive commercial and civic land uses located near the city’s designated historic commercial district and along major city thoroughfares.

#### Land Use Density and Intensity of Use

The allowable density for individual parcels designated HMU is variable. The HMU land use density allows up to 21.75 dwelling units per gross acre for parcels of less than one acre in size. The HMU land use density allows up to 15.0 dwelling units per gross acre for parcels one acre or greater in size.

The maximum density permitted on any given parcel designated HMU is a reflection of opportunities and constraints unique to each parcel. Allowable density is a direct function of the site’s capacity to provide multiple housing units (within single structures or multiple structures) while maintaining the historic integrity of existing structures, providing adequate parking, preserving mature landscaping and sustaining the overall historic characteristics of the parcel, the immediate area and adjoining neighborhoods.

It is anticipated that a new Historic Mixed Use combining district will be developed to implement this proposed general plan land use designation. The HMU combining district would be added to the underlying, primary, zoning district, and is expected to allow (but is not limited to): 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 overlay 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.

The HMU combining district is expected to include/address: alternatives for on-site parking (e.g., allowing reduced parking or use of community parking areas in partial fulfillment of parking requirements), maintenance of mature landscaping, adaptive re-use of historic structures, reduced setbacks compatible with historic character, and similar topics. This combining district also is expected to allow for lots sizes consistent with historic lot sizes (e.g., 6,000 square foot net for single-family residential districts). Many parcels designated HMU are expected to qualify for benefits pursuant to the Mills Act program.

**HC - Heavy Commercial**

**Purposes and Intent**
To provide a broad range of commercial uses for both residents and visitors. Typical uses include shopping centers, hotels, motels, restaurants, bars, department stores, gift shops and professional offices. Generally used for large shopping centers with an integrated design.

**Locational Criteria**
Generally located within urban areas and along major thoroughfares.

**Land Use Density and Intensity of Use**
The FAR for this designation shall not exceed 2.0.

**C: Commercial**

**Purposes and Intent**
Less intensive than HC and generally encompassing single small lots, a collection of small lots or the city’s downtown historic district. Uses include professional offices, bed and breakfasts, public facilities, small retail businesses, resident and tourist services, restaurants and similar facilities. Generally includes commercial uses located outside of shopping centers and outside of special planning areas.

**Locational Criteria**
Commercial uses located near residential or some public use areas and within the city's downtown historic district.

**Land Use Density and Intensity of Use**
The FAR for this designation shall not exceed 2.0.
SP - Special Planning

Purposes and Intent
Encourage new development which creates a diverse, walkable, compact, vibrant project with integrated design compatible with the physical characteristics of the property. This designation includes two subcategories: Special Planning Residential (SP-R) and Special Planning Mixed Use (SP-MU) reflecting the emphasis of land uses within each Special Planning area.

Locational Criteria
Properties that have unique or unusual characteristics and do not fit into the conventional zoning pattern including vacant land requiring unusually environmentally and aesthetically sensitive development.

Land Use Density and Intensity of Use
Flexible standards, but generally will not exceed a FAR of 2.0 for projects which are primarily commercial, a FAR of 1.5 for projects with diverse uses, and a FAR of 1.0 for projects which are primarily residential.

P - Public (and Quasi Public)

Purposes and Intent
Includes both public and quasi-public uses for those agencies which serve as their own Lead Agency when conducting environmental reviews (e.g., government buildings, schools, railroad, PG&E, TUD facilities, cemeteries). Also includes hospitals as necessary to address the unique land use needs of hospitals within the City of Sonora including associated offices, helipads, emergency vehicles, and related uses.

Locational Criteria
Government buildings, schools, railroad, hospital facilities, PG&E, TUD, cemeteries and similar uses.

Land Use Density and Intensity of Use
There are no maximum density or intensity standards for this designation.

LM - Light Manufacturing

Purposes and Intent
To provide for manufacturing, processing, assembly, storage, distribution and other businesses including those which may require outdoor storage including auto repair facilities and similar uses. Generally, uses under this designation may be incompatible with other land uses due to noise, appearance, traffic, odors or similar characteristics. In areas where noise, odors or aesthetics may be of concern, the designation provides for a mixture of light industrial and commercial land uses (BP Zoning District) with an emphasis on light manufacturing, processing, assembly, wholesale businesses and research and development
activities in a campus-like business setting (e.g., extensive landscaping, integrated architectural design)

**Locational Criteria**

*Sonora General Plan 2020* does not include this designation within its existing city limits. However, future annexations adjacent to the city will address the need for light manufacturing uses within the city limits. Generally, these land uses will be concentrated in industrial parks isolated from other land uses by topography, major thoroughfares or other natural barriers. The LM land use will be located in areas which are not highly visible from either Highway 49 or 108 or other major thoroughfares. For areas visible from major thoroughfares requiring special design considerations, the BP Zoning District is expected to apply.

**Land Use Density and Intensity of Use**

The FAR for this designation shall not exceed 1.0.
### Table 3: General Plan 2020 Land Use Designations & Compatible Title 17 Zoning Classifications

<table>
<thead>
<tr>
<th>General Plan 2020 Designation</th>
<th>Compatible Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRO: Park/Recreation/Resource/Open Space</td>
<td>P/R: Park/Recreation</td>
</tr>
<tr>
<td>ER: Estate Residential</td>
<td>O: Open Space</td>
</tr>
<tr>
<td>PRO:</td>
<td>R-1: Residential Estate, one acre minimum</td>
</tr>
<tr>
<td>PRO:</td>
<td>R-2: Residential Estate, two acre minimum</td>
</tr>
<tr>
<td>PRO:</td>
<td>R-3: Residential Estate, three acre minimum</td>
</tr>
<tr>
<td>SFR: Single-family residential</td>
<td>R-1: Single-family residential</td>
</tr>
<tr>
<td>MDR: Medium density residential</td>
<td>R-2: Medium-density residential</td>
</tr>
<tr>
<td>HDR: High density residential</td>
<td>R-3: High-density residential</td>
</tr>
<tr>
<td>HMR: Historic Mixed Density Residential</td>
<td>R-1:HMR</td>
</tr>
<tr>
<td>HMR: Historic Mixed Use</td>
<td>R-2:HMR</td>
</tr>
<tr>
<td>HMR:</td>
<td>R-3:HMR</td>
</tr>
<tr>
<td>HC: Heavy Commercial</td>
<td>GC: General Commercial</td>
</tr>
<tr>
<td>C: Commercial</td>
<td>SC: Shopping Center Commercial</td>
</tr>
<tr>
<td>SP: Special Planning</td>
<td>HC: Historic Central District Commercial</td>
</tr>
<tr>
<td>SP: Special Planning Residential (SP-R)</td>
<td>VC: Visitor-Serving Commercial</td>
</tr>
<tr>
<td>SP: Special Planning Mixed Use (SP-MU)</td>
<td>C: Commercial</td>
</tr>
<tr>
<td>P: Public and Quasi Public</td>
<td>NC: Neighborhood Commercial</td>
</tr>
<tr>
<td>P: Public</td>
<td>SP: Special Planning</td>
</tr>
<tr>
<td>P: Public</td>
<td>SP-R: Special Planning, Residential</td>
</tr>
<tr>
<td>P: Public</td>
<td>SP-MU: Special Planning, Mixed Use</td>
</tr>
<tr>
<td>P: Public</td>
<td>P-School, P-Hospital, P-City, P-County, P-Utility, P-Cemetery, P-State, P-Federal, P-Highway, P-Road</td>
</tr>
<tr>
<td>LM: Light Manufacturing</td>
<td>BP: Business Park</td>
</tr>
<tr>
<td>LM: Light Manufacturing</td>
<td>M-1: Light Manufacturing</td>
</tr>
<tr>
<td>All Designations</td>
<td>P/R: Park/Recreation</td>
</tr>
<tr>
<td>All Designations</td>
<td>O: Open Space</td>
</tr>
<tr>
<td>All Designations</td>
<td>P: Public</td>
</tr>
<tr>
<td>Combining Districts</td>
<td>:D Design Review Combining District</td>
</tr>
<tr>
<td>Combining Districts</td>
<td>:H Historic Combining District</td>
</tr>
<tr>
<td>General Plan 2020 Designation</td>
<td>Compatible Zoning</td>
</tr>
<tr>
<td>------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>:HD Historic District Combining District</td>
<td></td>
</tr>
<tr>
<td>:HMO Hillside Management Overlay Combining District</td>
<td></td>
</tr>
<tr>
<td>:HMU Historic Mixed Use</td>
<td></td>
</tr>
<tr>
<td>:HMR Historic Mixed Density Residential</td>
<td></td>
</tr>
<tr>
<td>:MRZ Mineral Reserve Combining District (reflecting state law)</td>
<td></td>
</tr>
<tr>
<td>:SCG Scenic Gateway Corridor Overlay Combining District</td>
<td></td>
</tr>
</tbody>
</table>
### Table 4: Summary of Title 17 Revisions Necessary for General Plan 2020 Consistency

<table>
<thead>
<tr>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Title 17 Zoning Districts Proposed</strong></td>
<td></td>
</tr>
<tr>
<td>RE-1</td>
<td>Residential Estate, one acre minimum</td>
</tr>
<tr>
<td>RE-2</td>
<td>Residential Estate, two acre minimum</td>
</tr>
<tr>
<td>RE-3</td>
<td>Residential Estate, three acre minimum</td>
</tr>
<tr>
<td>SC</td>
<td>Shopping Center Commercial</td>
</tr>
<tr>
<td>HC</td>
<td>Historic Central District Commercial</td>
</tr>
<tr>
<td>VC</td>
<td>Visitor-Serving Commercial</td>
</tr>
<tr>
<td>C</td>
<td>Commercial</td>
</tr>
<tr>
<td>NC</td>
<td>Neighborhood Commercial</td>
</tr>
<tr>
<td>SP</td>
<td>Special Planning, Special Planning Residential, Special Planning Mixed Use</td>
</tr>
<tr>
<td>BP</td>
<td>Business Park</td>
</tr>
<tr>
<td><strong>Zoning Districts to be Replaced in Title 17</strong></td>
<td></td>
</tr>
<tr>
<td>PD</td>
<td>Planned Development to be replaced by Special Planning (SP)</td>
</tr>
<tr>
<td>:PD</td>
<td>Planned Development Combining District to be replaced by Special Planning (SP)</td>
</tr>
<tr>
<td><strong>Zoning Districts to be Renamed</strong></td>
<td></td>
</tr>
<tr>
<td>AR</td>
<td>Agricultural residential to be renamed Estate Residential (ER)</td>
</tr>
<tr>
<td>ML</td>
<td>Limited manufacturing to be renamed Light manufacturing (M-1)</td>
</tr>
<tr>
<td>CO</td>
<td>Tourist and administrative to be renamed Commercial (LC) and Visitor-Serving Commercial (VC)</td>
</tr>
</tbody>
</table>
### Table 5: Combining Districts (Compatible with all General Plan 2020 land use designations)

<table>
<thead>
<tr>
<th>Combining District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRZ</td>
<td>Mineral Reserve Combining District (reflecting state law)</td>
</tr>
<tr>
<td>SGC</td>
<td>Scenic Gateway Corridor Overlay Combining District</td>
</tr>
<tr>
<td>H</td>
<td>Historic Combining</td>
</tr>
<tr>
<td>HD</td>
<td>Historic District Combining</td>
</tr>
<tr>
<td>HMO</td>
<td>Hillside Management Overlay Combining District (applies to all parcels subject to the city’s hillside preservation ordinance)/a/</td>
</tr>
<tr>
<td>HMR</td>
<td>Historic Mixed Density Residential</td>
</tr>
<tr>
<td>HMU</td>
<td>Historic Mixed Use</td>
</tr>
</tbody>
</table>

/a/ Hillside Management Overlay Combining District:

**Purposes and Intent**
To protect hillsides in accordance with the City of Sonora’s Hillside Preservation Ordinance.

**Locational Criteria**
Citywide

**Land Use Density and Intensity of Use**
Density varies based on slope.

<table>
<thead>
<tr>
<th>Slope</th>
<th>Density</th>
<th>Slope</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-15%</td>
<td>6 du/acre</td>
<td>31-35%</td>
<td>2 du/acre</td>
</tr>
<tr>
<td>16-20%</td>
<td>5 du/acre</td>
<td>36-40%</td>
<td>1 du/acre</td>
</tr>
<tr>
<td>21-25%</td>
<td>4 du/acre</td>
<td>41-45%</td>
<td>1 du/2 acres</td>
</tr>
<tr>
<td>26-30%</td>
<td>3 du/acre</td>
<td>46-49%</td>
<td>1 du/3 acres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50%+</td>
<td>1 du/10 acres</td>
</tr>
</tbody>
</table>
Table 6: Land Use Density and Intensity Standards

<table>
<thead>
<tr>
<th>General Plan 2020 Land Use Designation</th>
<th>Maximum Population Density Persons Per Acre/a/</th>
<th>Maximum Building Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Dwelling Units (du) per minimum parcel size</td>
</tr>
<tr>
<td>PRO: Park/Recreation/Resource/Open Space</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>ER: Estate Residential</td>
<td>0.70 – 3 acre parcels</td>
<td>1 du per 1-3 acres</td>
</tr>
<tr>
<td></td>
<td>1.03 – 2 acre parcels</td>
<td>1 du per 7,500 sq. ft. gross (6,000 sq. ft. net)</td>
</tr>
<tr>
<td></td>
<td>2.06 – 1 acre parcels</td>
<td>6 du per 1 gross acre</td>
</tr>
<tr>
<td>SFR: Single-Family residential</td>
<td>12.36</td>
<td>8 du per 1 gross acre for parcels one acre or larger</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10.89 du per gross acre for parcels less than one acre</td>
</tr>
<tr>
<td>MDR: Medium Density residential</td>
<td>16.48</td>
<td>15 du per 1 gross acre for parcels one acre or larger</td>
</tr>
<tr>
<td></td>
<td></td>
<td>21.75 du per gross acre for parcels less than one acre</td>
</tr>
<tr>
<td>HDR: High Density residential</td>
<td>30.9 (1 gross acre or larger)</td>
<td>15 du per 1 gross acre for parcels one acre or larger</td>
</tr>
<tr>
<td></td>
<td>44.8 (parcels less than one gross acre)</td>
<td>21.75 du per gross acre for parcels less than one acre</td>
</tr>
<tr>
<td>HMR: Historic Mixed Density Residential</td>
<td>30.9 (1 gross acre or larger)</td>
<td>15 du per 1 gross acre for parcels one acre or larger</td>
</tr>
<tr>
<td></td>
<td>44.8 (parcels less than one gross acre)</td>
<td>21.75 du per gross acre for parcels less than one acre</td>
</tr>
</tbody>
</table>

Minimum parcel size of
## General Plan 2020 Land Use Designation

<table>
<thead>
<tr>
<th>General Plan 2020 Land Use Designation</th>
<th>Maximum Population Density Persons Per Acre/a/</th>
<th>Maximum Building Intensity</th>
<th>Maximum Building Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HMU: Historic Mixed Use</td>
<td>30.9 (1 gross acre or larger) 44.8 (parcels less than one gross acre)</td>
<td>15 du per 1 gross acre for parcels one acre or larger 21.75 du per gross acre for parcels less than one acre</td>
<td>0.5</td>
</tr>
<tr>
<td>HMU: Historic Mixed Use</td>
<td>30.9 (1 gross acre or larger) 44.8 (parcels less than one gross acre)</td>
<td>Minimum parcel size of 6,000 sq. ft. (net) permitted</td>
<td></td>
</tr>
<tr>
<td>HC: Heavy Commercial</td>
<td>N/A</td>
<td>N/A</td>
<td>2.0</td>
</tr>
<tr>
<td>C: Commercial</td>
<td>N/A</td>
<td>8 du/acre</td>
<td>2.0</td>
</tr>
<tr>
<td>SP: Special Planning</td>
<td>Normally 12.36-30.9 (varies by development)</td>
<td>Varies by development</td>
<td>Varies by development</td>
</tr>
<tr>
<td>SP-R: Special Planning Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SP-MU: Special Planning Mixed Use</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P: Public/Quasi Public</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>LM: Light Manufacturing</td>
<td>N/A</td>
<td>N/A</td>
<td>1.0</td>
</tr>
</tbody>
</table>

/a/ “Population density” is the number of residential units permitted on a single parcel multiplied by the average household size as determined by the 2000 Census. In the case of single-family dwellings, the average household size is 2.06 persons per dwelling.
1.6. Comparison of 1986 General Plan and General Plan 2020 Land Use Designations by Acreage

Figure 4: 1986 General Plan and General Plan 2020 Comparison – Distribution of Land Use Designations by Number of Parcels

1986/a/ Distribution of Land Uses by # Parcels

- Residential: 74.5% (1,794 parcels)
- Commercial, Mixed Use: 16.5% (398 parcels)
- Industrial, Rail: 0.5% (11 parcels)
- Public, Recreation: 8.5% (205 parcels)

2020 Distribution of Land Uses by # Parcels

- Residential: 64.0% (1,540 parcels)
- Commercial, Mixed Use: 28.9% (695 parcels)
- Industrial, Rail: 0.3% (7 parcels)
- Public, Recreation: 6.9% (166 parcels)

/a/ Existing Conditions
Figure 5: 1986 General Plan and General Plan 2020 Comparison – Distribution of Land Uses by Acreage

1986 Distribution of Land Uses by Acreage /a/  

- Residential: 60.7% (1,087.3 acres)
- Commercial, Mixed Use: 14.9% (265.9 acres)
- Industrial, Rail: 0.9% (15.3 acres)
- Public, Recreation: 23.6% (422 acres)

2020 Distribution of Land Uses by Acreage

- Residential: 54.9% (983.87 acres)
- Commercial, Mixed Use: 23.1% (413.6 acres)
- Public, Recreation: 19.3% (47.6 acres)
- Industrial, Rail: 2.7% (345.5 acres)

/a/ Existing Conditions
Figure 6: 1986 General Plan and General Plan 2020 Comparison: Vacant and Underdeveloped Parcels by Number of Parcels

1986 /a/ Vacant and Underdeveloped Parcels (# Parcels)

<table>
<thead>
<tr>
<th>Use Type</th>
<th>1986 Parcels</th>
<th>2020 Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>287 parcels</td>
<td>240 parcels</td>
</tr>
<tr>
<td>Commercial, Mixed Use</td>
<td>22 parcels</td>
<td>68 parcels</td>
</tr>
<tr>
<td>Industrial, Rail</td>
<td>2 parcels</td>
<td>5 parcels</td>
</tr>
<tr>
<td>Public, Recreation</td>
<td>3 parcels</td>
<td>1 parcel</td>
</tr>
<tr>
<td>Total</td>
<td>314 parcels</td>
<td>334 parcels</td>
</tr>
</tbody>
</table>

2020 Vacant and Underdeveloped Parcels (# Parcels)

<table>
<thead>
<tr>
<th>Use Type</th>
<th>2020 Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>240 parcels</td>
</tr>
<tr>
<td>Commercial, Mixed Use</td>
<td>68 parcels</td>
</tr>
<tr>
<td>Industrial, Rail</td>
<td>5 parcels</td>
</tr>
<tr>
<td>Public, Recreation</td>
<td>1 parcel</td>
</tr>
<tr>
<td>Total</td>
<td>334 parcels</td>
</tr>
</tbody>
</table>

/a/ Existing Conditions
Figure 7: 1986 General Plan and General Plan 2020 Comparison: Vacant and Underdeveloped Parcels by Acreage

1986 /a/ Vacant and Underdeveloped Parcels (Acres)

- Residential: 508.21 acres
- Commercial, Mixed Use: 48.31 acres
- Industrial, Rail: 11.14 acres
- Public, Recreation: 67.06 acres

2020 Vacant and Underdeveloped Parcels (Acres)

- Residential: 431.43 acres
- Commercial, Mixed Use: 143.29 acres
- Industrial, Rail: 45.83 acres
- Public, Recreation: 14.2 acres

/a/ Existing Conditions.
Chapter 2. Circulation

2.1. Requirements

The Circulation Element is one of the seven mandated general plan elements (California Government Code Section 65302).

The Circulation Element must include the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities—all correlated with the land use element of the general plan.

Consistent with past practice, the Public Facilities and Services portion of Sonora General Plan 2020 has been included as a separate element of General Plan 2020 and addresses public utilities and facilities (General Plan 2020, Chapter 7).

2.2. Background and Setting

The following transportation studies were undertaken between January, 1986 and July 15, 2004 to address the City of Sonora and regional transportation needs:

Table 7: Summary of Transportation Studies

<table>
<thead>
<tr>
<th>Title</th>
<th>Date, Author</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Sonora Parking Inventory</td>
<td>July 1, 2004</td>
<td>City of Sonora</td>
</tr>
<tr>
<td>North-South Connector Study—Public Review Draft Selected Alignments Park and Ride Plan</td>
<td>Mark Thomas &amp; Co., Inc.; July 8, 2004 (Public Meeting)</td>
<td>Tuolumne County Transportation Council Caltrans</td>
</tr>
<tr>
<td>Tuolumne County &amp; Cities Area Planning Council Transportation Division Work Program for Fiscal year 2002/03</td>
<td>March 2004 Caltrans, District 10 June 26, 2002</td>
<td>Tuolumne County Transportation Council</td>
</tr>
<tr>
<td>Tuolumne County Regional Transportation Plan</td>
<td>December 3, 1996 (Tuolumne County and Cities Area Planning Council – now the Tuolumne County Transportation Council)</td>
<td>Tuolumne County Transportation Council</td>
</tr>
<tr>
<td>City of Sonora General Plan</td>
<td>January 6, 1986 Central Sierra Planning Council</td>
<td>City of Sonora</td>
</tr>
</tbody>
</table>
2.2.1. Transportation Organizations

The California Department of Transportation, District 10 (Stockton) oversees transportation planning for State Highway 108 and 49 (the city’s arterial roadways).

Tuolumne County regional transportation planning is overseen by the Tuolumne County Transportation Council (TC\(^2\)). The City of Sonora is a member of TC\(^2\). Transportation plans affecting county roads and collector roads within the city are overseen by TC\(^2\).

The Sonora City Council, with support from the city engineer, is responsible for adopting transportation plans affecting the city’s local roads.

2.2.2. Streets and Highways

The following appendices describe the condition of Sonora’s streets and highways:

- **Appendix 2A:** City of Sonora Parking District
- **Appendix 2B:** Functional classification system of roadways
- **Appendix 2C:** City of Sonora local roads
- **Appendix 2D:** Road System Operating Conditions
  - Existing Roadway & Intersection Deficiencies
  - Average Daily Traffic (ADT) and Levels of Service (LOS) with completion of capacity improvement projects 2015 and 2020
  - Projected Intersection Levels of Service 2015

In addition to the preceding, existing and potential future circulation facilities are included in the following Sonora General Plan 2020 appendices:

- **Appendix 2E:** City of Sonora Street & Highway Master Plan (Existing and Potential Future Roadways)
- **Appendix 2F:** Non-Motorized Facilities
  - Regional Transportation Plan Non-Motorized Facilities
  - City of Sonora Additional Non-Motorized Facilities
  - Bikeway Classifications
- **Appendix 2G:** Summary of 1996 Regional Transportation Plan Projects in/near the City of Sonora Sphere of Influence
2.2.3. Parking

Pursuant to the City of Sonora Parking Inventory (July 1, 2004); the following parking exists in the city:

- 681 Parking Lot Spaces
- 638 Street Parking Spaces
- 1,319 Total Parking Spaces

The city maintains 16 off-street parking facilities providing 681 parking spaces as follows:

Table 8: City of Sonora Off-Street Parking Facilities

<table>
<thead>
<tr>
<th>Parking Lot/Structure</th>
<th>Location</th>
<th># of Spaces Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terzich Parking Structure</td>
<td>Adjacent to Sonora City Hall; 3-level</td>
<td>95</td>
</tr>
<tr>
<td>School Street Parking Lot</td>
<td>Across street from Sonora High School</td>
<td>252</td>
</tr>
<tr>
<td></td>
<td>Swimming Pool</td>
<td></td>
</tr>
<tr>
<td>Clancy Parking Lot</td>
<td>Adjacent to Fire Station</td>
<td>20</td>
</tr>
<tr>
<td>Unocal Parking Lot</td>
<td>Fountain Lot across from Opera Hall</td>
<td>15</td>
</tr>
<tr>
<td>Senior Lounge/Fire Museum</td>
<td>Rother’s Corner</td>
<td>13</td>
</tr>
<tr>
<td>Drabkin Parking Lot</td>
<td>Theall &amp; Stewart</td>
<td>37</td>
</tr>
<tr>
<td>Balestra Parking Lot</td>
<td>Stewart St., South of Meahun</td>
<td>28</td>
</tr>
<tr>
<td>Green Street Parking Lot</td>
<td>Adjacent to Coffill Park</td>
<td>14</td>
</tr>
<tr>
<td>Red Church Parking Lot</td>
<td>Adjacent to Red Church</td>
<td>36</td>
</tr>
<tr>
<td>Shepherd Street Lot</td>
<td>Shepherd, North of Meahun</td>
<td>26</td>
</tr>
<tr>
<td>Coffill Parking Lot/b/</td>
<td>Green Street, next to Art Center</td>
<td>29</td>
</tr>
<tr>
<td>Norlin Street Parking Lot/b/</td>
<td>Corner of Bradford and Norlin Streets</td>
<td>21</td>
</tr>
<tr>
<td>Oneto Parking Lot</td>
<td>Adjacent to Bowling Alley/ Stewart and Lyons Streets</td>
<td>50</td>
</tr>
<tr>
<td>Green Street</td>
<td>Behind Sonora City Hall</td>
<td>18</td>
</tr>
<tr>
<td>Wrights Tire Parking Area</td>
<td>Adjacent to Restano Way</td>
<td>7</td>
</tr>
<tr>
<td>Fire Station Parking Lot</td>
<td>Adjacent to Fire Station on Shepherd St.</td>
<td>20</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>681</td>
</tr>
</tbody>
</table>

/b/ Permit Parking Only
On-street public parking is available on segments of the following streets:

### Table 9: City of Sonora On-Street Parking

<table>
<thead>
<tr>
<th>Street</th>
<th>Location</th>
<th># Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bradford</td>
<td>Sunset to Green</td>
<td>50</td>
</tr>
<tr>
<td>Church</td>
<td>Washington to Shepherd</td>
<td>8</td>
</tr>
<tr>
<td>Dodge</td>
<td>Sunset to Green</td>
<td>14</td>
</tr>
<tr>
<td>Green</td>
<td>Snell to Church</td>
<td>34</td>
</tr>
<tr>
<td>Jackson</td>
<td>Stewart to Shepherd</td>
<td>5</td>
</tr>
<tr>
<td>Linoberg</td>
<td>Norlin to Pine</td>
<td>13</td>
</tr>
<tr>
<td>Lyons</td>
<td>Stewart to Barretta</td>
<td>12</td>
</tr>
<tr>
<td>Norlin</td>
<td>Dodge to Linoberg</td>
<td>21</td>
</tr>
<tr>
<td>Shepherd</td>
<td>(all)</td>
<td>69</td>
</tr>
<tr>
<td>Snell</td>
<td>Washington to Wycoff</td>
<td>8</td>
</tr>
<tr>
<td>Stewart</td>
<td>(all)</td>
<td>212</td>
</tr>
<tr>
<td>Stockton</td>
<td>SaveMart to Washington Street</td>
<td>15</td>
</tr>
<tr>
<td>Theall</td>
<td>Stewart to Shepherd</td>
<td>6</td>
</tr>
<tr>
<td>Washington</td>
<td>Elkin to Restano Way</td>
<td>163</td>
</tr>
<tr>
<td>Yaney</td>
<td>Sunset to Norlin</td>
<td>8</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>638</strong></td>
</tr>
</tbody>
</table>

The City of Sonora maintains a Parking District as illustrated in *General Plan 2020 Appendix 2A*.

Fees collected within the parking district are used to support the costs of maintaining parking facilities within the city.

### 2.2.4. Rail

The Sierra Railroad line passes through the southern portion of the city, crossing South Washington Street near its intersection with Hospital Road, and passing in front of Tuolumne General Hospital as it winds its way eastward. Under current operating conditions, a train makes one round-trip to the lumber mill in Standard through Sonora daily (passing through Sonora twice each day). Occasional passenger trains from Railtown 1897 State Historic Park in Jamestown and occasional work trains also may pass through Sonora. Per Larry Ingold of the Sierra Railroad Company (May 23, 2001), freight trains through Sonora could increase to two round-trips daily depending upon operations at the lumber mill in Standard.

The Sierra Railroad has, from time to time, discussed hauling materials by freight for proposed mining operations in various locations throughout the county. Per the Tuolumne County Community Development Department, it is expected that any increased hauling would use existing freight trains with additional cars operating on existing freight schedules thereby increasing the length of trains while maintaining the number of trains passing through Sonora.
2.2.5. **Public Transportation**

The City of Sonora, through its participation on the Tuolumne County Transportation Council, provides some funding for and assists with the operation of, Tuolumne County Transit. The agency provides fixed route service, flex-route service and Dial-A-Ride service to and from most destinations within the city limits and throughout the county.

**Figures 8** and **9** provide an overview of the public transportation system in and around the City of Sonora.

**Figure 8: City of Sonora Public Transportation Routes (2004)**
Figure 9: City of Sonora Public Transportation Routes (2004)
2.2.6.  Non-Motorized Modes of Transportation

The Tuolumne County Transportation Council (TC2) which includes representation from the City of Sonora, is responsible for approving the non-motorized element of the county’s Regional Transportation Plan (RTP) and addresses the provision of bicycle and pedestrian facilities to serve residents and visitors countywide. Sonora General Plan 2020 (Recreation and Circulation Elements) includes proposed routes for bicycle and pedestrian facilities in addition to those contained in the Tuolumne County Regional Transportation Plan. The Sonora General Plan 2020 Circulation Element includes a Non-Motorized Element addressing proposed bicycle and pedestrian routes providing transportation alternatives in addition to those identified in the Tuolumne County RTP and the Recreation Element of Sonora General Plan 2020 (See Appendix 2F).

This element also identifies proposed sidewalk facilities (Appendix 2F). The location of these facilities emphasizes the connection of concentrated population centers with the city’s commercial centers, schools, government facilities, and similar destinations. As noted previously, steep terrain increases the cost of sidewalk construction within many areas of the city. Topography also presents a challenge for meeting grade requirements for wheelchair accessibility. Sonora is currently pursuing additional funding for implementation of its Sidewalk Improvement Program. Funding will include sidewalk rehabilitation, replacement and construction to facilitate pedestrian traffic between housing, commercial facilities, schools and other destination points.

2.2.7.  Park and Ride Facilities

There is a single park and ride facility is located on State Route 120 near Ponderosa Lane in Groveland at Mile Post 32.2 and provides eight parking spaces.

In March, 2004, Caltrans, District 10, published an updated Park and Ride Plan. That plan identified five new park and ride facilities planned for the county:

- Near the Bypass on State Route 108 between Standard Road and Via Este in the East Sonora Area between post mile 4.33 and 5.87
- Near the Bypass on State Route 108 between Via Este and Sunshine Road in the East Sonora Area between post mile 5.87 and 6.86
- Near State Route 49 in Jamestown at mile post 14.34
- Junction of State Route 129 and 108 at Yosemite Junction, mile post 12.08
- Near the Junction of SR-120 and Highway J-59 (La Grange Road), Mile post 8.19

There are no Park and Ride facilities existing or planned within or adjacent to the city limits as of 2004. The nearest planned facility is more than four miles from the city limits. Given the city’s status as a commercial, tourist, and work center for the county, a park and ride facility could help alleviate some of the demands on the city’s circulation system. Potential locations for such facilities might include, but are not limited to:

- Near the South Washington Street/Highway 108 intersection
- Near the Fir Drive/MonoWay/Bypass intersection (eastern city limits)
• Adjacent to the Tuolumne County Transit yard on Wards Ferry Road (should an intersection connecting Wards Ferry and Highway 108 be constructed in the future and the transit yard continues to remain in its current location)

2.2.8. Aviation

There are no airports located within the city limits of Sonora. The county operates an airport in Groveland and one in Columbia. The city is located well outside of the sphere of influence of the Pine Mountain Lake Airport located in Groveland. The Columbia Airport is located north of the city which is located entirely outside of the Columbia Airport Influence Area Boundary which ends at the northernmost limits of the City of Sonora (Figure 10).

As noted in the 1996 Regional Transportation Plan, there is a great need to provide emergency medical transportation by helicopter from remote areas of Tuolumne County to hospitals in Sonora and adjacent areas. In March, 2004, the Sonora Regional Medical Center facilities on Greenley Road began operating an on-the-ground helipad for medical helicopters located at the western end of the hospital (away from Greenley Road). It is anticipated that up to 50 flights per year may be generated by Sonora Regional Medical Center for this helipad. Tuolumne General Hospital reports that it also uses air ambulance services approximately 50 times per year and plans a cooperative use of the new Sonora Regional Medical Center helipad. Therefore, approximately 100 flights per year are anticipated from the new helipad at the Sonora Regional Medical Center facilities on Greenley Road. The flight plan for air ambulance helicopters to the Sonora Regional Medical Center is to and from a southerly direction.
Figure 10: Columbia Airport Land Use Plan Boundaries and City of Sonora City Limits
2.3. Goals, Policies and Implementation Programs

Streets and Highways

Goal:

2.A Provide an integrated transportation system providing for the safe, efficient, and economic movement of goods and people which meets current and projected community needs.

Policies:

2.A.1 Maintain existing streets and highways in the city and regional transportation system to meet projected needs and planned functions.

2.A.2 Upgrade existing streets and highways in the city and regional transportation system to meet projected needs and planned functions.

2.A.3 Add new streets to the city and regional system to meet projected needs and planned functions

Implementation Programs:

2.A.a Develop and Maintain Roadways According to the Functional Classification System and Master Plan of Streets and Highways

Develop and maintain roadways in accordance with the Functional Classification System for City of Sonora roadways (General Plan 2020 Appendix 2B); the Tuolumne County Regional Transportation Plan as adopted by the City of Sonora, as it may be amended and the City of Sonora Adopted Roadway Design and Access Standards.

Related Program: Chapter 2 (Circulation) - Implementation Program 2.A.b


Continue to make available, at the public counter, the city’s adopted road improvement standards (including, but not limited to, adopted road widths, shoulder widths, curb, gutter and sidewalk standards) and right-of-way widths.

Related Programs: Chapter 1(Land Use) - Implementation Program 1H.b, Chapter 2 (Circulation) - Implementation Program 2.A.a
2.A.c  **Require Dedication of Rights-of-Way**

Require new development and significant expansions of existing developments to dedicate right-of-way consistent with the city’s adopted right-of-way standards and as included in the Tuolumne County Regional Transportation Plan.

The city may allow exceptions to these rights-of-way dedication standards subject to findings that the standards established herein are unacceptable. In allowing an exception to the right-of-way standards, the city shall consider the following:

i. Right-of-way needs versus the physical impacts on surrounding properties
ii. Visual effects of the required improvement on the community’s identity and character
iii. Impacts on general safety
iv. Impacts on quality of life as perceived by residents
v. Geographical, environmental, historical, social or economic factors

Exceptions to the standards will only be allowed after all reasonable measures and options are explored, including reducing the size of planned developments and identifying alternative locations for roadways, bicycle and pedestrian ways, and other associated facilities compatible with the city’s adopted Streets and Highways Master Plan (**General Plan 2020 Appendix 2E**).

2.A.d  **Adopt Level of Service (LOS) Standards for the City Roadway System**

The following levels of service shall be required for new development, or expansions of existing developments, for roadways serving such developments, for intersections impacted by such developments, and for roadways located within the boundaries of such developments:

**Local Roads.** LOS C on local roads within one-half mile of collectors and arterials. Minimum peak hour LOS for intersections of local roads with other local roads and connectors shall be LOS C. Minimum peak hour LOS for intersections of local roads with arterials shall be LOS D.

**Collector Roads.** LOS C on collector roadways except within one-half mile of other collectors or arterials where the standard may be LOS D. The minimum peak hour LOS standard for intersections of collectors and arterials shall be LOS D.

LOS on city roads shall be evaluated using the methodology included in **General Plan 2020 Appendix 2B**.

The city may allow exceptions to these LOS standards subject to findings that improvements or other measures required to achieve the
LOS standards established herein are unacceptable. In allowing an exception to the LOS standard, the city shall consider the following:

i. Number of hours per day that the intersection or roadway segment would operate at conditions worse than the adopted standard
ii. The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations
iii. Right-of-way needs versus the physical impacts on surrounding properties
iv. Visual effects of the required improvement on the community’s identity and character
v. Environmental impacts including air quality and noise impacts
vi. Construction and right-of-way acquisition costs
vii. Impacts on general safety
viii. Impacts of the required construction phasing and traffic flows
ix. Impacts on quality of life as perceived by residents
x. Geographical, environmental, historical, social or economic factors
xi. Ability to equitably fund needed improvements
xii. Importance of proposed improvements in relation to other road needs given limited resources.

Exceptions to the standards will only be allowed after all reasonable measures and options are explored (e.g., use of non-motorized forms of transportation, reducing the size of the planned developments).

2.A.e **City Level of Service Standard for State Highways**

Support, when reasonable, the state’s goal of maintaining a concept Level of Service “C” on State Route 49 and 108 for both mainlines and intersections. Caltrans may consider a Level of Service “D” on State Route 49 or 108 through the City of Sonora. The methodology for evaluating Level of Service on State Highways shall be pursuant to the *Highway Capacity Manual* and *Transportation Research Record 1194*, as amended.

2.A.f **Evaluate Potential Impacts of Traffic Generated by New Development and Significant Expansions of Existing Development**

Require proposed new development projects and significant expansions of existing developments to analyze their contribution to increased traffic and to identify and implement improvements necessary to address the increase.
2.A.g **Continue to Require Fair Share Contributions to Mitigate Traffic Impacts**

Require new development and significant expansions of existing developments to mitigate that development’s impact on the local and regional transportation system through the fair share contribution of improvements to the master-planned system and/or the payment of traffic impact mitigation fees.

2.A.h **Deferral of Impact Fee Payments for Low-to-Moderate Income Housing Projects**

Amend the Sonora Municipal Code to allow for deferred payment of all impact fees which are not waived pursuant to Program 3.B.c (Housing Element- Fee Waiver Program) until after issuance of building permit (e.g., prior to final inspection) to reduce developer construction financing costs and overall development costs for builders of low-to-moderate income housing projects.

Related Program: Chapter 3 (Housing) - Implementation Program 3.B.c
Equivalent Program: Chapter 3 (Housing) - Implementation Program 3.B.d

2.A.i **Identify Preferred Routes to Serve Future Land Uses**

Undertake studies of alternative transportation routes and identify and adopt preferred routes and proposed rights-of-way widths for new local roads (or road extensions) to serve future planned land uses (or to better serve existing land uses). Studies should include, but are not limited to, studies of the following roadways:

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Southgate Drive Extension</td>
<td>Connecting Southgate Drive to the Sonora Bypass</td>
</tr>
<tr>
<td>B. Woods Creek Bridge</td>
<td>Connecting Southgate Drive to Highway 49/108</td>
</tr>
<tr>
<td>C. Ponderosa Drive Extension</td>
<td>Ponderosa Drive extension to Leland Drive (Gibbs Estates)</td>
</tr>
<tr>
<td>D. Lytton Street - Highway 49/108 (or Stockton Road)</td>
<td>Connect Highway 49/108 (or Stockton Road) to Lytton Street via a new road from Southgate/Highway 49/108 to existing Lytton Street</td>
</tr>
<tr>
<td>E. Reserved</td>
<td>--</td>
</tr>
<tr>
<td>F. Reserved</td>
<td>--</td>
</tr>
<tr>
<td>G. North/South Connector</td>
<td>North/South Connector</td>
</tr>
<tr>
<td>H. Jamestown/Shaws Flat Road (West Bypass)</td>
<td>Reconstruct Jamestown/Shaws Flat Road to allow increased traffic flow west of Sonora (Western Bypass)</td>
</tr>
<tr>
<td>I. Truckenmiller to Delnero Drive</td>
<td>Connect Mono Way to Delnero Drive via Truckenmiller</td>
</tr>
<tr>
<td>J. Church Street to Stockton</td>
<td>Connect Church Street/Knowles Drive to Stockton Road in proximity to Forest/Stockton Road intersection to</td>
</tr>
<tr>
<td>Roadway</td>
<td>Description</td>
</tr>
<tr>
<td>--------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>K. Old Wards Ferry Road Interchange</td>
<td>Connect Greenley Road/Old Wards Ferry to Hwy 108 Bypass</td>
</tr>
<tr>
<td>L. Delnero Drive to Child/Morningstar</td>
<td>Extend Delnero Drive/Truckenmiller connection to Child/Morningstar—attempt to connect elementary school to Morningstar to alleviate traffic onto Greenley</td>
</tr>
<tr>
<td>M. Cemetery Lane Extension</td>
<td>Extend Cemetery Lane to Child/Morningstar and integrate with Delnero Drive Connector</td>
</tr>
<tr>
<td>N. Cedar Drive Reconnection</td>
<td>Reconnect Cedar Drive from Cabezut to existing Cedar Drive (extending to Fir Drive)</td>
</tr>
<tr>
<td>O. Reserved</td>
<td>--</td>
</tr>
<tr>
<td>P. Reserved</td>
<td>--</td>
</tr>
<tr>
<td>Q. Sanguinetti Road extension (or alternative)</td>
<td>Connect Old Wards Ferry Road to South Washington Street to alleviate congestion on Mono Way between Restano Way and Greenley Road (i.e., to Mariposa to Old Wards Ferry or Sanguinetti with tie in to Hospital Road)</td>
</tr>
<tr>
<td>R. Fir Drive extension</td>
<td>Add an extension of Fir Drive north connecting with Cabezut Drive and Lyons Bald Mountain Road to alleviate congestion on Greenley Road</td>
</tr>
<tr>
<td>S. Washington/Stewart Street One-Way</td>
<td>One-way traffic on Washington Street and one-way traffic on Stewart Street.</td>
</tr>
</tbody>
</table>

**Related Programs:** Chapter 1 (Land Use) - Implementation Program 1.H.a; Chapter 6 (Safety) - Implementation Program 6.C.c, Chapter 8 (Air Quality) - Implementation Program 8.A.b

2.A.j **Continue to Participate in the County Traffic Impact Mitigation Fee Program for Construction of New, Reconstruction of, or Improvement of Existing County Roadways and Regional Transportation Routes**

Continue to participate in the Tuolumne County Traffic Impact Mitigation Fee Program to support construction of new, reconstruction of, or improvement of existing county roadways and regional transportation routes.
2.A.k  **Investigate Additional Funding for New Construction, Reconstruction, Improvement of City Roadway**
Investigate, with the county, funding mechanisms (in addition to the Traffic Impact Mitigation Fee) for new construction, reconstruction and improvement of city roadways.

2.A.l  **Support Reducing or Eliminating Trucks from Downtown**
Support alternatives which remove or reduce the number of trucks which travel through the historic downtown district.

**Related Program:** Chapter 5 (Noise) - Implementation Program 5.A.i

2.A.m  **Continue to Participate on the Tuolumne County Transportation Council**
Continue to maintain city representation on the Tuolumne County Transportation Council as necessary to ensure that the city’s critical transportation needs are addressed in regional transportation decisions.

**Equivalent Programs:** Chapter 1 (Land Use) - Implementation Program 1.I.a, Chapter 2 (Circulation) - Implementation Program 2.E.h

2.A.n  **Rail Corridor Safety Plan**
The City of Sonora should work with local rail operators to prepare a Rail Corridor Safety Plan addressing the methodology for evaluating impacts of new development projects planned adjacent to or near rail corridors including, but not limited to, considering traffic increases at at-grade rail crossings, pedestrian circulation patterns and destinations with respect to railroad right-of-way. The plan should consider, but is not limited to: planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increases in traffic volumes, and fencing or other barriers to limit trespass where necessary.
Non-Motorized Transportation

Goal:

2.B Pursue establishment and encourage use of an integrated system of bicycle, pedestrian and other non-motorized transportation routes.

Policies:

2.B.1 Support the development and use of non-motorized transportation facilities within the city.

2.B.2 Encourage the development and use of non-motorized transportation facilities in commercial and multi-family areas.

2.B.3 Encourage the development and use of non-motorized transportation facilities connecting high-use areas located in close proximity (e.g., schools, commercial centers, residential subdivisions, government centers and similar uses).

2.B.4 Maintain existing non-motorized transportation facilities.

Implementation Programs:

2.B.a *Encourage Non-Motorized Modes of Transportation*

Continue to designate land uses compatible with compact development patterns and incorporating sidewalk or trail systems which encourage access between residential, commercial, recreational and public facilities using non-motorized modes of transportation (e.g., pedestrian, bicycles).

*Related Programs:* Chapter 1 (Land Use) - Implementation Program 1.H.b, Chapter 2 (Circulation) - Implementation Programs 2.B.a through 2.B.f and 2.E.e through 2.E.g, 2.C.e; Chapter 8 (Air Quality) - Implementation Program 8.A.a

2.B.b *Implement a Non-Motorized Transportation Plan*

Implement a Non-Motorized Transportation plan identifying specific locations and routes planned for sidewalks, bicycle lanes and other non-motorized modes of transportation based on the plan included in General Plan 2020 Appendix 2F. The plan should integrate with the Non-Motorized Element of the Tuolumne County Regional Transportation Plan and emphasize connections between residential, commercial, recreational and public facilities within the city.

*Related Programs:* Chapter 1 (Land Use) - Implementation Program 1.H.b, Chapter 2 (Circulation) - Implementation Programs 2.B.a through 2.B.f and 2.E.e through 2.E.g, 2.C.e; Chapter 8 (Air Quality) - Implementation Program 8.A.a
2.B.c Establish Priorities for Non-Motorized Transportation Routes

Establish priorities for constructing the non-motorized transportation routes identified in General Plan 2020 Appendix 2F.

Related Programs: Chapter 1 (Land Use) - Implementation Program 1.H.b, Chapter 2 (Circulation) - Implementation Programs 2.B.a through 2.B.f and 2.E.e through 2.E.g, 2.C.e; Chapter 8 (Air Quality) - Implementation Program 8.A.a

2.B.d Continue to Make Available Construction Standards for Non-Motorized Transportation Routes

In conjunction with Program 2.A.b, continue to provide construction standards for non-motorized transportation facilities for new development.

Related Programs: Chapter 1 (Land Use) - Implementation Program 1.H.b, Chapter 2 (Circulation) - Implementation Programs 2.B.a through 2.B.f and 2.E.e through 2.E.g, 2.C.e; Chapter 8 (Air Quality) - Implementation Program 8.A.a

2.B.e Expand the City's Non-Motorized Transportation Plan to Include Routes along Planned Roadways

Expand the city’s Non-Motorized Transportation Plan (General Plan 2020 Appendix 2F) to include routes along planned new roadways as they are adopted by the city (General Plan 2020 Appendix 2E).

Related Programs: Chapter 1 (Land Use) - Implementation Program 1.H.b, Chapter 2 (Circulation) - Implementation Programs 2.B.a through 2.B.f and 2.E.e through 2.E.g, 2.C.e; Chapter 8 (Air Quality) - Implementation Program 8.A.a

2.B.f Require New Development to Construct Facilities Integrating with the City’s Non-Motorized Transportation Plan

As conditions of project approval, require:

i. New commercial development to provide non-motorized transportation facilities connecting to routes identified in the city’s Non-Motorized Transportation Plan or otherwise facilitating the use of non-motorized transportation modes to residential developments within 1/2 mile of new commercial development

ii. New residential subdivisions to provide non-motorized transportation facilities connecting to routes identified within the city’s Non-Motorized Transportation Plan or otherwise facilitate the use of non-motorized transportation modes to commercial developments, schools, recreational areas, or similar destination sites within ½ mile of the new residential development

iii. New commercial and business developments to install and maintain bicycle racks near entrances for employees and customers
iv. New development including employment centers, schools, and commercial centers, with access to the city’s non-motorized transportation routes to provide support facilities for those using non-motorized transportation methods including bicycle racks, personal lockers, showers at appropriate locations (e.g., park and ride facilities)

Related Programs: Chapter 1 (Land Use) - Implementation Program 1.H.b, Chapter 2 (Circulation) - Implementation Programs 2.B.a through 2.B.f and 2.E.e through 2.E.g; 2.C.e, Chapter 8 (Air Quality) - Implementation Program 8.A.a

2.B.g **Sidewalk Linkages**

Require sidewalks linking commercial and high-density residential uses with public transit stops.

---

Public Transportation/Minimizing Unnecessary Travel Demand on City Streets

**Goal:**

2.C Reduce impacts on the city’s roadways and provide alternative methods of transportation for all income levels.

**Policies:**

2.C.1 Encourage the maintenance and expansion of public transportation opportunities for the citizens of the City of Sonora and Tuolumne County.

2.C.2 Encourage ride sharing opportunities for city residents and employees working in employment centers within the city.

2.C.3 Reduce impacts to the city’s roadways by encouraging alternative means of transportation.

2.C.4 Employ land use planning techniques which facilitate the reduction of traffic on city roadways.

2.C.5 Encourage Transit Oriented Development (TOD) near existing and proposed transit routes and bus stops.

2.C.6 Pursue transit stop design, locations, and scheduling that encourage safe, clean, and punctual transportation services.
Implementation Programs:

2.C.a  **Pursue Development of Park and Ride Facilities near the City**
Approach Caltrans to consider Park and Ride Facilities within or adjacent to the city limits. Work with Caltrans to develop landscaping, signage and facility design consistent with the city’s character and integrating the needs of both residents and visitors.

2.C.b  **Encourage Delivery Services**
Evaluate the potential for providing reductions in traffic-generation projections or alternative incentives for new developments which provide delivery services for their products within the community.

2.C.c  **Continue to Centralize Civic Services**
When considering the location of new civic service facilities, continue to emphasize centralization of civic service facilities where possible (e.g., fire, police, government offices) to provide easy access from all points within the city. To the maximum extent feasible, locate these facilities so that they can be served by the city’s non-motorized transportation routes.

2.C.d  **Continue to Provide Bus/Shuttle Service for Special Events**
Continue to support and promote bus/shuttle service to and from special events from local parking facilities and shopping centers.

2.C.e  **Implement the City’s Non-Motorized Transportation Plan**
Implement the city’s Non-Motorized Transportation Plan providing routes for bicycle, pedestrian and low-speed vehicle use and linking major destinations (school, commercial, recreational, work centers) with residential centers (e.g., noon-time shopper shuttle).

2.C.f  **Expand Available Transit Stops along Fixed Routes in the City**
In conjunction with implementation of the city’s Non-Motorized Transportation Plan, include locations and design standards for additional transit stops along identified low-impact transportation routes. Locations for new transit stops to be considered may include, but are not limited to: new multi-family residential developments and new residential subdivisions.

Related Program: Chapter 4 (Conservation and Open Space) - Implementation Program 4.B.d
2.C.g  **Transit Oriented Development**
Encourage development of high- and medium-density residential land uses within one-quarter mile of public transit stops and public transit routes. Encourage the development of public and commercial land uses within one-half to one mile of public transit stops and public transit routes.

2.C.h  **Improve Transit Stop Facilities**
Improve transit stop facilities to assist in encouraging community use by incorporating pull-outs, lighted shelters, benches, trash receptacles and landscaping.

2.C.i  **Install Transit Stops in Conjunction with New Development**
Install new transit stops in conjunction with moderate-to-large new development within the city limits incorporating the design features identified in Program 2.C.h. Transit stops should be required for single-family residential developments in excess of 30 units and for recreational, mixed-use and commercial developments of 10,000 or more square feet.

### Parking

**Goal:**

2.D: Continue to provide adequate parking for residents, employee and visitor use within the City of Sonora

**Policy:**

2.D.1 Maintain a program to identify needs and fund improvements necessary to accommodate the parking demands of city residents, employees and visitors.

**Implementation Programs:**

2.D.a  **Update the City’s Parking Standards**
Update the city’s parking standards to provide specific requirements for a wide variety of land uses and to include illustrations for parking design and landscaping techniques. Incorporate standards for the location and provision of bicycle spaces, landscaping and lighting, pedestrian-friendly design and bus loading zones. Include provisions for addressing parking spaces for low speed vehicles and bicycles within parking facilities adjacent to non-motorized transportation routes
2.D.b  
**Continue to Update the City’s Parking Study**

Continue to update the city’s parking study (including a survey of existing parking facilities and their adequacy). Strive to update the study at least once every seven years.

2.D.c  
**Continue to Maintain Funding for Parking**

Continue to make available redevelopment funds, subject to Redevelopment Law restrictions and requirements, to support parking improvements within the city. Continue to charge parking impact mitigation fees for those projects which demonstrable impacts on the availability of city parking.

2.D.d  
**Locate and Design Parking Facilities with Consideration for Historic Preservation and Community Character**

Locate and design parking facilities with consideration for historic preservation and maintenance of community character. The location of new parking facilities on land with historic structures should occur only as a last resort.

*Related Program: Chapter 1 (Land Use) - Implementation Program 1.C.b*

---

**Integration with Other General Plan Elements**

**Goal:**

2.E: Integrate the programs contained within the Circulation Element of *Sonora General Plan 2020* with other programs throughout *General Plan 2020* to expand opportunities for planning, funding, constructing and maintaining new transportation and transportation-related facilities which provide multiple benefits.

**Policies:**

2.E.1  
Promote city participation in transportation planning decisions within and adjacent to the city’s sphere of influence.

2.E.2  
Increase opportunities for planning, funding, constructing and maintaining recreational facilities by integrating recreational facilities with the city’s intermodal transportation system.

2.E.3  
Conserve the city’s natural, scenic and cultural resources along designated scenic transportation routes through and adjacent to the city.
2.E.4 Conserve and enhance the city’s natural, scenic, and cultural resources at designated gateways to Sonora.

Implementation Programs:

2.E.a **Consider Designating Scenic-Gateway Corridors**
Consider designation of the following transportation routes as scenic-gateway corridors in coordination with state and county agencies, as necessary:

<table>
<thead>
<tr>
<th>Scenic-Gateway Corridors</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Highway Route 49</td>
</tr>
<tr>
<td>State Highway 49/108 Business (Stockton Rd.)</td>
</tr>
<tr>
<td>State Highway Route 108</td>
</tr>
<tr>
<td>South Washington Street</td>
</tr>
<tr>
<td>Business Route 108/Mono Way</td>
</tr>
</tbody>
</table>

Update these designations, as necessary, to include annexation areas, as they are added to the city.

*Equivalent Programs:* Chapter 1 (Land Use) - Implementation Program 1.B.a, Chapter 4 (Conservation and Open Space) - Implementation Program 4.C.a, Chapter 11 (Community Identity) - Implementation Program 11.A.a
2.E.b **Consider Establishing Scenic-Gateway Corridor Combining Overlay Zones on Lands Located Along Designated Scenic-Gateway Corridors and Adopt Development Standards for that Zone**

Consider establishing a Scenic-Gateway Corridor Combining Overlay 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.

**Equivalent Programs:** Chapter 1 (Land Use) - Implementation Program 1.B.b, Chapter 4 (Conservation and Open Space) - Implementation Program 4.C.b, Chapter 11 (Community Identity) - Implementation Program 11.A.b

2.E.c **Develop a Master Plan for Context Sensitive Solutions**

Identifying locations throughout the city which might benefit from the application of context sensitive solutions related to transportation facilities including, but not limited to, plans for:

i. type, size, location and planting technique for street trees
ii. location and design of bulbouts and pedestrian crossings
iii. location and design of parking
iv. location for civic buildings and other public facilities and amenities
v. approaches to restoring historic buildings
vi. location and design of transit stops and ride-share centers
vii. street lighting
viii. similar programs

**Equivalent Programs:** Chapter 1 (Land Use) - Implementation Program 1.B.c and Chapter 11 (Community Identity) - Implementation Program 11.A.1

2.E.d **Adopt a Planning Review Area and Pursue Amended Sphere of Influence Boundaries Reflecting Transportation Goals**

In conjunction with adoption of the Sonora General Plan 2020 Land Use Element Implementation Programs 1.G.a (Planning Review Area) and 1.G.b (Annexation Plan/Sphere of Influence), retain a Planning Review Area and pursue amended sphere of influence boundaries reflecting the following transportation-related goal:

Conserve land necessary for designated future transportation routes

**Related Program:** Chapter 1 (Land Use) - Implementation Program 1.G.a
2.E.e  **Integrate the Routes Identified in the Regional Transportation Plan with those in the City’s Non-Motorized Transportation Plan**

Continue to integrate routes identified in the Tuolumne County Regional Transportation Plan with those routes identified in the city’s Non-Motorized Transportation Plan (See General Plan 2020 Appendix 2F).

**Related Programs:** Chapter 2 (Circulation) - Implementation Programs 2.B.a through 2.B.f, 2.C.e, 2.E.g

2.E.f  **Integrate the Trails and Facilities Identified in the Recreation Element with those in the City’s Non-Motorized Transportation Plan**

Continue to integrate trails and recreational facilities identified in the Sonora General Plan 2020 Recreation Element with those routes identified in the city’s Non-Motorized Transportation Plan.

**Related Programs:** Chapter 9 (Cultural Resources) - Implementation Program 9.B.o; Chapter 12 (Recreation) - Implementation Programs 12.B.b, 12.C.d

2.E.g  **Integrate Cultural Resources and Recreational and Non-Motorized Transportation Routes**

Locate new recreational trails and low-impact transportation routes over historic trails to the maximum extent feasible. Where possible, include interpretive materials relating to cultural resources located along trails or relating the history behind the trail.

**Related Programs:** Chapter 9 (Cultural Resources) - Implementation Program 9.B.o; Chapter 12 (Recreation) - Implementation Programs 12.B.b, 12.C.d

2.E.h  **Continue to Participate on the Tuolumne County Transportation Council**

Continue to maintain city representation on the Tuolumne County Transportation Council as necessary to ensure that the city’s critical transportation needs are addressed in regional transportation decisions.

**Equivalent Programs:** Chapter 1 (Land Use) - Implementation Program 1.I.a, Chapter 2 (Circulation) - Implementation Program 2.A.m
Chapter 3.  Housing

3.1.  Introduction

3.1.1.  Requirements
Government Code Sections 65302 and 65580 through 65588 requires local jurisdictions to prepare and implement a plan for providing affordable housing that:

- Identifies and analyzes existing and projected housing needs;
- Analyzes population and employment trends in relation to the locality’s existing and projected housing needs for all income levels;
- Analyzes household characteristics and housing stock conditions;
- Inventories adequate sites for housing, including vacant sites and sites having the potential for redevelopment with an analysis of the relationship of zoning and public services to these sites;
- Analyzes governmental and non-governmental constraints upon maintenance, improvement, or development of housing for all income levels;
- Analyzes special housing needs for the handicapped, elderly and persons in need of emergency shelter;
- Analyzes opportunities for energy conservation with respect to residential development;
- Addresses preservation of subsidized housing units

This Housing Element is intended to meet the requirements of HCD’s 2001-2009 planning cycle and to reflect the housing needs of the city’s population pursuant to the 2000 Federal Census.

3.1.2.  Public Participation
The following agencies and individuals contributed to the development of the 2001-2008 Housing Element:

- **City of Sonora Planning Committee** Review of Draft Housing Element – Five public meetings were held in February, 2002; March 4, 2002; June 26, 2003; November 4, 2003; and November 14, 2003 to gather public input and to review progressive drafts of the 2001-2009 Housing Element

- **Amador-Tuolumne Community Action Agency**, Shelly Hance, Director – March 30, 2001 Interview – Topics: shelters, location of community service facilities
• **Amador-Tuolumne Community Action Agency**; Margaret “Beetle” Barbour, interview April 30, 2003. Topics: Homeless, Chronically mentally ill, single mothers, victims of domestic violence, Supportive Housing Coalition of Tuolumne County

• **National Association of the Mentally Ill, Tuolumne County Chapter**, Mary Leamy (provided input at planning committee meetings)

• **Sonora Community Hospital**, Lary Davis, April 14, 2001. Interview topics: Group Quarters (Nursing homes, long-term care); need for trained employees – nursing

• **Mountain Women’s Resource Center**, Claire Anderson, Director April 3, 2001, interview. Topics: Existing MWRC facilities; MWRC needs within the city – transitional shelter, women’s shelters

• **Tuolumne County Historical Society**, Landmarks Committee Chair, Sharon Marovich; April 19, 2001 – Correspondence and conversation re: Need to stress neighborhood preservation and stabilization when making affordable housing decisions; use of Housing Conditions Survey to identify historic structures in need of rehabilitation

• **City of Sonora – General Plan 2020 Open House – November, 2002**. All landowners within the City of Sonora were notified of proposed changes in the city’s 1986 General Plan Land Use Maps in conjunction with drafting **Sonora General Plan 2020** and its Housing Element. Landowners were encouraged to provide input regarding future development plans. A follow-up public meeting was held on June 26, 2003, to discuss landowner proposals. The Open House ultimately resulted in discussions between the city and two landowners with two vacant properties with a high potential for providing multi-family housing. The city and the landowners agreed to amend existing land use designations on these two potential multi-family properties—both located within walking distance of commercial and employment centers.

• **Kings View Homeless Outreach Service Team**. Interview, Merilee Dubner. July 8, 2003.
3.2. Executive Summary

The “typical” Sonora resident has a median age of 41.4 years old, is white, female, earns a median income for a family of four of $47,800, is living in a rented single-family structure built in 1960 and is one of 4,610 individuals residing within the city limits in 2003. To meet the needs of this “typical” Sonora resident and all other residents of the city now and in the future, the city has prepared this 2001-2009 Housing Element.

The City of Sonora anticipates that 405 residential units will be necessary to fill the city’s housing needs for the planning period of 2001 to 2009. 122 of these units are needed to house low and very low income households. Currently, the city has an over-concentration of very low income households (35% of the city’s households) in comparison to the county (21% of county households). The following regional housing needs allocation is intended to encourage a more equitable distribution of housing between the city and county for very low income households while providing affordable housing for all income levels within the city.

Table 10: Projected Housing Needs by Income Group (City of Sonora 2001-2009)

<table>
<thead>
<tr>
<th>Income Group (Gross Annual Wage-Family of 4)</th>
<th>New Units Needed By 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low $23,900 and below</td>
<td>54</td>
</tr>
<tr>
<td>Low $23,901-$38,250</td>
<td>68</td>
</tr>
<tr>
<td>Moderate $38,251 - $57,350</td>
<td>101</td>
</tr>
<tr>
<td>Above Moderate $57,351 and above</td>
<td>182</td>
</tr>
<tr>
<td>Total</td>
<td>405</td>
</tr>
</tbody>
</table>
3.2.1. City Redevelopment Agency & RDA-Assisted Programs

Program Goals:

- Assist Six First-Time Homebuyers in Securing Housing
- Rehabilitate Ten Substandard Housing Units

RDA Overview

The Sonora Redevelopment Agency (RDA) was established in 1985 and established a project area in 1991. The plan includes multiple programs for improving affordable housing opportunities within the city. RDA programs assisting in the provision of affordable housing are described in the following paragraphs. In the RDA’s second 5-year plan (extending through 2004), has allocated $449,000 as its 20% housing set-aside. Funds are being used to improve affordable housing opportunities within the city through the following programs. The 2005-2010 Redevelopment Plan has not yet been drafted, therefore appropriations for the various programs have not yet been determined. However, allocations to the following programs are expected to be similar to those indicated.

Sonora Homebuyer’s Assistance Loan Program

Implementation Program Goal: Assist Six First-Time Homebuyers in Securing Housing

2000 Census statistics reveal that 60.2% of the city’s population rents housing in comparison to 39.8% owning their homes (in comparison, only 29% of Tuolumne County’s households rent their homes with the remaining 71% owning homes). In response to this disparity between home-owners and renters within the city, the City of Sonora has acted to increase opportunities for low-income households to purchase homes. Since 1998, $35,000 in loan assistance funding has been made available to first-time homebuyers through the city using funding from the Community Development Block Grant program.

In July, 2003, the Sonora City Council voted to use redevelopment money set aside for housing needs to supplement CDBG funding by an additional $50,000. The city’s homebuyer’s assistance program now provides first-time home buyers with up to $85,000 in funding assistance to purchase a home. Program funding provides monies for second, deferred loans requiring no monthly payments. Applicants must secure a primary loan from a commercial lender and provide money for a down payment. Homeowners are required to pay back the second loan in full in 31 years. Applicants must meet income limits and not have owned a home within the past three years (unless they are displaced homemakers or single parents who owned a home with their spouse).

The RDA has earmarked $400,000 for the provision of low income housing through 2004 which is being used for this program. Program 3.A.g of this element addresses the continuance of this program in the city.
Chapter 3: Housing

Residential Paint Voucher Program
$39,000 has been allocated pursuant to this program through 2004. Program 3.C.c of this element addresses the implementation of this program in the city.

Neighborhood Improvement Program
$10,000 has been allocated for neighborhood clean-up and beautification projects through 2004.

Housing Rehabilitation Loan Program/CDBG Reuse Plan
Implementation Program Goal: Rehabilitate Ten Substandard Housing Units

111 of the city’s housing units (4.8%) are substandard. 49.6% of the city’s housing units are more than 50 years of age. The city plans to maintain implementation of the following program to encourage rehabilitation of up to ten substandard housing units through 2009 for affordable housing:

This program provides no or low-interest loans of up to $30,000 for the rehabilitation of existing housing units owned and/or occupied by low income households. The program includes a homeowner’s program, rental program and deferred loan program. The city also proposes to include the following in establishing priorities for rehabilitation projects:

- Encourage room additions in conjunction with city-assisted rehabilitation efforts to ease overcrowding
- Give priority to over-payers for city-assisted homeowner rehabilitations
- Target substandard, dilapidated, and vacant housing in need of repair for re-entry into the housing stock

The city anticipates earmarking redevelopment funds in the 2005-2010 Redevelopment Plan to provide gap funding for housing rehabilitation projects.

Programs 3.A.h and 3.C.i of this element address housing rehabilitation within the city. Program 3.C.h addresses the adoption and implementation of the Mills Act within the city to assist in meeting housing rehabilitation goals.

3.2.2. Removing Government Constraints, Providing Incentives
Program Goals: Remove Constraints and Provide Incentives to Increase the Stock of Affordable Housing by at least 122 Units

The city intends to encourage the provision of 122 affordable housing units through new construction through 2009 through implementation of the following programs:
Second Dwelling Ordinance  
Program Goal: 30 New Affordable Housing Units

The city recently adopted a second unit ordinance (Appendix 3D) which allows for the construction of small, second residential units as a permitted use on residentially zoned land and subject to the provisions of the ordinance. It is anticipated that approximately 30 new affordable housing units will be added to the city’s housing through 2009 as a result of this new ordinance. Program 3.B.e addresses the implementation of the new second dwelling ordinance in the city.

Increase the Availability of Land for Multi-Family Development  
Program Goal: Designate 17.9± acres of Land for High Density Residential Development (HDR) with a capacity to Provide 190± New Multi-Family Residential Units

The city is proposing the designation of 17.9± acres of vacant land to high-density residential adjacent to commercial and employment centers in the General Plan 2020 Land Use Element update providing capacity for 190± new multi-family residential units (NOTE: Much of this designation is in the form of the Special Planning Residential Land Use designation). The majorities of these acres are vacant, have ready access to public water and public sewer, are adjacent to existing or proposed commercial and employment centers, and are not surrounded by established neighborhoods. Therefore, it is anticipated that there will be minimal or no opposition to multi-family projects proposed in these locations based on changes to the character of established neighborhoods. Maps providing the locations of the 17.9± acres of high-density residential (and Special Planning) vacant and underdeveloped parcels associated with this program are identified in Appendix 3G and the development of each parcel is evaluated in General Plan 2020 Section 3.7.1. Program 3.A.c establishes minimum densities for medium and high-density residential parcels to facilitate the provision of affordable housing in the city.

Infill Incentives  
Program Goal: Create Five New Affordable Housing Units.

The city will encourage infill projects benefiting low to moderate income households through the construction of duplexes, triplexes and fourplexes as infill projects in appropriately zoned areas and through the provision of incentives for low-to-moderate income projects (Program 3.A.a and 3.A.d).

Municipal Code Amendments and Incentives  
Program Goal: Encourage the Provision of 122 New Affordable Housing Units

The city intends to amend the Municipal Code to remove government constraints and provide incentives (e.g., including: fee deferrals, fee waivers, alternative development standards, minimum densities, development agreements, and updating the city’s density bonus ordinance) to encourage the provision of affordable through implement of Programs 3.A.a, 3.A.b, 3.A.c, 3.A.d, 3.B.c, 3.B.d, and 3.B.f.
Chapter 3: Housing

Investigate Annexation

Program Goal: Begin to establish the groundwork for new affordable housing units in the planning cycle commencing in 2010

The city has identified several locations adjacent to the existing city limits and within the city’s sphere of influence that may provide additional land for construction of affordable housing. Examples of suitable locations include, but are not limited to: the area north of Mono Way between Andy’s and east to Mountain View Drive/Sanguinetti Loop turn-off. This program is expected to occur in the 2009-2014 planning period, although planning for this program is slated to begin prior to 2009. Program 3.A.e addresses implementation of this program.

3.2.3. Special Needs Housing

The city intends to remove governmental constraints as the city’s primary mechanism for encouraging housing for special needs populations.

3.2.3.1. Female Heads of Households

The 2000 Census reports that there are 337 (16.4%) households within the city headed by a single family member (male or female). 85 of these households have income below the poverty level. However, a recent study completed by the city indicates that this special needs group is more widespread than reported in the Census. A sampling of 48.5% of households undertaken by the city in 2003 identified 440 female-headed households with 357 (81%) of these with household incomes at or below the poverty level.

The city anticipates addressing the special needs of these households through the provision of new affordable housing, including housing with two or more bedrooms, through implementation of the programs described in the preceding paragraphs. Program 3.D.e of this element addresses the provision of housing for this special needs population.

3.2.3.2. Elderly

There are 572 households with residents 65 years of age or older. More than 79% of the city’s group quarters (e.g., nursing homes, prisons, shelters) are occupied by residents 65 years of age or older living in nursing homes or long-term care facilities. The city anticipates addressing the special needs of these households by amending the municipal code to expand the variety of districts in which senior housing facilities may be located to better accommodate the provision of facilities for the elderly within the city and to recognize tri-level living communities for the elderly. Program 3.D.a of this element addresses the provision of housing for this special needs population.

3.2.3.3. Farm Workers

The city’s farm worker population is primarily migrant. The city anticipates addressing the special needs of these households by amending the municipal code to identify appropriate locations for farm-worker housing to better accommodate the provision of farm worker housing in the city. Program 3.D.k of this element addresses the provision of housing for this special needs population.
3.2.3.4. HOMELESS
The city will continue to support the maintenance of an emergency shelter within the city limits. The city will continue to support the maintenance of a transitional shelter within the city limits. The city anticipates addressing the special needs of this population by amending the municipal code to expand the variety of districts in which homeless facilities may be located to better accommodate the provision of these facilities within the city. Programs 3.D.b and 3.D.e of this element address the provision of housing for this special needs population.

3.2.3.5. WOMEN
The city will continue to support the maintenance of a safe home within the city limits. The city anticipates addressing the special needs of this population by amending the municipal code to expand the variety of districts in which homeless facilities may be located to better accommodate the provision of these facilities within the city. Program 3.D.e of this element addresses the provision of housing for this special needs population.

3.2.3.6. DISABLED
The city has a population of 1,080 persons of disabled status. The city’s disabled are largely composed of those with physical and mental disabilities. However, a large segment of the disabled population is employment disabled and unable to leave their homes. The city will continue to enforce federal and state regulations pertaining to the Americans with Disabilities Act and the Fair Housing Act. In particular, rehabilitation projects supported with city funds, shall include consideration of construction design which facilitates access into and movements within housing units by the elderly and physically disabled. In addition, this element includes mandates for removing constraints for disabled access, including a waiver of setbacks to accommodate the construction of access ramps. Additional discussion of the special needs of the disabled and the city’s disabled population are found in General Plan 2020 Section 3.5 (3.5.3) within this element (Special Needs Households) and in General Plan 2020 Section 3.8 (Housing Constraints). Program 3.D.g of this element addresses the provision of housing for this special needs population.

3.2.4. Other Housing-Related Programs

3.2.4.1. JOBS/HOUSING BALANCE
The city proposes three primary strategies for achieving a balance between jobs and housing within the city:

- Supporting training for low-wage earners for higher paying jobs in demand by city employers (e.g., nurses, laboratory technicians) by maintaining the city’s Downtown Education Center and through Columbia College, Job Connection Tuolumne County, Mother Lode Job Training, and similar agencies
- Planning for multi-family housing adjacent to the city’s commercial and employment centers
• Continuing to include provisions in the zoning code to permit residential units above commercial establishments.

The city will use its website as a primary tool for assisting in the implementation of the preceding programs. Programs 3.A.f and 3.D.f (Education Center) of this element address job training and education as a mechanism for increasing employee wages and thereby increasing access to affordable housing.

3.2.4.2. IMPROVE COORDINATION
As necessary to support implementation of many of the city’s housing programs and to achieve the city’s housing goals, the city also proposes to use its website to facilitate coordination between the numerous regional agencies providing housing assistance. Programs 3.A.j and 3.D.j of this element address coordination and consolidation of housing programs in the region.

3.2.4.3. REPLACEMENT OF AT-RISK AFFORDABLE HOUSING UNITS
There are three state or federally-assisted housing projects, totaling 174 units, within the city limits that are at risk of conversion to non-affordable housing during the 2001-2009 planning period. Five additional units will become at-risk through 2019. The city proposes to post the inventory of at-risk units in the city on its website to ensure that agencies interested in preserving at-risk units have ample time to plan for acquisition of these units. Program 3.C.e addresses this activity.

In addition, the city is investigating its ability to provide financial assistance for the acquisition of some of the city’s at-risk units. Program 3.C.m addresses this activity.

3.3. Review of the 1993 Housing Element
3.3.1. Evaluation of 1993 Programs

3.3.1.1. IDENTIFICATION OF ADEQUATE SITES
A. Maintain the General Plan 2020 Land Use Map to reflect changing needs and conditions

There were no general plan amendments requested during the planning period, therefore, no changes to specific land use designation on specific parcels were required.

However, during the planning period, a single-family residential housing development was constructed on a prominent city hillside and requiring the removal of extensive vegetation and soils. The project generated public concern about the appropriateness of allowing residential development on hillsides due to visual impacts. This concern was directed at all future residential development, including development of low and moderate income housing. The city’s ability to apply density bonuses for affordable housing in the face of these public concerns also became an issue.
In response, during the planning period, the City of Sonora adopted a hillside preservation ordinance linking slope and topography to permitted residential density and adopting guidelines for minimizing visual impacts of hillside development.

As a consequence, the consistency between allowable densities and hillside slopes for both multi-family residential and other residential developments was a primary consideration in the preparation of the Sonora General Plan 2020 Land Use Map.

B. Amend title 17 (Zoning Ordinance) to maintain consistency between the general plan and zoning

See analyses for paragraphs A and D.

C. Implement Chapter 17.49 of the zoning ordinance to allow mobile homes on lots in areas zoned for single-family residential

The City of Sonora, until recently, did not distinguish between mobile homes and single-family (stick-built) residences in monthly building permit records. However, the City of Sonora Building Department estimates that there were approximately eight permits issued for mobile homes during the planning period commencing in 1993. Since 2001, new mobile homes have been tallied separately from other single-family residences. This revised method of building permit accounting is expected to improve the city’s ability to evaluate the effectiveness of this program in the current planning period.

D. Implement Chapter 17.55 of the zoning code (granny flats)

There were no applications for granny flats during the planning period.

However, in response to second dwelling legislation effective in January and July, 2003, the city adopted a new second dwelling ordinance on June 30, 2003. A copy of that ordinance is included in General Plan 2020 Appendix 3D.

E. Continue to use the Planned Development land use designation to maximize the use of land

One application for affordable housing was received during the planning period on land designated (in part) as Planned Development. The project was subsequently denied by the city council based, in part, on concerns related to traffic safety. Litigation and an out-of-court settlement ensued. Due, in part, to this failed application, the city initiated its update of the 1986 General Plan to identify lands better-suited to high-density residential development with better access to transportation facilities, and located in close proximity to shopping and jobs.

The General Plan 2020 Land Use Map amends planned developments to “Special Planning” designations and include two classes of Special Planning designations:

- Special Planning – Residential
- Special Planning – Mixed Use
Pursuant to Program 3.A.c, the city council will be considering establishment of a minimum residential density standard, consistent with the city’s hillside preservation ordinance.

3.3.1.2.  DEVELOPMENT OF HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS

A. Due to reductions in state and federal funding available for housing, seek a coordinate effort with the Central Sierra Planning Council Staff and/or staff of HCD for assistance in completing the following programs: Small Cities CDBG Program; FmHA 502 Homeownership Program; and the FmHA 504 Rehabilitation Program.

The City of Sonora adopted or expanded the following programs, detailed in Sections 3.7.3 and 3.7.2 herein, during the preceding planning period and since 1993:

- Homebuyers Assistance Program
- Housing Rehabilitation Programs including: 1) the Homeowner’s Program, 2) Rental Program and 3) Deferred Loan Program
- The Sonora Redevelopment Agency (RDA) was established in 1985 and established a project area in 1991. In the RDA’s second 5-year plan (extending through 2004), the RDA has allocated $449,000 as its 20% housing set-aside. Funds will be used to improve affordable housing opportunities within the city.

Quantified achievements resulting from the preceding programs, as of June 30, 2003, include:

- Conversion of a dilapidated apartment building into a 5-unit low-to-moderate income apartment building.
- Creation of one new low/moderate income rental unit.
- Assisting 22 low-to-moderate income households in purchasing homes since 1997.
- Granting 34 low-interest loans for the rehabilitation of homes owned or occupied by low-to-moderate income households.
- Acquisition of a $1,100,000 CDBG general allocation from the California Department of Housing and Community Development to support the city’s Homebuyer’s Assistance Program.
- Rehabilitation of 52 rental units (includes 22 units reported for 1993-97)
B. Continue to support use of FmHA 515 multi-unit construction program through early review and recommendations on projects through the area wide clearinghouse review process, and timely review of projects by the planning department, building department, planning commission and city council

See analysis for Section 3.3.1.1 paragraph A.

C. Implement the city’s density bonus ordinance for those providing 25% of units affordable to low and moderate income households or 10% available to low income households

A single application was received during the planning period which qualified for a density bonus. As described above, the project was subsequently denied by the city council based on traffic safety concerns. Litigation and an out-of-court settlement ensued. Due, in part, to this failed application, the city initiated its update of its 1986 General Plan to identify lands better-suited to high-density residential development with better access to transportation facilities, and located in close proximity to shopping and jobs.

3.3.1.3. REMOVAL OF GOVERNMENT CONSTRAINTS

A. Periodically review and update the general plan to reflect changing needs and conditions

See analyses for Section 3.3.1.1 paragraphs A and D.

B. Maintain the city’s zoning ordinance consistent with the general plan so that housing opportunities for all income groups remain available

See analyses for Section 3.3.1.1 paragraphs A and D.

C. Periodically review fees for development permits so that they represent a fair charge for review and processing of applications

Fees for development fees were updated in 1998. A comparison of development application fees for the City of Sonora and similar jurisdictions in the area is found in General Plan 2020 Section 3.8.1.5.

D. Consider correction of storm drainage problems in target areas in future CDBG applications

No applications for funding storm drainage problems were submitted during the planning period. Sewer upgrades were given priority during the planning period and the city successfully acquired a $500,000 CDBG general allocation grant from the California Department of Housing and Community Development for sewer upgrades within the city.

The Sonora Redevelopment Agency Five Year Plan (2000-2004) earmarks funding for $115,000 for storm drain replacement and enhancements including funding to complete the North Washington Storm Drainage Project (funded after the end of the 1993 planning period) and $25,000 to conduct a professional study of drainage issues at Shepherd and Steward Streets between Church and Theall.
3.3.1.4. **Conservation and Improvement of Existing Affordable Housing Stock**

A. **Encourage the continuation of energy conservation and weatherization activities implemented by the Amador-Tuolumne Community Action Agency**

During the planning period, the city provided (and continues to provide) informational handouts at its public counter summarizing ATCAA’s weatherization programs and availability.

B. **Continue to enforce the provisions of the UBC to provide consistent standards for the purpose of residential renovation**

The city continued to enforce the UBC for new residential construction and renovation throughout the planning period. Note: The city is currently completing an inventory of historic structures. This inventory may encourage some homeowners to pursue use of the State Historic Building Code for renovations. The inventory may also be used to identify

C. **Continue to implement Chapter 16.28 and 16.30 of the municipal code addressing the conversion of rental housing to condominiums and establishing standards to be met before any such conversion may take place**

There were no applications for conversions of rental housing to condominiums during the planning period.

D. **Continue to investigate the possibilities of using state CDBG and CDBG Reuse funds to complete housing rehab activities**

See analysis for Section 3.3.1.2, paragraph A.

E. **Continue to support HUD Section 8 rental assistance to qualifying lower income households, recognizing that there are not enough Section 8 certificates allocated to the area to meet the demand**

No specific actions were identified for implementing this program. However, during the planning period, the city’s Special Programs department continued to refer residents to the Central Sierra Planning Council to investigate the availability of vouchers.

3.3.1.5. **Equal Housing Opportunity**

A. **Continue to process local complaints of housing discrimination by the city, Central Sierra Planning Council and Amador-Tuolumne Community Action Agency through implementation of the following programs:**

i. **Distribute pamphlets to low income residents discussing housing discrimination and landlord-tenant relations.** A housing advocacy program has been instituted to meet with landlords and realtors, radio shows and seminars advertised by radio and flyers which discuss equal opportunity housing.
ii. Access to legal aid services for housing complaints has been promoted through presentations at senior centers and other lower income groups as well as scheduling individual legal appoints to process complaints.

During the planning period, the city provided (and continues to provide) informational handouts at its public counter and through the city’s Special Programs department regarding housing discrimination. The city did not receive any complaints of housing discrimination during the planning period and did not undertake the provision of legal aid services for any housing complaints during the planning period due to lack of demand for these services.

3.3.1.6. PRESERVATION OF ASSISTED UNITS

A. Develop a program to use CDBG, CDBG reuse funds and redevelopment set-aside funds in the event that measures must be taken to preserve at-risk units. The program could take the form of information distribution, housing advocacy, or limited rental subsidy or relocation assistance. Develop and implement the program prior to 1993, before the first assisted units are eligible for conversion.

This program has not been established. This element addresses the necessity of instituting this program within the city.

3.3.1.7. QUANTIFIED OBJECTIVES

A. Assist in the construction of 170 new housing units reflecting the housing needs outlined in the Area wide Housing Needs Plan. Assist in meeting the objective by providing an incentive for development of housing for low and moderate income households through density bonus provisions; second unit provisions; support of the use of FmHA 502 and 515 programs in appropriate locations.

The 1993 Housing Element projected that 170 new housing units would be constructed through July, 1997. The city’s Building Department reports that only 23 new housing units were constructed during that period. In contrast, 122 single family additions and alterations were undertaken during the same period.

As detailed in the analysis for Section 3.3.1.2, paragraph A, during the planning period, city programs resulted in:

- Creation of one new low/moderate income rental unit
- Adoption of a second residence ordinance on June 30, 2003

Since 1993, the city approved the Sunrise Hills Subdivision which created 87 new residential lots.
B. Rehabilitate 75 units by July, 1997, for low and moderate income households through the use of the Small Cities CDBG program, CDBG Reuse funds, and potential Sonora Redevelopment Agency set-aside funds, Farmers Home Administration or HCD programs with program assistance through the Central Sierra Planning Council.

The 1993 Housing Element established a goal of rehabilitating 75 housing units prior to July, 1997. 22 units were rehabilitated during that period.

As detailed in analysis for Section 3.3.1.2, paragraph A, during the planning period, city programs resulted in:

- Conversion of a dilapidated apartment building into a 5-unit low-to-moderate income apartment building
- Granting 34 low-interest loans for the rehabilitation of homes owned or occupied by low-to-moderate income households
- Acquiring a $35,000 Planning and Technical Assistance Grant from HCD to conduct a housing inventory survey to assist in the update of the city’s 1993 Housing Element (and assist in the identification of housing units in need of rehabilitation)
- Rehabilitation of 52 rental units (includes 22 units reported for 1993-97)

C. Conserve 75 housing units through July, 1997, for low and moderate income households using the existing Section 8 program administered by CSPC, CDBG Rehab loan agreements, CDBG Re-use fund agreements and potential use of Sonora Redevelopment Agency housing set-aside funds.

The 1993 Housing Element established a goal of conserving 75 housing units through July, 1997. No units became at-risk during the planning period, therefore, none were conserved.

As illustrated above, many of the city’s quantified goals fell short of their targets. A slump in the real estate market commencing in approximately 1993 and continuing through the end of the planning period is the primary reason for this shortfall. Evidence of this is found in the subsequent 3-year period (1998-2000) where new construction increased to 68 new housing units and 9 rehabilitations were completed. Additions and alterations to the existing single-family housing stock continue to outpace new construction and rehabilitations with 127 occurring between 1998 and 2000. This trend continues through 2003.

3.3.1.8. OTHER PROGRAMS

The following were not identified as goals, programs or objectives of the 1993 Housing Element, but these achievements have provided the primary impetus for implementing the city’s housing programs:
• Hiring of a Redevelopment Program Manager to oversee its operations
• Acquiring a $35,000 Planning and Technical Assistance Grant from HCD to conduct a housing inventory survey to assist in the update of the city’s 1993 Housing Element
• Acquisition of $500,000 in CDBG funding in support of the city’s Downtown Education Center
• Hired a full-time grant writer
• Established a city Housing Department to oversee the city’s housing obligations, loans and programs
3.4. Analysis of Existing Conditions

3.4.1. Population Characteristics

3.4.1.1. GROWTH TRENDS

Table 11: Historical Population Growth 1860-2000 (Sonora Incorporated 1851)

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Change from Preceding Census Year</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td># Persons</td>
<td>10 Yr. % Change</td>
</tr>
<tr>
<td>1860</td>
<td>1,960</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1870</td>
<td>1,322</td>
<td>-638</td>
<td>-32.5%</td>
</tr>
<tr>
<td>1880</td>
<td>1,492</td>
<td>170</td>
<td>12.8%</td>
</tr>
<tr>
<td>1890</td>
<td>1,441</td>
<td>-51</td>
<td>-3.4%</td>
</tr>
<tr>
<td>1900</td>
<td>1,922</td>
<td>481</td>
<td>33.4%</td>
</tr>
<tr>
<td>1910</td>
<td>2,029</td>
<td>107</td>
<td>5.5%</td>
</tr>
<tr>
<td>1920</td>
<td>1,684</td>
<td>&lt;384&gt;</td>
<td>-18.9%</td>
</tr>
<tr>
<td>1930</td>
<td>2,278</td>
<td>594</td>
<td>35.3%</td>
</tr>
<tr>
<td>1940</td>
<td>2,257</td>
<td>&lt;21&gt;</td>
<td>-0.9%</td>
</tr>
<tr>
<td>1950</td>
<td>2,448</td>
<td>191</td>
<td>8.5%</td>
</tr>
<tr>
<td>1960</td>
<td>2,725</td>
<td>277</td>
<td>11.3%</td>
</tr>
<tr>
<td>1970</td>
<td>3,100</td>
<td>375</td>
<td>13.8%</td>
</tr>
<tr>
<td>1980</td>
<td>3,247</td>
<td>147</td>
<td>4.7%</td>
</tr>
<tr>
<td>1990</td>
<td>4,153</td>
<td>906</td>
<td>27.9%</td>
</tr>
<tr>
<td>2000</td>
<td>4,423</td>
<td>270</td>
<td>6.5%</td>
</tr>
<tr>
<td>2002</td>
<td>4,550</td>
<td>60</td>
<td>--</td>
</tr>
<tr>
<td>2003</td>
<td>4,610</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Source: California Department of Finance
Growth Summary 1860-2000:

140-year gross annual average (1860-2000): 0.79%
100-year gross annual average (1900-2000): 0.95%
50-year gross annual average (1950-2000): 1.30%
20-year gross annual average (1980-2000): 1.75%
10-year gross annual average (1990-2000): 0.70%
2-year gross annual average (2002-2003) 1.30%

Analysis:
As indicated in the preceding table, population levels in the city have fluctuated widely from a -3.3% annual percentage decline to a 3.5% annual percentage increase over the 140+ years in which population records have been kept for Tuolumne County and the City of Sonora.

Over the long-term, the average growth rate for the City of Sonora has averaged between 0.7% and 1.75% annually.

As illustrated in Table 2 (See General Plan 2020 Chapter 1, Land Use), the City of Sonora can expect its population to grow to between 5,144 and 5,948 individuals by the year 2020. Applying the county’s projected growth rate, the city’s projected population would be approximately 5,656 individuals.

For the purposes of General Plan 2020 and this analysis, the population for the City of Sonora is expected to reach between 5,144 and 5,948 resident individuals in the city limits.

Based on historical growth rates over the long term, the City of Sonora anticipates its resident population will reach between 5,144 and 5,948 individuals by 2020— an increase of between 480 and 1,284 individuals

As the county seat, and the major employment and commercial center of Tuolumne County, the City of Sonora sees a daily influx of non-resident population that increases the city’s daytime population. The city estimates that the daytime population could increase to between 22,000 and 25,000 individuals.
### 3.4.1.2. Age and Gender of Population

Table 12: Population by Age Group

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>265</td>
<td>6.0</td>
<td>295</td>
<td>7.1</td>
<td>-1.1%</td>
</tr>
<tr>
<td>5-9</td>
<td>247</td>
<td>5.6</td>
<td>256</td>
<td>6.2</td>
<td>-0.6%</td>
</tr>
<tr>
<td>10-14</td>
<td>227</td>
<td>5.1</td>
<td>168</td>
<td>4.0</td>
<td>+1.1%</td>
</tr>
<tr>
<td>15-19</td>
<td>277</td>
<td>6.3</td>
<td>221</td>
<td>5.3</td>
<td>+1.0%</td>
</tr>
<tr>
<td>Subtotal 0-19</td>
<td>1,016</td>
<td>23.0</td>
<td>940</td>
<td>22.6</td>
<td>+0.4%</td>
</tr>
<tr>
<td>20-24</td>
<td>304</td>
<td>6.9</td>
<td>296</td>
<td>7.1</td>
<td>-0.2%</td>
</tr>
<tr>
<td>25-34</td>
<td>571</td>
<td>12.9</td>
<td>716</td>
<td>17.2</td>
<td>-4.3%</td>
</tr>
<tr>
<td>35-44</td>
<td>591</td>
<td>13.4</td>
<td>608</td>
<td>14.6</td>
<td>-1.2%</td>
</tr>
<tr>
<td>Subtotal 20-44</td>
<td>1,466</td>
<td>33.2</td>
<td>1,620</td>
<td>39.0</td>
<td>-5.8%</td>
</tr>
<tr>
<td>45-54</td>
<td>660</td>
<td>14.9</td>
<td>371</td>
<td>8.9</td>
<td>+6.0%</td>
</tr>
<tr>
<td>55-59</td>
<td>200</td>
<td>4.5</td>
<td>153</td>
<td>3.7</td>
<td>-0.8%</td>
</tr>
<tr>
<td>60-64</td>
<td>180</td>
<td>4.1</td>
<td>211</td>
<td>5.1</td>
<td>-1.1%</td>
</tr>
<tr>
<td>Subtotal 45-64</td>
<td>1,040</td>
<td>23.5</td>
<td>735</td>
<td>17.7</td>
<td>+5.8%</td>
</tr>
<tr>
<td>65-74</td>
<td>365</td>
<td>8.3</td>
<td>406</td>
<td>9.8</td>
<td>-1.5%</td>
</tr>
<tr>
<td>75-84</td>
<td>333</td>
<td>7.5</td>
<td>320</td>
<td>7.7</td>
<td>-0.2%</td>
</tr>
<tr>
<td>85 and Over</td>
<td>203</td>
<td>4.6</td>
<td>132</td>
<td>3.2</td>
<td>+1.4%</td>
</tr>
<tr>
<td>Subtotal 65+</td>
<td>901</td>
<td>20.4</td>
<td>858</td>
<td>20.7</td>
<td>-0.3%</td>
</tr>
<tr>
<td>Totals</td>
<td>4,423</td>
<td>100</td>
<td>4,153</td>
<td>100</td>
<td>---</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau; Census 2000 Summary file; City of Sonora, DP-1 Profile of General Demographic Characteristics
Analysis:
The largest segment of the city’s population continues to be those aged 20-44 years old, however the city’s overall population is aging as evidenced by the 5.8% decrease in 20-44 year-olds and the 5.8% increase in 45-64 year-olds in the city between 1990 and 2000.

The 41.1 year-old median age of the city’s citizens is 4.5 years older than the 36.6 year-old statewide median. The city has a high concentration of residents 65 years of age or older (20.4%) in comparison to state and nation-wide numbers (e.g., the overall percentage of those 65 or older state-wide is 10.6% and 12.4% for the United States). The comparatively older age of the city’s citizens is consistent with the general population characteristics of the Sierra Nevada foothill region. However, the city’s population also has a markedly higher concentration of those 65 years of age or older than does Tuolumne County (20.4% in the city versus 14.7% in Tuolumne County) and other neighboring foothill communities.

Based on the city’s high concentration of those over 65 years of age; the City of Sonora Housing Element includes programs emphasizing the needs of its senior citizens. Specifically, Program 3.D.a encourages “Tri-Level Living Communities” which provide assisted living, unassisted living and nursing home opportunities within the same community to allow seniors to remain with their spouses and allow seniors to remain local and avoid major changes in living conditions and locations throughout their lives. In addition, the element identifies incentives for tri-level communities and provides direction for removing governmental constraints (e.g., acquisition of a conditional use permit) for rest homes, convalescent homes and other related senior facilities. The element provides further direction for removing governmental constraints which could hamper construction of congregate care, convalescent, long-term care facilities, tri-level communities and other related senior facilities as a permitted use within many of the city’s zoning districts.

The data indicates that the “graying” of the city is due to the increasing age of long-time residents remaining in the city. However, a loss of 25-34 year-olds in the city population also appears to be a significant contributor to the “graying” of the city. While the reasons for the city’s loss in the 25-34 year old segment of the population are unclear, two factors are considered in this element as potentially contributing to this trend:

- A lack of affordable housing in the city (See Section 3.9, Goals, Policies & Implementation Programs herein); and

---

12 The number of 25-34 year-olds has declined significantly in the city in comparison to other age groups. In 1990, 716 or 17.2% of the city population was 25-34. If these residents continued living in the city through 2000, a comparable number of 35-44 year olds would be found in the city in 2000. However, only 591 individuals aged 35-44 live in the City of Sonora in 2000 indicating that at 4.3% of the city’s population left the city between the ages of 25 and 35 between 1990 and 2000.
A lack of living wage jobs for young families (See Jobs/Housing Balance, Sections 3.4.1.4 and 3.2.4.1, herein)

Population by Gender

Table 13: Population by Gender, Sonora 2000

<table>
<thead>
<tr>
<th>Gender</th>
<th>Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>2,003</td>
<td>45.3</td>
</tr>
<tr>
<td>Female</td>
<td>2,420</td>
<td>54.7</td>
</tr>
<tr>
<td>Total</td>
<td>4,423</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Source U.S. Census Bureau; Census 2000 Summary file – City of Sonora, DP-1 Profile of General Demographic Characteristics

Trends:
The gender of the population in 2000 has changed by approximately 1.4% since 1990 when 46.7% of the population was male and 53.3% was female. In 1990, there were approximately 6.6% more females than males in the city. In 2000, the city has approximately 9.4% more females than males.

Analysis:
The population of the city is becoming increasingly more female. Data indicates that the most significant increases in the female segment of the population are occurring in the 45-59 year-old and 65+ age groups. The city will continue to address the city’s population of single female headed households with programs to address the special needs of this population (e.g., living below the poverty level, first-time home purchase assistance, child care). These programs are addressed in Sections 3.5 and 3.9, herein.
3.4.1.3. **ETHNICITY OF POPULATION**

Table 14: Population by Ethnicity, Sonora 1990-2000

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>3,943</td>
<td>94.9</td>
<td>4,041</td>
<td>91.4</td>
<td>-3.5</td>
</tr>
<tr>
<td>Black or African American</td>
<td>9</td>
<td>0.2</td>
<td>30</td>
<td>0.7</td>
<td>+0.5</td>
</tr>
<tr>
<td>American Indian and Alaska Native</td>
<td>61</td>
<td>1.5</td>
<td>66</td>
<td>1.5</td>
<td>--</td>
</tr>
<tr>
<td>Asian</td>
<td>64</td>
<td>1.5</td>
<td>54</td>
<td>1.2</td>
<td>-0.3</td>
</tr>
<tr>
<td>Native Hawaiian or Other Pacific Islander; Other Race; Two or More Races</td>
<td>76</td>
<td>1.8</td>
<td>232</td>
<td>5.2</td>
<td>+3.4</td>
</tr>
<tr>
<td><strong>Total/b/</strong></td>
<td><strong>4,153</strong></td>
<td><strong>99.9</strong></td>
<td><strong>4,423</strong></td>
<td><strong>100</strong></td>
<td><strong>---</strong></td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau; Census 2000; City of Sonora, QT-PL. Race, Hispanic or Latino and Age 2000; Census 2000 Redistricting Data

/a/ Single race unless otherwise specified

/b/ May not equal 100% due to rounding

Table 15: Hispanic or Latino Population (Single or Multiple Races), Sonora 1990-2000

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>% of Population</td>
<td>Total</td>
</tr>
<tr>
<td>352</td>
<td>8.4%</td>
<td>372</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau; Census 2000; City of Sonora, QT-PL. Race, Hispanic or Latino and Age 2000; Census 2000 Redistricting Data
Analysis
As indicated in the preceding tables, there is little ethnic diversity in the City of Sonora where the population is more than 90% white. The city’s population is ethnically similar to, but less diverse than that of the county where 85% of the population is white (due, in part, to the presence of a state prison in the county). The only marked trend in the ethnicity of the city’s population is an increase in the categories of “Native Hawaiian or Other Pacific Islander, Other Race, and Two or More Races.” It is likely that this statistical change represents a change in the reporting preferences of individuals in the population rather than in an actual increase in one of these ethnic population(s) in the City of Sonora. This assumption is supported by the nearly identical values representing a decline in the white population (-3.5%) versus the increase in the new population categories (+3.4%). Normally, such a population change would be triggered by a change in the employment opportunities or other stimulus (e.g., location of a new prison) in the area. No such change has occurred.

The Hispanic and Latino populations in the city remain unchanged at 24% below the overall state composition in which 32.4% of the population is Hispanic or Latino.

Based on these trends (or lack thereof), special housing needs based on ethnicity are likely to play only a small roll in housing issues in the City of Sonora over the planning period. The identification of appropriate locations for farm worker housing in the city is expected to be the primary issue to be addressed in the city’s housing element with respect to ethnicity.

3.4.1.4. JOBS/HOUSING BALANCE
Existing Conditions
Because the majority of Tuolumne County’s labor force has physical access to jobs both within the city limits and outside the city limits, the following analysis emphasizes the Tuolumne County labor market as a whole and highlighting employment opportunities unique to the City of Sonora.

Industry Overview
The Sonora/Tuolumne County area’s economic base is dominated by:

- Government 28.6% of total employment
- Services 26.6% of total employment
- Retail trade 22.7% of total employment

Business & Agencies Employing More than 100 Workers
Those businesses and agencies employing more than 100 workers within the city limits are:

- Tuolumne County Government (including Tuolumne General Hospital – Note: numbers reflect total workers prior to closing TGH in 2007)

---

13 Tuolumne 2001: California Employment Development Department Labor Market Information Division, Tuolumne County Mother Lode Consortium
• Sonora Community Hospital
• Tuolumne County Schools
• Walmart
• Savemart (both stores)
• Pak ‘N’ Save
• Mervyn’s (seasonally)

Labor force
As of January, 2002, the Sonora/Tuolumne County area’s labor force was 21,780 with 2,250 (10%) of those workers residing in the City of Sonora. Within the city limits, there are 1,899 civilian employees over the age of 16 per the 2000 Census.

Unemployment
Since 1996, unemployment rates for the Sonora/Tuolumne County area have been decreasing annually by 0.5 and 1.5 percent per year, but have been consistently higher than the unemployment rate for the state. The Sonora/Tuolumne County area had an annual average unemployment rate of 5.5% in 2001. The average annual unemployment rate for the county has fluctuated from a high of 15.4% in 1983 to the 2001 low of 5.5%.

Projected Conditions

Growth Industries
Fastest growing industries in the Sonora/Tuolumne County area include:

• Services/Health Services
  The fastest growing industry - projected to increase by 8.2% by 2004. Within this category, health services are expected to create a demand for 100 new jobs.

• Retail Trade

• Expected to see a 5% increase by 2004.

New and expanding industries in Sonora/Tuolumne County area include:

• Tourism
  The local economy has been diversifying and tourism has become an increasingly important industry.

• Non-resource based industries
  With the decline in the mining and timber industries, other industries are growing in response to the changing needs of the county, moving beyond resource-based industries and towards the growing use of computers and electronics.
Projected Employment Trends\textsuperscript{14}

Highest Number of Job Openings

The occupations projected to have the highest number of job openings through 2006 within the Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono and Tuolumne Counties) are:

- Cashiers (810)
- Salespersons, retail (560)
- Correction officers, jailers (530)
- Waiters and waitresses (530)
- Combined food preparation service (330)
- General office clerks (320)
- General managers, top executives (280)
- Teachers, elementary school (260)
- Food preparation workers (250)
- Teacher aides, paraprofessional (220)
- Police officers (220)
- Maids and housekeeping cleaners (220)
- Registered nurses (210)

\textsuperscript{14} Employment Development Department, Labor Market Information - Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono and Tuolumne Counties)
### Fastest Growth Occupations

The three largest absolute-growth industries for Tuolumne County, based on industry projections and including projected hourly wage rates are:

**Services (8.2% growth)**  
Registered Nurses: $24.11/hr  
Instructors & coaches, sports and physical training: $16.55/hr  
Maids & Housekeeping Cleaners: $7.42/hr  
Amusement & Recreation Attendants: $6.95/hr

**Retail Trade (4.7% Growth)**  
First-Line Supervisors/Managers of Retail Sales Workers: $11.56/hr  
Retail salespersons: $8.15/hr  
Food preparation workers: $7.99/hr  
Cashiers: $7.97/hr

**Government (2.1% Growth)**  
Correctional officers and jailers: ($not available)  
Police and Sheriff’s Patrol Officers: $25.26/hr  
Office Clerks, General: $9.69/hr  
Recreation workers: $9.43/hr

---

/a/ Tuolumne 2001: California Employment Development Department Labor Market Information Division, Tuolumne County Mother Lode Consortium  
/b/ Includes athletic trainers, fitness trainers, aerobic instructors  
/c/ Recreation workers conduct recreation activities with groups in public, private and volunteer agencies and recreational facilities; organize and promote activities such as arts and crafts, sports, games, music, dramatics, social recreation, camping and hobbies.

### Summary/Analysis

Sonora is Tuolumne County’s retail, service and commercial center. Because of this large concentration of retailers within the city limits, many of the county’s minimum wage employees work and live in Sonora. Economic projections indicate that this population of minimum wage employees is likely to increase over the life of this Housing Element as demand for retail services continues to grow. There is a need for affordable housing for minimum-to-low wage earners in close proximity to the city’s work centers.
Recommended Strategies for Achieving Jobs/Housing Balance

Train low-wage earners for higher paying jobs

One strategy for meeting the city’s affordable housing goals is to raise the wages of the minimum-to-low wage earners. One means of accomplishing this, while at the same time promoting economic development through the provision of a trained labor force, is to focus on job training for low-wage earners emphasizing those occupations in the highest demand within or in close proximity to the city limits (e.g., nursing, laboratory technicians, correctional officer training, teachers, computer/electronics technicians).

As an example, both Sonora Community Hospital and Tuolumne General Hospital are located within the city limits. The high demand for nurses and laboratory technicians is currently unmet and local hospital administrators are anxious to build a local labor force to fill these moderate-wage positions.

Existing resources which could be used, in part, for job re-training include:

**Downtown Education Center**
The city’s Downtown Education Center (D.E.C.) is predominantly used by the Amador Tuolumne Community Action Agency (ATCAA) as a family learning center. The focus of the family learning center is the implementation of a model Family Literacy Program which assists adults in entering the job market and young children in achieving success in school.

**Columbia College**
Columbia College also uses the facility for some evening classes. Student attendance through the college at the D.E.C. normally ranges between 22 and 30 students. College classes at the D.E.C. include Spanish, child development, business administration, and skills development class. The college has reported that the facility provides one of the few off-campus sites that is affordable, however, larger classes of 25-30 students are too large for the facility. Long-distance learning via satellite also is offered at the D.E.C. Long-distance courses currently include a class in child-development.

**Other Employment Assistance Agencies and Programs**
Agencies and programs available to Sonora residence include: Job Connection Tuolumne County, Mother Lode Job Training, Sonora High School’s Regional Occupation Program (ROP) and similar agencies and programs.

Provide affordable housing in close proximity to work areas

A second strategy for meeting the city’s affordable housing goals is to locate affordable housing within walking distance of the city’s commercial centers where businesses employing minimum wage workers are concentrated.

**Commercial & Residential Uses**
Another strategy to assist in achieving a balance between the city’s jobs and housing will be to continue to include provisions in the zoning code to permit residential units above commercial establishments.
### 3.4.2. Household Characteristics

#### 3.4.2.1. Household Type and Presence of Children

#### Table 16: Household Size & Population Characteristics

<table>
<thead>
<tr>
<th></th>
<th>1990 Census</th>
<th>2000 Census</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Household Size</td>
<td>2.06</td>
<td>2.06</td>
</tr>
<tr>
<td>Average Family Size</td>
<td>--</td>
<td>2.75</td>
</tr>
<tr>
<td>Total # Households</td>
<td>1,949</td>
<td>2,051</td>
</tr>
<tr>
<td>Total Population</td>
<td>4,153</td>
<td>4,423</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau; Census 2000 Summary file; City of Sonora, DP-1 Profile of General Demographic Characteristics

#### Table 17: 2000 Household Characteristics (General)

<table>
<thead>
<tr>
<th>Household Type</th>
<th>% in City</th>
<th>% in County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family</td>
<td>51%</td>
<td>67.8%</td>
</tr>
<tr>
<td>Non-family</td>
<td>49%</td>
<td>32.2%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau; Census 2000 Summary file; City of Sonora, DP-1 Profile of General Demographic Characteristics
### Table 18: 2000 Sonora Household Characteristics (Detailed)

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Household Total</th>
<th>Percentage of Total Family &amp; Nonfamily</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Family</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Married couple with children</td>
<td>234</td>
<td>11.4</td>
</tr>
<tr>
<td>Married without children</td>
<td>447</td>
<td>21.8</td>
</tr>
<tr>
<td>Single Heads of Household with children</td>
<td>337</td>
<td>16.4</td>
</tr>
<tr>
<td>Other family</td>
<td>27</td>
<td>1.3</td>
</tr>
<tr>
<td><strong>Subtotal Family Households</strong></td>
<td>1,045</td>
<td>50.9%</td>
</tr>
<tr>
<td><strong>Non-Family</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Householder alone</td>
<td>827</td>
<td>40.32</td>
</tr>
<tr>
<td>(317 over 65)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other non-family</td>
<td>179</td>
<td>8.73</td>
</tr>
<tr>
<td><strong>Subtotal Non-family Households</strong></td>
<td>1,006</td>
<td>49.1%</td>
</tr>
<tr>
<td><strong>Total Family &amp; Non-Family Households</strong></td>
<td>2,051</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau; Census 2000 Summary file; City of Sonora, DP-1 Profile of General Demographic Characteristics

### Table 19: Elderly and Children – 2000 Household Characteristics

<table>
<thead>
<tr>
<th>Household Type</th>
<th># of Households</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households with individuals 18 or under</td>
<td>543</td>
<td>26.5</td>
</tr>
<tr>
<td>Households with individuals over 65</td>
<td>572</td>
<td>27.9</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau; Census 2000 Summary file; City of Sonora, DP-1 Profile of General Demographic Characteristics
Analysis:
The city’s household characteristics are more diverse than those of the county and include fewer households composed of the “traditional” married-couple-with-children. For example:

- Just over one-third of the city’s households are married couples (with or without children) in contrast to the 54% of married couple households (with or without children) in the county.

- Sonora has nearly twice the number of single-family headed households with children (16.4%) in comparison to the county (8.4%)

- The city has a nearly equal number of family households (50.9%) and non-family households (49.1%). In contrast, less than one-third of county households (32.2%) are non-family households.

- The average size of households in the city remains constant at 2.06 persons per household—slightly smaller than the size of households in the county indicating that the size of individual affordable housing units in the city could be smaller than those found in the county. The average household size in the county is 2.36 persons (with an average family size of 2.82).

The diversity of the city’s households calls for a corresponding diversity in housing choices. In general, the preceding statistics indicate that housing units in the city may best suit the city’s population with both comparatively small units (for couples without children and singles living alone) and relatively large, less expensive, units for single-family headed households with children (coupled with the provision of first-time home-buyers assistance offered by the city for these households).

3.4.2.2. Household Income and Housing Costs
The average household size in the City of Sonora is 2.06 persons with an average family size of 2.75 individuals. Therefore, the following analysis is based on incomes for households with two persons and with three persons.
Table 20: 2003 Annual Household Income by Category

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Number of Persons in Family</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Very low</td>
<td>16,750</td>
</tr>
<tr>
<td>Lower</td>
<td>26,750</td>
</tr>
<tr>
<td>Median</td>
<td>33,450</td>
</tr>
<tr>
<td>Moderate</td>
<td>40,150</td>
</tr>
</tbody>
</table>

Source: CA Dpt. of Housing and Community Development - April 9, 2003

Table 21: Projected Annual Wages for Income Groups for a Family of Two, City of Sonora

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Defined</th>
<th>In Dollars/a/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low</td>
<td>50% or less of the area median family income for the county (except that HUD has established a higher limit in some areas based on high rent levels relative to incomes in that area)</td>
<td>$19,100 and below</td>
</tr>
<tr>
<td>Lower</td>
<td>51%-80% of the median family income for the county</td>
<td>$19,101 - $30,600</td>
</tr>
<tr>
<td>Moderate</td>
<td>81% - 120% of the median family income for the county</td>
<td>$30,601-$45,900</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>121% and above of the median family income for the county</td>
<td>$45,901 and above</td>
</tr>
</tbody>
</table>

/a/ Area Median for Family of Two in Tuolumne County: $38,250
Table 22: Projected Annual Wages for Income Groups for a Family of Three, City of Sonora

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Defined</th>
<th>In dollars/a/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low</td>
<td>50% or less of the area median family income for the county (except that HUD has established a higher limit in some areas based on high rent levels relative to incomes in that area)</td>
<td>$21,500 and below</td>
</tr>
<tr>
<td>Lower</td>
<td>51%-80% of the median family income for the county</td>
<td>$21,501-34,400</td>
</tr>
<tr>
<td>Moderate</td>
<td>81% - 120% of the median family income for the county</td>
<td>$34,401-51,600</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>121% and above of the median family income for the county</td>
<td>$51,601 and above</td>
</tr>
</tbody>
</table>

/a/ Area Median for Family of Three in Tuolumne County: $43,000

Table 23: Housing Costs 1990-2000

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>1990 Median (dollars)</th>
<th>2000 Median (dollars)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family residence Owner-occupied*</td>
<td>$101,600</td>
<td>$138,000/a/</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$237,500/c/</td>
</tr>
<tr>
<td>Studio rental + all utilities/b/ (median)</td>
<td>$420/mo</td>
<td>$300-$499 (400 ave)</td>
</tr>
<tr>
<td>1 BR Rental + $75 utilities/b/ (median)</td>
<td>$510/mo</td>
<td>$375-$574 (475 ave)</td>
</tr>
<tr>
<td>2 BR Rental + $75 utilities/b/</td>
<td>$601/mo</td>
<td>$575-$824 (700 ave)</td>
</tr>
<tr>
<td>3 BR and above Rental + $100 utilities/b/</td>
<td>$751/mo</td>
<td>$850-$1099 (975 ave)</td>
</tr>
<tr>
<td>4 BR Rental + $125 utilities/b/</td>
<td>$842/mo</td>
<td></td>
</tr>
</tbody>
</table>

Source: Counting California – Data extracted from Census 2000; Housing, 2000 [California]: Summary File 3 (June 22, 2003)

/a/ See additional information below related to housing cost for single-family residences in the City of Sonora
/b/ For comparative purposes, 1990 utility rates have been used
/c/ See following paragraphs for justification of a higher median cost for a single-family residence in the City of Sonora.

The preceding table reports an average housing cost of $138,000 in the City of Sonora per the 2000 Census. Based on 2002 annual statistics from the Tuolumne County Association of Realtors, the average asking price of a home in the greater Sonora area (which includes areas within and adjacent to Sonora—including relatively costly homes in Apple Valley) was in excess of $466,000 with an average sale price of approximately $231,350 per home.
A sampling of the weekly real estate multiple listings from March, 2002, sorted for listings within the city limits, reported 23 listings ranging in price from $162,000 to $435,000 with an average asking price of $278,548. In one of the city’s most moderately-priced subdivisions (Sonora Knolls) the asking price of a three bedroom, two-bath, 1,400 sq. ft. single family modular residence was $235,000 as of December 31, 2003.

For the first six months of 2003, the average selling price of a home within the city limits was $209,880. Per Mike Wright of Wright Appraisals in Sonora, the median purchase price of a home in the City of Sonora is expected to be approximately $225,000 and may range as high as $250,000.

Based on the preceding, for the purposes of the following analysis, the average cost of a house in the City of Sonora is projected to be $237,500.

Rental rates identified in the preceding table per the 2000 Census appear to be relatively consistent with actual city rental costs. One of the more expensive rentals in the city—An “executive” three-bedroom, two-and-a-half-bath rental home in Sonora Knolls—has an asking rental price of $1,650.00 per month indicative of an upper limit rental cost within the city.

Analysis:
For the purposes of the following analysis, housing shall be considered to be “affordable” at levels of 30% or less of the gross annual income for an individual household. Based on the income levels for two and three-person households, monthly and annual “affordable” housing payments may be projected as follows:

Table 24: Two-Person Household Housing Affordability Projections

<table>
<thead>
<tr>
<th>Annual Income Level</th>
<th>“Affordable” Annual Housing Costs</th>
<th>“Affordable” Monthly Housing Payments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low $0-$19,100</td>
<td>$0-$5,730.00</td>
<td>$477.50</td>
</tr>
<tr>
<td>Low $19,101-$30,600</td>
<td>$5,730.01 - $9,180.00</td>
<td>$477.51-$765.00</td>
</tr>
<tr>
<td>Median $38,250</td>
<td>$11,475</td>
<td>$956.25</td>
</tr>
<tr>
<td>Moderate $30,601-$45,900</td>
<td>$9,180.01 - $13,770.00</td>
<td>$765.01 - $1,147.50</td>
</tr>
<tr>
<td>Above Moderate $45,901 and above</td>
<td>$13,770.01 and above</td>
<td>$1,147.51 and above</td>
</tr>
</tbody>
</table>
Rental Opportunities
Based on the preceding income figures and housing costs, a very low income household with two persons could afford rental costs for a studio apartment and could potentially afford rent on a one-bedroom apartment. While these accommodations may be acceptable for a married couple without children, these living arrangements would be difficult for a two-person household consisting of a single parent with one or more children (forced to share a single bedroom). In contrast, a low income household with two persons would have significantly greater opportunities to find an affordable rental unit with two bedrooms. This indicates that the very low income households, especially single parents with one or more children should be considered a high priority for housing assistance programs.

Ownership Opportunities
For an analysis of home ownership opportunities, a monthly mortgage payment is projected to be approximately 1% of the total mortgage.

Per the preceding figures, very low income two-person households could afford a monthly mortgage payment of up to $477.50 and a low income two-person household could afford up to a $765.00 monthly mortgage payment. At present, the city offers programs totaling up to $85,000 in first-time home buyers assistance. This means that a very low income two-person household could, with maximum first-time home buyers assistance, purchase a home priced at approximately $132,750 ($104,750± below the average cost of a home in the city); and a low-income two-person households could afford a home selling for up to $161,500 ($76,000 below the average home cost in the city). While homes priced between $132,750 and $161,500 are available in the city from time to time, the supply of homes in this price range is relatively small. This indicates a potential need to consider increasing the amount available for first-time home buyers for very-low income two-person families. Alternatively, the city might consider targeting lower-cost one-bedroom homes for rehabilitations with an emphasis on bedroom additions for these homes (coupled with first-time home buyers assistance).

Table 25: Three-Person Household Housing Affordability Projections

<table>
<thead>
<tr>
<th>Income Level</th>
<th>“Affordable” Annual Payments</th>
<th>“Affordable” Monthly Payments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low $0-$21,500</td>
<td>0 - $6,450</td>
<td>0 - $537.50</td>
</tr>
<tr>
<td>Low $21,501-34,400</td>
<td>$6,450.01 - $10,320.00</td>
<td>$537.51 - $860.00</td>
</tr>
<tr>
<td>Median $43,000</td>
<td>$12,900.00</td>
<td>$1,075.00</td>
</tr>
<tr>
<td>Moderate $34,401 – 51,600</td>
<td>$10,320.01 - $15,480.00</td>
<td>$860.01 - $1,290.00</td>
</tr>
<tr>
<td>Above Moderate $51,601 and above</td>
<td>$15,480.01 and above</td>
<td>$1,290.01</td>
</tr>
</tbody>
</table>
Chapter 3: Housing

Rental Opportunities
Based on the preceding income figures and housing costs, a very low income household with three persons could afford rental costs for a studio apartment and potentially for a one-bedroom apartment. Studio apartment accommodations would be difficult for either a married couple with a child or for a single parent with two or more children (forced to share bedrooms). In contrast, a low income household with three persons would have significantly greater opportunities to find an affordable rental unit with two bedrooms and could potentially find an affordable rental unit with three bedrooms. These figures indicate that the very low income households in three-person households, including both married couples with one or more children and single parents with two or more children, should be considered a high priority for housing assistance programs.

Ownership Opportunities
For an analysis of home ownership opportunities, a monthly mortgage payment is projected to be approximately 1% of the total mortgage.

Per the preceding figures, very low income three-person households could afford a monthly mortgage payment of up to $537.50 and a low income three-person household could afford up to a $860.00 monthly mortgage payment. At present, the city offers programs totaling up to $85,000 in first-time home buyers assistance. This means that a very low income three-person household could, with maximum first-time home buyers assistance, purchase a home priced at approximately $138,750 ($98,750 below the average cost of a home in the city); and a low-income three-person households could afford a home selling for up to $171,000 ($66,500 below the average home cost in the city). Homes priced in the $138,750 range are available in the city from time to time, however, the supply of homes in this price range is quite small. Low-income three-person households have an increased likelihood of locating a home in the $171,000 price range. Again, this indicates a potential need to consider increasing the amount available for first-time home buyers for very-low income two-person families. Alternatively, the city might consider targeting lower-cost one-bedroom homes for rehabilitations with an emphasis on bedroom additions for these homes (and coupled with first-time home-buyers assistance).

3.4.2.3. Overpayment
Households paying more than 30% gross annual income are considered to be overpaying for rent or mortgage payments.
Table 26: Overpayments, City of Sonora 1990-2000

<table>
<thead>
<tr>
<th>Occupied Housing Type</th>
<th>1990 Census</th>
<th></th>
<th>2000 Census/a/</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Owner Occupied:</td>
<td>Owner Occupied:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>782</td>
<td>816</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Renter Occupied:</td>
<td>Renter Occupied:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1,167</td>
<td>1,235</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total: 1,949</td>
<td>Total: 2,051</td>
<td></td>
</tr>
<tr>
<td># Overpaying</td>
<td>% Overpaying</td>
<td># Overpaying</td>
<td>% Overpaying</td>
<td></td>
</tr>
<tr>
<td>Owner–Overall</td>
<td>51/b/</td>
<td>2.6%</td>
<td>179/d/</td>
<td>8.7% (21.9%)</td>
</tr>
<tr>
<td>Renter – Overall</td>
<td>632/c/</td>
<td>32.4%</td>
<td>576/e/</td>
<td>28.1% (46.6%)</td>
</tr>
<tr>
<td>Total Households</td>
<td>683</td>
<td>35.0%</td>
<td>755</td>
<td>36.8% (36.8%)</td>
</tr>
<tr>
<td>Overpaying</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner – Low Income/</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Very Low Income</td>
<td></td>
<td>137</td>
<td></td>
<td>76.5% of overpaying owners</td>
</tr>
<tr>
<td>Renter – Low Income/</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renter Very Low Income</td>
<td></td>
<td>115</td>
<td></td>
<td>20% of overpaying renters</td>
</tr>
<tr>
<td>Total Lower Income Rental Households Overpaying</td>
<td>568</td>
<td>98.6% of overpaying renters</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

/a/ Calculations in Census 2000 Tables H-69, H-74 Housing Summary File 3 appear to have altered method of calculation from 1990 Census approach -- preceding table uses 1990 accounting method
/b/ 6.5% owner occupied
/c/ 54.2% renter occupied
/d/ 21.9% owner occupied
/e/ 46.6% renter occupied

Analysis:
As indicated in the preceding table, nearly 37% of the city’s households are overpaying. Most owners overpaying are low and very low income households, while 98.6% of renters overpaying are low and very low income households. This indicates a potential need for increased rental assistance in the city.
3.4.2.4. **HOUSEHOLD INCOME CHARACTERISTICS**

Table 27: Household Income Characteristics, Sonora 1990-2000 and Comparison to County

<table>
<thead>
<tr>
<th>Income Group</th>
<th>No. of Households Sonora, 1990</th>
<th>% Total Sonora, 1990</th>
<th>No. of Households Sonora, 2000</th>
<th>% Total Sonora, 2000</th>
<th>% Total County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low</td>
<td>586</td>
<td>30.0</td>
<td>431</td>
<td>35.0</td>
<td>21.0</td>
</tr>
<tr>
<td>Other low</td>
<td>430</td>
<td>22.0</td>
<td>349</td>
<td>17.0</td>
<td>17.0</td>
</tr>
<tr>
<td>Moderate</td>
<td>351</td>
<td>18.0</td>
<td>410</td>
<td>17.0</td>
<td>20.0</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>586</td>
<td>30.0</td>
<td>861</td>
<td>31.0</td>
<td>42.0</td>
</tr>
<tr>
<td>Total</td>
<td>1953</td>
<td>100</td>
<td>2,051</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau; Census 2000 Summary file; City of Sonora, DP-1 Profile of General Demographic Characteristics

Per Census 2000, more than half of the city's households are low and very low income households. The City of Sonora Housing Occupancy Survey (2003) provided survey forms to residents. Of the 2,135 occupied housing units within the city; 1,140 (53.4%) returned housing surveys. The results of householder surveys indicates that low and very low income households may total up to 55.4% of city households (See following table).

Table 28: Household Incomes per City of Sonora Housing Survey

<table>
<thead>
<tr>
<th>Data Description</th>
<th>City of Sonora Survey Results Based on 53.4% Sample</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
</tr>
<tr>
<td>Very Low</td>
<td>384</td>
</tr>
<tr>
<td>Other Low</td>
<td>247</td>
</tr>
<tr>
<td>Median &amp; Moderate</td>
<td>194</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>315</td>
</tr>
<tr>
<td>Total</td>
<td>1,140</td>
</tr>
</tbody>
</table>

**Analysis**

In comparison to the city, 38% of the county's households are low and very low income indicating the need to increase housing opportunities for low and very low income households in the county in addition to increasing those opportunities in the city.
3.4.2.5. **OVERCROWDING**

Overcrowding is defined as more than one person per room, excluding bathrooms.

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Number of Overcrowded Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner occupied</td>
<td>23</td>
</tr>
<tr>
<td>Renter occupied</td>
<td>98</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>121</strong></td>
</tr>
</tbody>
</table>

Source: Census 2000: Tenure by Occupants Per Room

**Analysis**

In 1990, the City of Sonora identified 80 households with overcrowding. The majority of overcrowded households live in rentals. The majority of overcrowded households are white (96) with only 13 Hispanic or Latino households overcrowded, six Native American households overcrowded and six Asian households overcrowded. This sharp increase in overcrowding indicates a potential need for rental units with more bedrooms than are currently being provided in the city.
3.4.2.6. **GROUP QUARTERS**

**Table 30: Population in Group Quarters by Age & Sex, Sonora Census 2000**

<table>
<thead>
<tr>
<th>Population Description</th>
<th>Number</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Institutional (85.9% of Total)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Male 65 or over</td>
<td>44</td>
<td>22.1</td>
</tr>
<tr>
<td>Female 65 or over</td>
<td>112</td>
<td>56.3</td>
</tr>
<tr>
<td>Male 18-64</td>
<td>5</td>
<td>2.5</td>
</tr>
<tr>
<td>Female 18-64</td>
<td>10</td>
<td>5.0</td>
</tr>
<tr>
<td>Male under 18</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Female under 18</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Non-Institutional (14.0% of Total)/a/</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Male 65 or over</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td>Female 65 or over</td>
<td>1</td>
<td>0.5</td>
</tr>
<tr>
<td>Male 18-64</td>
<td>8</td>
<td>4.0</td>
</tr>
<tr>
<td>Female 18-64</td>
<td>12</td>
<td>6.0</td>
</tr>
<tr>
<td>Male under 18</td>
<td>3</td>
<td>1.5</td>
</tr>
<tr>
<td>Female under 18</td>
<td>3</td>
<td>1.5</td>
</tr>
<tr>
<td><strong>Institutional Plus Non-Institutional Population (100% of total)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Male 65 or over</td>
<td>45</td>
<td>22.6</td>
</tr>
<tr>
<td>Female 65 or over</td>
<td>113</td>
<td>56.8</td>
</tr>
<tr>
<td>Male 18-64</td>
<td>13</td>
<td>6.5</td>
</tr>
<tr>
<td>Female 18-64</td>
<td>22</td>
<td>11.1</td>
</tr>
<tr>
<td>Male under 18</td>
<td>3</td>
<td>1.5</td>
</tr>
<tr>
<td>Female under 18</td>
<td>3</td>
<td>1.5</td>
</tr>
</tbody>
</table>

/a/ Due to rounding, precise total is 14.1%

**Table 31: Group Quarters, Sonora 1990-2000**

<table>
<thead>
<tr>
<th>Group Quarters</th>
<th>1990</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional Population</td>
<td>96</td>
<td>171</td>
</tr>
<tr>
<td>Non-institutional</td>
<td>48</td>
<td>28</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>144</td>
<td>199</td>
</tr>
</tbody>
</table>
Analysis
The majority of the city’s institutionalized population is 65 years of age and older (79.4%) and is living in nursing homes, long-term care facilities and similar quarters. Women aged 65 or older compose more than half of the total population living in group quarters within the city. This indicates a potential need for elderly housing in the form of elder care facilities within the city.

3.4.3. Housing Characteristics
The City of Sonora was awarded a CDBG Planning and Technical Assistance Grant in 2001 (Grant #: 00-STBG-1544). The funding from this grant was utilized to conduct a Housing Conditions and Income Survey within the city. City staff conducted the survey during which all city residential units were evaluated. Staff used the Housing and Community Development Department survey guidelines to prepare survey documents and all were pre-approved by the Housing and Community Development Department prior to use. The field survey was completed in June, 2003.

Evaluations of exterior housing conditions were conducted by city staff. Interior evaluations also were completed by city staff when occupants were present and amenable to providing information. When occupants were absent, a mail-in questionnaire was provided for completion by the occupant.

A copy of the criteria used to evaluate the city’s housing conditions and owner and renter characteristics are included in General Plan 2020 Appendix 3A.

3.4.3.1. Housing Stock
A summary of housing characteristics recorded as part of the City of Sonora Housing Conditions Survey follows:
The majority of the city’s housing units are single-family, detached units. Given the small lots and sometimes steep topography in the city, detached garages are common on most lots established more than 25 years ago. Attached garages appear to be a contributing factor in increasing grading requirements for housing as indicated in the Morningstar Subdivision in Sonora. This indicates that the inclusion of detached garages as a development standard for new housing units could contribute to decreased grading and decreased costs of constructing housing in the city.

Multi-family rentals compose between 37% and 41%. As indicated in Tables 36 and 37 and Section 3.4.2.2, herein; 60.2% of the city’s households rent housing. This means that the city’s households are renting approximately 19.2-23.2% of single-family residential units in the city.

Given the relatively short supply of single-family residences available for ownership in the city (as evidenced by real estate listings), and the relatively quick sales of new homes in the city, the high number of single-family residences being made available for rentals is unusual.

The city may wish to use its 2003 Housing Inventory to investigate if and/or where single-family residential rental units are concentrated in the city. It is possible that, as commercial uses encroach from the traditional downtown historic district into the fringes of the city’s old,
established neighborhoods; that these mixed commercial/residential neighborhood fringes are becoming increasingly occupied by renters rather than residential homeowners.

3.4.3.2. **Housing Conditions**

The statistics relating to substandard housing based on the city's 2003 housing conditions survey are summarized as follows:

Table 33: Substandard Housing Units, City of Sonora Housing Conditions Survey – June, 2003

<table>
<thead>
<tr>
<th>Degree of Deterioration</th>
<th>1990 Number of Housing Units</th>
<th>% of Total</th>
<th>2003 Number of Housing Units/a/</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sound</td>
<td>1637</td>
<td>78.5</td>
<td>1,310</td>
<td>57.1</td>
</tr>
<tr>
<td>Minor</td>
<td>233</td>
<td>11.2</td>
<td>414</td>
<td>18.0</td>
</tr>
<tr>
<td>Moderate/b/</td>
<td>170</td>
<td>8.2</td>
<td>458</td>
<td>20.0</td>
</tr>
<tr>
<td>Substantial</td>
<td>31</td>
<td>1.5</td>
<td>66</td>
<td>2.9</td>
</tr>
<tr>
<td>Dilapidated</td>
<td>13</td>
<td>0.6</td>
<td>45</td>
<td>2.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,084</td>
<td>100%</td>
<td>2,293</td>
<td>100%</td>
</tr>
</tbody>
</table>

/a/ City of Sonora Housing Conditions Survey, 2003
/b/ 51 of the 458 housing units in moderate condition had incomplete interior evaluations which, if completed, could reclassify these units as Substantially deteriorated or dilapidated

A total of 111 housing units are substantially deteriorated or dilapidated. A significant portion of these units lack foundations—a condition typical of an older housing stock in which residential construction began as early as the 1850s (Please refer to Chapter 9, General Plan 2020 Cultural Resources Element for additional information). A lack of foundation does not, in itself, render a home uninhabitable. However, a large portion of the substandard housing units in the city also require significant roof repair or replacement. Finally, of the 458 housing units in moderate condition, 51 are borderline moderate/substantially deteriorated. These units also should be targeted in rehabilitation efforts to ensure the retention of these units in the city’s housing stock.
Table 34: Age of Housing Stock, City of Sonora 2000

<table>
<thead>
<tr>
<th>Year Structure Built</th>
<th>Total Housing Units</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990-2000</td>
<td>168</td>
<td>7.6</td>
</tr>
<tr>
<td>1970-1979</td>
<td>251</td>
<td>11.4</td>
</tr>
<tr>
<td>1960-1969</td>
<td>374</td>
<td>16.9</td>
</tr>
<tr>
<td>1950-1959</td>
<td>382</td>
<td>17.3</td>
</tr>
<tr>
<td>1940-1949</td>
<td>257</td>
<td>11.6</td>
</tr>
<tr>
<td>1939 or earlier</td>
<td>455</td>
<td>20.6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,208</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000, Summary File 3

Nearly half of the city’s housing units are 50 years of age or older. Again, this emphasizes the need to make available city programs for rehabilitation of housing units.

3.4.3.3. Occupancy and Vacancy Rates

Table 35: Household Occupancy Status, Sonora 1990-2000

<table>
<thead>
<tr>
<th>Occupancy Status</th>
<th>1990 Census</th>
<th>2000 Census</th>
<th>% of Total 2000 Housing Units (2,197)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupied</td>
<td>1,949</td>
<td>2,051</td>
<td>93.4</td>
</tr>
<tr>
<td>Vacant</td>
<td>135</td>
<td>146</td>
<td>6.6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,084</strong></td>
<td><strong>2,197</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

In comparison, Tuolumne County has a vacancy rate of 25.9%. This is largely due to the high number (20.7%) of seasonal rentals scattered throughout Tuolumne County and used by non-residents taking advantage of the county’s many recreational amenities (e.g., skiing, swimming, and hiking). In contrast, city households are predominantly year-round residents.

The city’s vacancy rate is within one percent of the state’s (5.8%) and does not indicate that the city is either losing residents or has an overstock of housing. Given the small number of vacant housing units in the city, opportunities for increasing the stock of either permanent or seasonal affordable housing (e.g., available to seasonal farm workers) in the city appear limited.
3.4.3.4. **OWNER/RENTER OCCUPATION**

**Table 36: Owner/Renter Housing Units, Sonora 1990-2000**

<table>
<thead>
<tr>
<th>Housing Units</th>
<th>1990 Census</th>
<th>2000 Census</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Occupied</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>782</td>
<td>816</td>
</tr>
<tr>
<td>Renter</td>
<td>1,167</td>
<td>1,235</td>
</tr>
<tr>
<td><strong>Subtotal Occupied</strong></td>
<td>1,949</td>
<td>2,051</td>
</tr>
<tr>
<td><strong>Vacant/a/</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>135</td>
<td>146</td>
</tr>
<tr>
<td><strong>Total Housing Units/b/</strong></td>
<td>2,084</td>
<td>2,197</td>
</tr>
</tbody>
</table>

/a/ City of Sonora Vacancies - 6.6% of total units – Census 2000
/b/ 2000 – 28 seasonal, recreational, occasional use housing units included in total
/c/ U.S. Census Bureau; Census 2000 Summary file - City of Sonora, DP-1 Profile of General Demographic Characteristics

**Table 37: Owners versus Renters in Occupied Housing Units; Comparison of City of Sonora and Tuolumne County, 2000**

<table>
<thead>
<tr>
<th>Housing Occupation</th>
<th>Tuolumne County 2000</th>
<th>City of Sonora 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td># of Units</td>
<td>% of Total</td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>14,978</td>
<td>71.3%</td>
</tr>
<tr>
<td>Renter Occupied</td>
<td>6,026</td>
<td>28.7%</td>
</tr>
<tr>
<td>Total Occupied</td>
<td>21,004</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

**Analysis**

More city residents rent rather than own their homes--39.8% own homes and 60.2% rent homes. In contrast, 71.3% of county residents own homes and 28.7% rent homes.

Tuolumne County housing is predominantly owner-occupied, while City of Sonora housing is predominantly renter-occupied based on total occupied housing units. The high percentage of renters and relatively low percentage of home owners in the city indicates that city programs targeting low and very low income households should include programs for first-time home buyers.
3.5. **Special Needs Households**

The City of Sonora Housing Occupancy Survey (2003) provided survey forms to residents. Of the 2,135 occupied housing units within the city, 1,140 (53.4%) returned housing surveys. In the following analysis, the results of householder surveys are included where results of the surveys indicate trends which may refine those garnered from Census 2000 statistics.

3.5.1. **Households with Individuals 65 Years and Over**

**Table 38: Households with Individuals 65 Years and Over, Sonora 2000**

<table>
<thead>
<tr>
<th>Total City Households</th>
<th>Total Households w/ 65+ age resident</th>
<th>Total % Households w/65+ age resident</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,051</td>
<td>572</td>
<td>27.9</td>
</tr>
</tbody>
</table>

Source: Census 2000 Tables P23, PCT 14

**Table 39: Elderly 65 Years of Age and Over Housing Tenure, Sonora 2000**

<table>
<thead>
<tr>
<th>Total Households 65+ age resident</th>
<th>Elderly Owner Households</th>
<th>Elderly Renter Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>572</td>
<td>309</td>
<td>216</td>
</tr>
</tbody>
</table>

Source: Census 2000, SF3 Table H14

The number of households with householders 65 years of age or older is down from the 643 senior-headed households reported in 1990 (384 owners, 259 renters). During the preceding planning period, the county added senior housing facilities immediately adjacent to the city’s eastern limits. It is likely that some of the 65+ aged householders recorded in the 1990 Census have relocated to these units in the county. The city remains aware of the necessity to provide opportunities for senior housing and city intends to expand opportunities for seniors through removal of government constraints as described in Section 3.9, **Implementation Program 3.D.a.**
3.5.2. Single Parent Heads of Household

Table 40: Single Parent Heads of Family Households, Sonora

<table>
<thead>
<tr>
<th>Single Parent</th>
<th>Total Households Headed by Single-Parent</th>
<th>% of Total City Households (2,051)</th>
<th>Incomes Above Poverty Level</th>
<th>Incomes Below Poverty Level</th>
<th>With Children Under Age 18</th>
<th>Without Children Under Age 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Female</td>
<td>264</td>
<td>12.9%</td>
<td>179</td>
<td>85</td>
<td>184</td>
<td>80</td>
</tr>
<tr>
<td>Male</td>
<td>73</td>
<td>3.6%</td>
<td>73</td>
<td>0</td>
<td>63</td>
<td>10</td>
</tr>
<tr>
<td>Total</td>
<td>337</td>
<td>16.4%</td>
<td>252</td>
<td>85</td>
<td>247</td>
<td>90</td>
</tr>
</tbody>
</table>

Source: Census Table P90 (2002)

Analysis

The total number of single-parent heads of households has increased from 279 in 1990 (14.3% of total households) to 337 in 2000 (16.4% of total households). All 85 single-parent heads of households under the poverty level in 2000 were female—up slightly from the 83 female-headed households in 1990 living below the poverty level. For those living above the poverty level in the year 2000, 73 were male and 179 were female indicating that single-male parent households continue to escape poverty in the city and that programs addressing the provision of affordable housing for single-parent households living below the poverty level should focus on single-female parent households. Program 3.D.e of this element addresses the provision of housing for this special needs population.

3.5.3. The Disabled

Table 41: Disabled Population by Age, City of Sonora

<table>
<thead>
<tr>
<th>Age of Person With Disability Status</th>
<th>Male-# Individuals with Disability Status</th>
<th>Female - # Individuals with Disability Status</th>
<th>Total # Individuals with Disability Status</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Male</td>
<td>Female</td>
<td></td>
</tr>
<tr>
<td>5-15</td>
<td>42</td>
<td>5</td>
<td>47</td>
</tr>
<tr>
<td>16-20</td>
<td>32</td>
<td>41</td>
<td>73</td>
</tr>
<tr>
<td>21-64</td>
<td>250</td>
<td>313</td>
<td>563</td>
</tr>
<tr>
<td>65-74</td>
<td>95</td>
<td>52</td>
<td>147</td>
</tr>
<tr>
<td>75+</td>
<td>64</td>
<td>186</td>
<td>250</td>
</tr>
<tr>
<td>Total</td>
<td>483</td>
<td>597</td>
<td>1080</td>
</tr>
</tbody>
</table>

Source: Census 2000 – Table P42
### Table 42: Disabled Population – By Type of Disability, Sonora 2000

<table>
<thead>
<tr>
<th>Type of Disability</th>
<th>Number of Individuals in the City of Sonora with Disability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sensory</td>
<td>234</td>
</tr>
<tr>
<td>Physical</td>
<td>436</td>
</tr>
<tr>
<td>Mental</td>
<td>374</td>
</tr>
<tr>
<td>Self-care disability</td>
<td>147</td>
</tr>
<tr>
<td>Employment disability</td>
<td>351</td>
</tr>
<tr>
<td>Go outside home disability</td>
<td>344</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,886</strong></td>
</tr>
</tbody>
</table>

/a/ Exceeds total population of 1,080 individuals with disabilities in the city because some individuals have multiple disabilities

Source: Census 2000 - Types of Disabilities for the Civilian Non-institutionalized Population 5 years and over with Disabilities

### Analysis/Reasonable Accommodation for the Disabled

Persons with disabilities include those with both physical and mental disabilities. The Census no longer undertakes a comprehensive accounting of the disabled within various jurisdictions (i.e., the number of households occupied by disabled persons). However, the city’s 2003 housing survey, which sampled 53.4% of householders, identified 194 households with occupants either mentally or physically disabled (17% of the households surveyed). Assuming that this sampling is reflective of the city’s total population, it can be estimated that there are approximately 363 households with disabled occupants in the city. This compares with the 225 households with disabled persons reported in the 1990 Census.

Disabled persons often need housing with modifications to accommodate physical disabilities, which are located near services and which are easy to maintain.

Some of these disabled persons in Sonora live in group homes (private homes occupied by a small number of residents who live together and receive care from a live-in caretaker). Group homes are generally established to accommodate a particular group (e.g., seniors, mentally ill or physically disabled). Housing may include assistance with daily living (e.g., nursing services, counseling).

Section 3.8.1 includes an analysis of the city’s zoning regulations as they pertain to housing modifications to accommodate physical disabilities and the location of group quarters within the city. Recommendations for reducing or eliminating obstacles which might constrain the provision of housing for this special needs group are identified to remove constraints for persons with disabilities. **Program 3.D.g** includes provisions for removing constraints to the provision of housing for the disabled.
3.5.4. Large Households

Large households are defined as those having 5 or more persons.

Table 43: Large Households, Sonora 2000

<table>
<thead>
<tr>
<th># of Persons</th>
<th>Total Occupied Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>97</td>
</tr>
<tr>
<td>6</td>
<td>8</td>
</tr>
<tr>
<td>7</td>
<td>17</td>
</tr>
<tr>
<td>Total</td>
<td>122</td>
</tr>
</tbody>
</table>

Table 44: Large Households by Tenure, Sonora 2000

<table>
<thead>
<tr>
<th>Owner Households</th>
<th>Renter Households</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>72</td>
<td>122</td>
</tr>
</tbody>
</table>

Analysis

There were 100 large households reported in Sonora in 1990. The increasing number of large households in 2000 indicates the need to consider additional bedrooms in new affordable housing units. Alternatively, given the large number of single-family residences in the city which are rentals, it also is possible that multiple families are pooling their resources to live together in single-family residences, resulting in this increase in large household numbers indicating the need for more affordable housing, rather than for larger affordable housing units.

3.5.5. The Homeless

For the purposes of the Sonora General Plan 2020 Housing Element (2001-2009), a person is considered homeless who lacks a fixed, regular and adequate night-time residence; and an individual who has a primary nighttime residence that is: A) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or B) An institution that provides a temporary residence for individuals intended to be institutionalized; or C) A public or private place not designed for or ordinarily used as, a regular sleeping accommodation for human beings. Homeless individuals do not include individuals imprisoned or otherwise detained pursuant to an Act of the Congress or a state law (U.S. Code Section 11302).

Homeless individuals within the city include, but are not limited to: victims of domestic violence, persons with mental illness, persons suffering from addiction disorders, those with inadequate incomes, families with single-heads of households, and unaccompanied minors.
According to Merilee Dubner, with the Kings View Homeless Outreach Service Team (HOST), Tuolumne County’s homeless population is largely unseen by most county residents. Dubner estimates that of the more than 480 non-duplicated contacts she has made with the homeless throughout the county, approximately 75% are living in and around the City of Sonora. Ms. Dubner indicates that a large portion of the growing homeless population in Tuolumne County is the result of an influx from out-of-county residents originating from the Central Valley and Bay Area counties. These individuals are seeking lower housing costs in Tuolumne County due to high housing costs and layoffs in their “home” county. Unfortunately, those unfamiliar with Tuolumne County find that the affordable house advertised in the newspaper is quite rural and requires ownership of a reliable automobile--thereby placing many of these affordable homes (originally built as vacation homes) out of reach for many of the county’s homeless.

Dubner further indicates that nearly 17% of the homeless are college graduates who have found themselves jobless, while another large segment of the county’s homeless are veterans. With the county’s homeless shelter constantly filled to capacity, there have even been recent cases of individuals undergoing surgery at Tuolumne General Hospital and Sonora Community Hospital who must be released to the street for lack of shelter.

**Sonora Fire Department**
The City of Sonora Fire Department provides beds for six low-income residents in an ongoing program which began in 2000.

**Mountain Women’s Resource Center, Inc. (MWRC)**
The MWRC was established in 1978 to provide services to victims of domestic violence and sexual assault in Tuolumne County. MWRC has 17 full and part-time staff with approximately 34 active volunteers. The MWRC provides two anonymous, safe homes for battered women and their children while they make a transition to a life without violence.

In 2001, the MWRC sheltered 100 women and children, provided peer counseling for 250 individuals and handled 94 law enforcement referrals. As a result of a 1989 CDBG grant, the shelter was rehabilitated by the City of Sonora and is provided to the MWRC rent free. Principal funding sources for the facility are from the Office of Criminal Justice Planning; Community Development Block Grants and MWRC fund-raising. In 2001, the MWRC leased a new facility from the city which is currently in use as a transitional shelter.

The average client profile at MWRC is a white married woman under 30 with at least one child earning less than $9,999 (very-low income category). Many clients have no income. The current daily capacity of the MWRC shelters is 16 persons (approximately 4 families).

**Amador-Tuolumne Community Action Agency (A-TCAA)**
A-TCAA has assisted the homeless in Sonora and Tuolumne County since 1981 and obtained its first shelter in 1984. The shelter provides 25 beds which are continually full. The City of Sonora sponsored a CDBG grant in 1989 to purchase and rehabilitate the
shelter. A-TCAA also implements a Home Weatherization Program. Foreseeable needs of A-TCAA\textsuperscript{15} include:

- The addition of one emergency shelter
- The creation of two transitional shelters
- The addition of a second homeless shelter to assist in providing separate shelter for single males and families
- A second education center

A-TCAA further urges support for self-help housing (e.g., Habitat for Humanity) within the city and notes that assistance in gaining funding for such programs is available.

A-TCAA is currently working with the city to acquire ownership of the existing homeless shelter and undertake rehabilitation expected to increase the number of homeless served by the shelter.

**Kings View – David Lambert Community Center/Drop-in Center**

This facility provides a place for socialization for the mentally ill and other homeless individuals. The center is located in the former Department of Motor Vehicles office at 347 W. Jackson St., Sonora.

**Kings View – Homeless Outreach Service Team**

This program provides assistance to homeless individuals in the county using AB2034 funding (now known as AB334 funding). Please see additional details in the introductory paragraphs of this section.

**American Red Cross**

The Tuolumne County office of the American Red Cross assists residents with temporary housing, food, and clothing in response to disasters. In addition to assisting individual households, the American Red Cross has played an important role in the county in response to county disasters, in particular, wildfires.

**Churches/Salvation Army**

Other organizations within the city have limited funds set aside for 1-2 night motel accommodations for the homeless (e.g., St. Patrick’s Church, the Salvation Army).

**National Association of the Mentally Ill (NAMI)**

As of July, 2003, NAMI is providing 5 supportive housing rentals within the city limits for those with mental disabilities. NAMI takes responsibility for signing leases on the rentals and residents use SSI benefits to pay their rent. Up to four residents may occupy each unit. Each has a separate bedroom.

\textsuperscript{15} Shelly Hance, A-TCAA Executive Director, April, 2001
Senior Lounge
The City of Sonora celebrated the opening of the new Senior Lounge on North Washington Street October 31, 2003, at the site of the former Seven-Eleven. The site was purchased and remodeled using redevelopment funds and now provides a site for senior activities and socializing in addition to serving as a museum.

The primary mechanism used by the city to serve the preceding special needs populations is the removal of governmental constraints. An analysis of these constraints is included in Sections 3.8 and 3.9, Implementation Programs 3.D.a through 3.D. k establishing the necessary programs to remove these constraints to the provision of special needs housing.

3.5.6. Farm Workers

Table 45: Estimated Farm Worker Population (Including Non-Farm Workers in Household) for All of Tuolumne County, 2000

<table>
<thead>
<tr>
<th>Farm worker Characteristics</th>
<th>1997 # Individuals</th>
<th>1997 % Total</th>
<th>2003 # Individuals</th>
<th>2003 % Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Works more than 150 days/year (Migrant)</td>
<td>98</td>
<td>22%</td>
<td>149</td>
<td>35.6%</td>
</tr>
<tr>
<td>Works fewer than 150 days/year (Seasonal)</td>
<td>353</td>
<td>78%</td>
<td>269</td>
<td>64.4%</td>
</tr>
<tr>
<td>Total</td>
<td>451</td>
<td>100%</td>
<td>418</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Migrant & Seasonal Farm worker (MSFW) Enumeration Profiles Study - California; Final. Prepared for the Migrant Health Program, Bureau of Primary Health Care, Health Resources Services Administration (U.S. Dept. of Health and Human Services) Alice C. Larson, PhD.; Larson Assistance Services; September, 2000

The majority of farm workers in Tuolumne County are employed in reforestation after timber harvesting (e.g., re-planting trees). Reforestation activities generally occur in the county’s higher elevations and is often seasonal. As a result, the demand for farm worker housing for those employed in reforestation activities is normally greatest at elevations of 3,000 feet and above (i.e., close to the forest and far from the city limits).

In contrast, many of the county’s non-forest agricultural crops can be found below 3,000 feet (i.e., relatively close to the city limits). Therefore, the primary emphasis on farm worker housing in the City of Sonora is focused on the provision of housing for the migrant farm worker employed in the production of non-forest crops and farm commodities (e.g., grapes, apples, turkeys). As indicated in the preceding table, approximately 35.7% of the county’s total farm worker population (116 individuals) could benefit from housing in the City of Sonora. Based on a 3.72 average household size for migrant farm workers (including their families), this translates into a need for approximately 40 housing units county-wide for migrant workers and their families. Consistent with the county’s Regional Housing Needs
Assessment, the City of Sonora provides approximately 10% of the county’s housing. Therefore, the City of Sonora anticipates that it should provide for approximately 4 housing units for migrant farm workers (i.e., for low or very low income and with a minimum of 4 bedrooms).

Given the extended distance between the city and agricultural destinations for workers, and that migrant and seasonal workers are often without private transportation; farm worker housing units should be located along primarily public transportation routes which provide regular service to Twain Harte and higher elevations so that workers may meet with other workers to be transported to work sites by their employers. Implementation Program 3.D.k establishes the city’s strategy and implementation program removing governmental constraints to the provision of farm worker housing.

3.6. Projected Needs

3.6.1. Regional (Citywide) Housing Needs

The Central Sierra Planning Council (CSPC) completed a draft Regional Housing Needs Assessment (RHNA) for the Central Sierra Economic Development District in April, 2003. After consultations with local planning agencies, the Governing Board of the CSPC approved the draft RHNA on May 7, 2003. The draft RHNA’s 90-day review period ended on August 6, 2003 and the final RHNA was approved by the CSPC at its August 6, 2003 meeting.

The plan addresses regional housing needs for Alpine, Amador, Calaveras and Tuolumne Counties and their incorporated cities. The City of Sonora, located in Tuolumne County, was identified as having an over-concentration of lower-income households—52% low and very low income households are located within the city compared with 38% in Tuolumne County. Consistent with Government Code Section 65584(a), the RHNA reflects adjustments to the city-county housing allocations by income groups to achieve a greater equity between the jurisdictions. The results of regional housing need allocation for the City of Sonora are summarized in the following sections.
3.6.2. **Housing Needs by Income Group**

As per the approved Regional Housing Needs Assessment, the city projects the following housing needs through 2009:

**Table 46: Projected Housing Needs by Income Group, Sonora 2001-2009**

<table>
<thead>
<tr>
<th>Income Group</th>
<th>New Units Needed By 2009/a/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low</td>
<td>54</td>
</tr>
<tr>
<td>Other low</td>
<td>68</td>
</tr>
<tr>
<td>Moderate</td>
<td>101</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>182</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>405</strong></td>
</tr>
</tbody>
</table>

/a/ Draft Regional Housing Needs Assessment; May, 2003; Central Sierra Planning Council

**Table 47: Household Projections, City of Sonora**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td># Households/a/</td>
<td>2,051</td>
<td>2,416</td>
<td>2,500</td>
<td>2,814</td>
<td>3,180</td>
<td>3,373</td>
</tr>
</tbody>
</table>

/a/ Estimate based on 2.06 persons per household applied to city population projections
Table 48: Quantified Objectives for Meeting Housing Needs, Sonora 2001-2009

<table>
<thead>
<tr>
<th>Income Target</th>
<th>Total Projected Need (# units)</th>
<th>New Construction</th>
<th>Rehabilitation (See following discussion)</th>
<th>Conversion</th>
<th>Preservation of At-Risk (See following discussion)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low</td>
<td>54</td>
<td>54</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low</td>
<td>68</td>
<td>8</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Moderate</td>
<td>101</td>
<td>101</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>182</td>
<td>182</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>405</td>
<td>405</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Rehabilitation**

The city anticipates continuing its housing rehabilitation program. However, these rehabilitations may not meet the definition of “substantially rehabilitated” pursuant to H&S Code 17995.3 and, therefore, are not included in these estimates.

**At-Risk Units**

The city is investigating the extent of funds which may be available to assist in the preservation of approximately 46 at-risk units in the city (Implementation Program 3.C.m). However, because the city already is into the third year of the plan period for this housing element, it will be unable to meet Government Code Section 65583 requirements pertaining to “committed assistance” by entering into a legally enforceable agreement within the first two years of the plan period to commit funds to this endeavor. Therefore, these units are not included in the preceding summary.
Table 49: Annual Quantified Objectives

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>9</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>5</td>
<td>54</td>
</tr>
<tr>
<td>Low</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>11</td>
<td>13</td>
<td>13</td>
<td>13</td>
<td>13</td>
<td>5</td>
<td>68</td>
</tr>
<tr>
<td>Subtotal Low and Very Low</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>20</td>
<td>23</td>
<td>23</td>
<td>23</td>
<td>23</td>
<td>10</td>
<td>122</td>
</tr>
<tr>
<td>Moderate</td>
<td>15</td>
<td>18</td>
<td>10</td>
<td>10</td>
<td>12</td>
<td>11</td>
<td>10</td>
<td>10</td>
<td>5</td>
<td>101</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>16</td>
<td>18</td>
<td>10</td>
<td>27</td>
<td>26</td>
<td>26</td>
<td>27</td>
<td>27</td>
<td>5</td>
<td>182</td>
</tr>
<tr>
<td>Subtotal Moderate and Above Moderate</td>
<td>31</td>
<td>36</td>
<td>20</td>
<td>37</td>
<td>38</td>
<td>37</td>
<td>37</td>
<td>37</td>
<td>10</td>
<td>283</td>
</tr>
<tr>
<td>Total All Income Levels</td>
<td>31</td>
<td>36</td>
<td>20</td>
<td>57</td>
<td>61</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>20</td>
<td>405</td>
</tr>
</tbody>
</table>

/a/ Actual built (new and rehabilitations)
/b/ Based on 5 new SFR as of 6/30/03
### Table 50: New Construction Projected Need by Income Group

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Total New Units Needed by 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low</td>
<td>54</td>
</tr>
<tr>
<td>Other low</td>
<td>68</td>
</tr>
<tr>
<td>Moderate</td>
<td>101</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>182</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>405</strong></td>
</tr>
</tbody>
</table>

#### 3.7. Resource Inventory

**3.7.1. Land Suitable for Residential Development**

The following analysis and inventory is based on the Land Use Element of General Plan 2020.

The following parameters are used in this inventory:

- Projections are based on actual development densities occurring within existing developments within the city
- Inventory excludes parcels with the potential to support two or fewer dwelling units (i.e., excludes most scattered infill parcels)
- Inventory includes vacant and underdeveloped parcels with a high potential for development and of sufficient size and with sufficient services to provide more than two dwelling units
- Inventory includes only parcels with the potential to produce new residential units (i.e., excluding parcels in which preservation, rehabilitation or conversion could occur)
- Projections do not include density bonuses
- Projections do not include second units

Based on the following inventory a development capacity of 621-978 residential units exists on non-infill parcels in the city
Table 51: Existing Multi-Family Residential Developments – Actual Densities, City of Sonora (2004)

<table>
<thead>
<tr>
<th>Parcel Number(s)</th>
<th>Total Acres</th>
<th>Zoning District</th>
<th>Permitted Density</th>
<th>Actual Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>44-360-08 Blackberry Oaks Apartments 802 Lyons Bald Mt. Rd.</td>
<td>3.23</td>
<td>Planned Development</td>
<td>Determined by Planned Development Proposal</td>
<td>13 du/acre 42 units</td>
</tr>
<tr>
<td>44-420-08 Sonora Terrace Apartments 200 Greenley Road</td>
<td>3.8</td>
<td>Planned Development</td>
<td>Determined by Planned Development Proposal</td>
<td>12 du/acre 46 units</td>
</tr>
<tr>
<td>44-430-15 Sonora Apartments 420 Greenley Road</td>
<td>4.0</td>
<td>Planned Development</td>
<td>Determined by Planned Development Proposal</td>
<td>12 du/acre 48 units</td>
</tr>
<tr>
<td>44-360-09 Sonora Garden Apartments 100 Greenley Road</td>
<td>3.14</td>
<td>Planned Development</td>
<td>Determined by Planned Development Proposal</td>
<td>10 du/acre 34 units</td>
</tr>
<tr>
<td>44-430-17 Sierra Village Apartments 250 Greenley Road</td>
<td>6.7</td>
<td>Planned Development</td>
<td>Determined by Planned Development Proposal</td>
<td>11 du/acre 80 units</td>
</tr>
</tbody>
</table>

| Average Density | 11.6 du/acre |

As indicated in the preceding inventory of existing multi-family developments within the city, the practical (i.e., likely) density of development on multi-family residential land (or land designated Planned Development used for multi-family residential developments) in the City of Sonora can be estimated to be: **11.6 dwelling units per acre.**
Chapter 3: Housing

Based on the city’s actual multi-family residential standard of 11.6 dwelling units per acre and adjusted for additional development constraints as identified in the following table, the city projects a practical development potential of 24 dwelling units on land identified for multi-family development in General Plan 2020. A map of each parcel identified is found in Appendix 3G.

Table 52: Inventory of High Density Residential (HDR) Parcels Available for Residential Development, General Plan 2020 (Excludes Infill)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>56-170-05 Sanguinetti/Norton</td>
<td>HDR, R-3</td>
<td>1.0</td>
<td></td>
<td>15 du per 1 gross acre for parcels 1 acre or larger</td>
<td>11</td>
</tr>
</tbody>
</table>
| West Sonora Investments 2-010-65 (0.6 ac) 2-010-66 (0.7 ac) | HDR, R-3                  | 1.3     | 21.75 du per gross acre for parcels less than 1 acre | Water – Available, on adjacent parcels
Sewer – Available, on adjacent parcels
Roads – Roads are existing
Topography – relatively gentle slopes
Other: Site is underdeveloped (single-family residence) and located adjacent to shopping center
Additional Adjustments to density: None. | 13                                    |
| **Total Acres, Total Maximum Development Potential** |                           | 2.3     |                                   | Water- Available,
Sewer – Available
Roads – Requires improved access.
Topography - Moderate slopes, uneven topography may reduce possible density
Additional adjustments to density: Reduced from 11.6 du/acre to 10 du/acre due to topography /b/ | 24                                    |
| **Total Practical Development Potential for High Density Residential Parcels** |                           |         |                                   |                                                   |                                          |

/a/ Based on 11.6 du/acre average development density for existing multi-family developments in the city. Adjustments do not include density bonus increases.
/b/ Should existing units on these parcels be removed to allow for increased density, overall potential density could be reduced by an additional 10 units.
The most recent planned development including residential uses occurring within the city is Northcam Heights. That subdivision produced an average residential density of 2.85 dwelling units per acre.\footnote{Northcam Heights: Assessors Parcels Book 35, Page 230, Parcels 26 through 36, zoned PD (Planned Development) with approximately 11 lots on 3.86+/- acres (including roadways)} Per the City of Sonora Housing Conditions Survey (2003), there were approximately 2,293 dwelling units in the city limits. Adjusting for the addition of an estimated 95 additional dwelling units in the city between 2003 and 2006 increases this to an estimated total dwelling units in the city in 2006 of approximately 2,388. Total developed acreage supporting residential uses in 2006 is approximately 552.44 acres. This translates to an average density per acre of residential uses of all densities (i.e., single-family small lot, single-family rural, and multi-family) of 4.3 dwelling units per acre based on historic development patterns in the City of Sonora. This density is used to project Special Planning development densities.

Table 53: Inventory of Special Planning Parcels Available for New Residential Development (General Plan 2020)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>002-090-46</td>
<td>SP-RES, Special Planning - Residential</td>
<td>30.62</td>
<td>Varies by proposal, but averages 4.3 du/acre based on similar developments</td>
<td>Discussions with landowner indicate plans for mixed residential developments including apartments and single-family dwellings.</td>
<td>131</td>
</tr>
<tr>
<td>Segerstrom Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35-250-14, -20, -35, -28, -45</td>
<td>SP-RES Special Planning, Residential</td>
<td>0.285</td>
<td>1.29</td>
<td>Water: Available on adjacent parcels</td>
<td>32</td>
</tr>
<tr>
<td>Murton (Off Leonard's Addition)</td>
<td></td>
<td>0.874</td>
<td>2.29</td>
<td>Sewer: Available on adjacent parcels</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.9</td>
<td>7.6</td>
<td>Roads: Requires extension of existing roads</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Topography: moderate to steep</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Other: Steep topography may limit density</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Additional adjustments to density: None</td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------------</td>
<td>---------</td>
<td>---------------------------------------</td>
<td>---------------------------------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>44 -170-21, 56-120-06 Truckenmiller/Mozingo</td>
<td>SP-RES Special Planning, Residential</td>
<td>12.98, 12.96</td>
<td>25.94</td>
<td>Varies by proposal, but averages 4.3 du/acre based on similar developments</td>
<td>110</td>
</tr>
<tr>
<td>56-020-45, 53, 54, 55, 56, 57, 58, 59/b/ Southgate Drive</td>
<td>SP-RES Special Planning, Residential</td>
<td>53.29</td>
<td></td>
<td></td>
<td>229</td>
</tr>
<tr>
<td>44-360-01, -04 44-124-01 to -05 44-430-20 44-560-14, -15, -16 Maxwell</td>
<td>SP-RES Special Planning, Residential</td>
<td>3.01, 1.64, 0.13, 0.68, 5.46</td>
<td></td>
<td></td>
<td>23</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>General Plan 2020, Zoning</td>
<td>Acreage</td>
<td>Density Standard (Maximum Density)/a/</td>
<td>Discussion of Development Potential &amp; Constraints</td>
<td>Practical Development Density/a/</td>
</tr>
<tr>
<td>---------------</td>
<td>------------------------</td>
<td>---------</td>
<td>---------------------------------------</td>
<td>---------------------------------------------------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>56-107-02, -05; 56-340-01, -02; 56-310-03; 56-110-17, -20; 56-570-47 (North side Hwy 108 east of S. Washington)</td>
<td>SP-MU Special Planning Mixed Use</td>
<td>5.6</td>
<td>Varies by proposal, but averages 4.3 du/acre based on similar developments</td>
<td>Water: Available, but requires extension</td>
<td>0-176</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.9</td>
<td>Sewer: Available, but requires extension</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>6.8</td>
<td>Roads: Requires extension of existing roadway. May require some widening of existing roadways which may constrain development</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>4.0</td>
<td>Topography: Gentle to moderate</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15.7</td>
<td>Additional adjustments to density: None</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.92</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.34</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.8</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>41.06</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Sonora Investments 2-010-78</td>
<td>SP-MU Special Planning, Mixed Use</td>
<td>13.5</td>
<td>Water Available</td>
<td>0-58</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Sewer – Available</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Roads - Requires access improvements. Topography: Moderate slopes, uneven topography may reduce possible density</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Note: Application pending</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

/a/ See paragraph preceding table for derivation of 4.3 du per acre for mixed residential and existing housing density average for the city – used to estimate SP-RES density. Actual densities may be more or less than this average (ranging from 6 to 15 du/acre before density bonus). For SP-MU, density may not include residential uses, therefore estimates include a range from zero to that of the SP-RES average. Projected densities do not include potential density bonus.

/b/ Formerly APNs 45 (remains same), 46, 47, 49, 50, 51
Recently approved single-family residential subdivisions in the City of Sonora include Sonora Knolls and Sunrise Hills. The average density of development in Sonora Knolls is approximately 3.2 dwelling units per acre. The average density of development in Sunrise Hills (Unit 1) is approximately 2.4 dwelling units per acre. The overall average density of both single-family residential subdivisions is 2.75 dwelling units per acre (including roadways and associated infrastructure).

Table 54: Inventory of Single-Family Residential (SFR) Parcels Available for New Residential Development, (General Plan 2020, excludes in-fill lots)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sonora Knolls</td>
<td>SFR, R-1</td>
<td></td>
<td>1 du per 7,500 sq. ft 6 du per 1 gross acre</td>
<td>Existing subdivision</td>
<td>5</td>
</tr>
<tr>
<td>Sunrise Hills</td>
<td>SFR, R-1</td>
<td></td>
<td></td>
<td>Existing subdivision – approximately 46 lots remain available for housing. Steep topography may eliminate potential development of up to 10 existing lots.</td>
<td>36</td>
</tr>
<tr>
<td>56-150-13 East of California Street (off S. Washington)</td>
<td>SFR, R-1</td>
<td>2.47</td>
<td></td>
<td>Water: Available, but requires extension&lt;br&gt;Sewer: Available, but requires extension&lt;br&gt;Roads: Requires extension of existing roadway. May require some widening of existing roadways which may constrain development&lt;br&gt;Topography: gentle to moderate&lt;br&gt;Other: Location adjacent to future planned development area; well-treed with oaks; adjoins 56-340-002&lt;br&gt;Additional adjustments to density: None</td>
<td>6</td>
</tr>
</tbody>
</table>

Subtotal Single-family Residential Development Potential 47 units

---

17 Sonora Knolls: Zoning R-1; Book 35, Pages 42 and 43; 101 lots on approx. 31.7 acres.
18 Sunrise Hills Unit 1: Zoning R-1; Book 2, pages 24 & 25; 87 lots on approximately 36.5 acres.
The most-recently approved subdivision of Agricultural Residential land (the equivalent of the Estate Residential [ER] land use designations in General Plan 2020) resulted in the creation of 16 lots on 96.6± acres for an average dwelling density of one dwelling unit per 6.0 acres (83% of maximum allowable density).

Table 55: Inventory of Low Density Parcels (Estate Residential) Available for New Residential Development (General Plan 2020)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>56-650-04 to 15, 18 (Behind Hales &amp; Symons; South Washington)</td>
<td>ER; RE-1 RE-2 RE-3</td>
<td>92.09</td>
<td></td>
<td>Subdivision of land already approved. Road construction per subdivision map required.</td>
<td>30-92</td>
</tr>
<tr>
<td>1-010-19 (west of high school)</td>
<td>ER; RE-1 RE-2 RE-3</td>
<td>19.7</td>
<td>1/3 to 1 dwelling units per acre</td>
<td>Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Requires road extension Topography: moderate to very steep — may constrain density Additional adjustments to density: See preceding.</td>
<td>5-15</td>
</tr>
<tr>
<td>35-360-001 (559 Snell)</td>
<td>ER; RE-1 RE-2 RE-3</td>
<td>5.13</td>
<td></td>
<td>Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Requires road extension Topography: gentle to moderate Additional adjustments to density: None.</td>
<td>1-5</td>
</tr>
<tr>
<td>35-200-20 (Access off Shaw’s Flat)</td>
<td>ER RE-1 RE-2 RE-3</td>
<td>3.36</td>
<td></td>
<td>Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Requires road extension Topography: moderate to very steep — may constrain density Additional adjustments to density: See preceding.</td>
<td>1-3</td>
</tr>
</tbody>
</table>
### Chapter 3: Housing

|------------------|---------------------------|---------|-----------------------------------|--------------------------------------------------|---------------------------------------------|
| 56-020-19 Southgate Dr. | ER RE-1 RE-2 RE-3 | 30.18 | 1/3 to 1 dwelling units per acre | Water: Available, requires extension  
Sewer: Available, requires extension (sewer plant is south of parcels)  
Roads: Requires road improvements on Southgate, possible emergency outlets  
Topography: variable – may constrain density  
Additional adjustments to density: See preceding. | 10-30 |
| 56-050-26/b/ Southgate Dr | ER RE-1 RE-2 RE-3 | 4.5 | | | 1-3 |

**Total Acres**: 155.46  
**Total Practical Development Potential for Estate Residential designated parcels**: 48-148

/a/ Adjustments do not include density bonus increases.  
/b/ Formerly 56-020-52
### Table 56: Summary of Land Inventory (Excluding In-fill)

<table>
<thead>
<tr>
<th>General Plan 2020, Zoning</th>
<th>Projected Potential Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>High density residential (HDR, R-3)</td>
<td>24</td>
</tr>
<tr>
<td>Special Planning (SP/SP)</td>
<td>502-759</td>
</tr>
<tr>
<td>Single-family residential (SFR, R-1)</td>
<td>47</td>
</tr>
<tr>
<td>Estate Residential (ER; RE-1, RE-2, RE-3)</td>
<td>48-148</td>
</tr>
<tr>
<td><strong>Total Residential Development Capacity (New Residential Development excluding infill)</strong></td>
<td><strong>621-978</strong></td>
</tr>
</tbody>
</table>

### Table 57: General Plan 2020 Residential Land Use Designations and Compatible Zoning Districts

<table>
<thead>
<tr>
<th>General Plan 2020 Designation</th>
<th>Compatible Zoning Designation (General Plan 2020)</th>
<th>Maximum Density per General Plan 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER – Estate Residential</td>
<td>RE-1 Residential Estate, one acre minimum</td>
<td>1 per 1 acre</td>
</tr>
<tr>
<td></td>
<td>RE-2 Residential Estate, two acre minimum</td>
<td>1 per 2 acres</td>
</tr>
<tr>
<td></td>
<td>RE-3 Residential Estate, three acre minimum</td>
<td>1 per 3 acres</td>
</tr>
<tr>
<td>SFR – Single-Family Residential</td>
<td>R-1 Single-family residential</td>
<td>1 du per 7,500 sq. ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 du per 1 gross acre</td>
</tr>
<tr>
<td>MDR – Medium Density Residential</td>
<td>R-2 Medium density residential</td>
<td>8 du per 1 gross acre for parcels 1 acre or larger</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10.89 du per gross acre for parcels less than 1 acre</td>
</tr>
<tr>
<td>HDR – High Density Residential</td>
<td>R-3 High density residential</td>
<td>15 du per 1 gross acre for parcels 1 acre or larger</td>
</tr>
<tr>
<td></td>
<td></td>
<td>21.75 du per gross acre for parcels less</td>
</tr>
<tr>
<td>General Plan 2020 Designation</td>
<td>Compatible Zoning Designation (General Plan 2020)</td>
<td>Maximum Density per General Plan 2020</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-----------------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td><strong>HMU - Historic Mixed Use</strong></td>
<td>R-1:HMU, R-2:HMU, R-3: HMU, C:HMU</td>
<td>15 du per 1 gross acre for parcels 1 acre or larger</td>
</tr>
<tr>
<td><strong>HMR – Historic Mixed Density Residential</strong></td>
<td>R-1:HMR, R-2:HMR, R-3:HMR</td>
<td>21.75 du per gross acre for parcels less</td>
</tr>
<tr>
<td><strong>SP- Special Planning</strong></td>
<td><strong>SP- MU</strong> Special Planning, Mixed Use</td>
<td>Varies by proposal, but averages 4.3 du/acre</td>
</tr>
<tr>
<td></td>
<td><strong>SP- R</strong> Special Planning, Residential</td>
<td></td>
</tr>
</tbody>
</table>
### Assisted Housing Developments & At-Risk Housing Developments

Table 58: Assisted Housing Developments, City of Sonora, 2000

<table>
<thead>
<tr>
<th>Name</th>
<th># Units</th>
<th>Target Population</th>
<th>Funding</th>
<th>Due to Become Available for Moderate/Above Moderate Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sonora Redevelopment Agency Project (Manke)</td>
<td>5</td>
<td>All</td>
<td>RDA</td>
<td>January 1, 2017</td>
</tr>
<tr>
<td>Blackberry Oaks Apartments</td>
<td>42</td>
<td>Senior</td>
<td>Section 515</td>
<td>2028 unless project requests rehab loan (which would extend restrictions for 20 additional years) Established 10/9/1992</td>
</tr>
<tr>
<td>Sonora Terrace Apartments 200 Greenley Road</td>
<td>46</td>
<td>All</td>
<td>Section 515, No Rental Subsidy</td>
<td>Established 10/7/88 Established for pre-pay in 2007</td>
</tr>
<tr>
<td>Sonora Apartments 420 Greenley Road</td>
<td>48</td>
<td>All</td>
<td>Section 515, Mortgage and Section 8</td>
<td>Original Exp. Date: 2/16/1999 New Exp Date – 2/28/2001</td>
</tr>
<tr>
<td>Sonora Garden Apartments 100 Greenley Road</td>
<td>34</td>
<td>All</td>
<td>Section 515</td>
<td>2028 unless project requests rehab loan (which would extend restrictions for 20 additional years) Established 6/10/1994</td>
</tr>
<tr>
<td>Sierra Village Apartments 250 Greenley Road</td>
<td>80</td>
<td>All</td>
<td>Section 515</td>
<td>Established 9/10/1981 Established for pre-pay 9/9/2001. In process of pre-pay evaluation. Has agreed to hold pre-pay until a non-profit can acquire the apartments and retain them as affordable housing.</td>
</tr>
</tbody>
</table>

At-Risk Housing Developments are privately-owned multi-family rental developments partly financed either by the United States’ Department of Agriculture (USDA) or by the Housing and Urban Development Department (HUD) which are at-risk for conversion to market-rate rents. Federally-assisted housing developments approved from 1990 to the present are
subject to additional requirements to help ensure that they remain available as affordable housing once established. Should any of the post 1989 development projects seek rehabilitation loans, then they must remain available to low and very low income families for an additional twenty years. The City of Sonora has 174 units in three projects established prior to 1990 that may pre-pay and become at-risk of conversion to market-rate rents. In addition, 5 units were established with assistance of redevelopment funding from the City of Sonora. The five redevelopment units are expected to become eligible for conversion to market-rate rentals in 2017.

174 units are anticipated to be at-risk during the planning period from 2001-2008. Five additional units (the city’s redevelopment-funded project) become at-risk in 2017, bringing the city’s at-risk total through 2018 to 179 units. 128 of those units already are eligible for pre-payment and the remaining 46 units become eligible for prepayment in October, 2007. As noted in the preceding table, 80 of the 179-at-risk units (the Sierra Village Apartments) are in the process of pre-payment evaluations. According to the Davis office of the US Dpt. of Agriculture, owners of the Sierra Village Apartments have agreed to delay pre-payment until a non-profit group can acquire the at-risk units. Therefore, these units are considered at-risk, but are at relatively low risk for conversion at present. The 48-unit Sonora Apartments also is currently at risk. However, a non-profit has opened escrow to purchase the units and retain them for affordable housing. Therefore, the City of Sonora considers only 46 of the 179 at-risk affordable housing units (Sonora Terrace) to be at a high risk of conversion through 2008. Implementation Program 3.C.m addresses the city’s plans for participating in the retention of these high-risk at-risk units.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Year at Risk</th>
<th># Units</th>
<th>Level of Risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sonora Terrace</td>
<td>2007</td>
<td>46</td>
<td>High</td>
</tr>
<tr>
<td>Sonora Apartments</td>
<td>2001</td>
<td>48</td>
<td>Low/a/</td>
</tr>
<tr>
<td>Sierra Village Apts.</td>
<td>2001</td>
<td>80</td>
<td>Low/a/</td>
</tr>
<tr>
<td>Manke (Sonora Redevelopment)</td>
<td>2017</td>
<td>5</td>
<td>Unknown at present</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>179</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

/a/ See preceding paragraph for details

Preservation/Acquisition
Pursuant to the Tuolumne County Assessor’s office, the assessed values for the preceding at-risk units are as follows:
Table 60: City of Sonora Assessed Value of At-Risk Housing (2002 Values)

<table>
<thead>
<tr>
<th>Project Name</th>
<th># Units</th>
<th>Assessor’s Parcel #</th>
<th>Assessed Value (2002)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sonora Terrace</td>
<td>46</td>
<td>44-420-08</td>
<td>$1,767,200</td>
</tr>
<tr>
<td>Sonora Apartments</td>
<td>48</td>
<td>44-430-15</td>
<td>$786,600</td>
</tr>
<tr>
<td>Sierra Village Apartments</td>
<td>80</td>
<td>44-430-17</td>
<td>$2,056,400</td>
</tr>
<tr>
<td>Manke (Sonora Redevelopment)</td>
<td>5</td>
<td>001-091-29</td>
<td>$229,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>179</strong></td>
<td></td>
<td><strong>$4,839,200.00</strong></td>
</tr>
</tbody>
</table>

Quantified Objectives

It is the city’s objective to preserve or replace all subsidized units. See Implementation Program 3.C.m for the city’s strategy for assisting in the preservation of high-risk at-risk units.

3.7.3. Housing Programs (Existing)

The City of Sonora administers the following housing programs:

**Homebuyers Assistance Program**

The City of Sonora’s Homebuyer Assistance program is designed to assist low income families to purchase a home within the City of Sonora. The program provides loan assistance to families with immediate cash needs, as required, for loan origination fees and closing costs, including impounds for property taxes and insurance; and assists families in meeting long-term housing commitments by reducing monthly payments to an amount consistent with income levels.

Eligible families must have an income that does not exceed 80% of the area median income, adjusted for household size as established by the Department of Housing and Urban Development (HUD).

**Housing Rehabilitation Loan Program**

This program provides low-interest loans for the rehabilitation of existing housing units owned and/or occupied by low-to-moderate income households.

- **Homeowner’s Program**
  Provides low-interest loans for rehabilitation of single family residential units owned and occupied by low-to-moderate income households within the city limits.

- **Rental Program**
  Provides low-interest loans for the rehabilitation of rental properties currently occupied by or that will be occupied by low to moderate income tenants within the city limits.
• Deferred Loan Program
  Provides deferred low-interest loans for the rehabilitation of single-family residential units which are owner-occupied by individuals 65 years of age or older or who are permanently disabled and on SSI.

Redevelopment
The Sonora Redevelopment Agency (RDA) was established in 1985 and established a project area in 1991. In the RDA’s second 5-year plan (extending through 2004), the RDA has allocated $449,000 as its 20% housing set-aside. Funds will be used to improve affordable housing opportunities within the city. Proposed future programs include a residential paint voucher program and neighborhood improvement program.

CSPC
The Central Sierra Planning Council (CSPC), a four-county Council of Governments is active in managing affordable housing programs in Tuolumne County. The following programs are implemented in the City of Sonora with the assistance of CSPC:

• Section 8: 50-60 vouchers (rental assistance vouchers)
• Community Reinvestment Act (CRA)

3.7.4. Energy Conservation
The City of Sonora works with the Amador-Tuolumne Community Action Agency (A-TCAA) to ensure that energy conservation plays a prominent role in both rehabilitations and new construction (See General Plan 2020 Appendix 3C).

Recycling
Recycling opportunities are easily accessible to Sonora residents. Cal Sierra Recycling operates Tuolumne County’s primary recycling facility located at 14959 Camage Avenue off of Tuolumne Road. Curbside recycling also is provided within the city limits for various materials. In addition, recycling bins are provided at the Crossroads Shopping Center within the city limits.

Transportation
The City of Sonora, through its participation on the Tuolumne County Transportation Council, provides some funding for and assists with the operation of, Tuolumne County Transit. The agency provides both fixed route service and Dial-A-Ride service to and from most destinations within the city limits.

Bicycle and Pedestrian Facilities
The Tuolumne County Transportation Council which includes representation from the City of Sonora, is responsible for approving the non-motorized element of the county’s Regional Transportation Plan and addresses the provision of bicycle and pedestrian facilities to serve residents and visitors countywide. Sonora’s General Plan 2020 Recreation and Circulation Elements include proposed routes for bicycle and pedestrian facilities in addition to those contained in the county’s Regional Transportation Plan. In addition to identifying recreational trails, General Plan 2020 also identifies proposed sidewalk facilities (General Plan 2020 Appendix 3C).
Chapter 3: Housing

Sonora General Plan 2020 Appendix 2F). The location of these facilities emphasizes the connection of concentrated population centers with the city’s commercial centers, schools, government facilities, and similar destinations. As noted previously, steep terrain increases the cost of sidewalk construction within many areas of the city. Topography also presents a challenge for meeting grade requirements for wheelchair accessibility.

Sonora is currently pursuing additional funding for implementation of its Sidewalk Improvement Program. Funding will include sidewalk rehabilitation, replacement and construction to facilitate pedestrian traffic between housing, commercial facilities, schools and other destination points.

3.8. Constraints

3.8.1. Governmental

3.8.1.1. ZONING AND GENERAL PLAN

Zoning Districts and General Plan 2020 Land Use Designations

The City of Sonora adopted General Plan 2020 in May, 2007. In conjunction, some existing zoning districts are being amended and new ones are being created. The following addresses the zoning districts proposed pursuant to General Plan 2020 and describes pending changes to existing zoning districts.

Single-Family Residential (R-1) /Single-Family Residential (SFR) General Plan 2020 Land Use Designation

The purpose of this zoning district is to:

- Provide for the development of single-family residences in areas feasibly served by utilities, streets, schools, recreation areas, and other necessary facilities
- Create conditions conducive to a desirable residential environment, protect it from the encroachment of unrelated uses affecting the development of vacant land and detrimental to existing residences, and limit the continuance of such uses in existence in the area
- Insure light, air, privacy and usable open spaces for residential living, and freedom from traffic or fire dangers
- Provide for those facilities primarily serving the neighborhood and serving it best by being located within it, providing such facilities are in the appropriate locations, and in harmony with the neighborhood

Permitted Uses:
Single-family residences, one guesthouse, rental of a single room

Development Standards:
Lot size: 1 du per 7,500 sq. ft. or 6 du per 1 gross acre.
Building Coverage: 50% maximum
Setbacks: 20’ front, 10’ sides, 30’ rear
Height: 35’ or two stories

Analysis and General Plan 2020 Consistency
Pursuant to General Plan 2020, the R-1 zoning district is consistent with the Single-family Residential (SFR) land use designation. The purpose of the SFR land use designation is to preserve the integrity of existing single-family residential neighborhoods and reserve lands best-suited for future single-family development.

Locational Criteria:
The location of SFR land in the General Plan 2020 Land Use Element is variable, and is consistent with the city’s existing general plan in that development on land designated SFR is restricted to those areas which may be served by adequate water, sewer, police, fire, roads and other public services. The availability of infrastructure for the city’s vacant and underdeveloped lots designated as SFR on the General Plan 2020 Land Use Map is detailed and analyzed in Section 3.7, herein (Resources Inventory).

Land Use Density and Intensity of Use
Based on actual development densities and consistent with the city’s hillside preservation ordinance, the density of development in this district is one dwelling unit per 7,500 square feet or six dwelling units per gross acre. This more realistic density will provide the city with an improved ability to assess the actual development potential of its residential lots.

Maximum Floor-to-Area-Ratio (FAR) for this district is 0.5 (equivalent to a lot coverage of approximately 50%). This increase in maximum allowable lot coverage (from 35%) will assist in achieving the densities anticipated in General Plan 2020.

The changes proposed pursuant to General Plan 2020 (lot coverage, realistic development density) coupled with incentives offered for affordable housing contained in this element and pertaining to flexible standards for building height, setbacks and lot coverage are expected to encourage more infill development on vacant R-1 lots and encourage the construction of affordable housing on larger, vacant and underdeveloped R-1 parcels (see list, Section 3.7.1 herein) consistent with the goals of this element.

---

19 Lots of less than 7,500 square feet existing prior to the effective date of General Plan 2020 (May 30, 2007) will continue to be considered legal, conforming lots, but may not be subdivided into lots of less than 7,500 square feet. Lots existing after the effective date of General Plan 2020 shall be at least 7,500 square feet in size.
Limited Multi-Family Residential (R-2)/Medium-Density Residential (MDR) General Plan 2020 Designation

The purpose of this district is to:

• Provide for the development of duplexes and other types of residences, and multi-family dwellings in garden apartments, in areas properly located in relation to commercial and other residential areas, and where utilities, streets, schools, recreation areas and other necessary facilities can feasibly serve a medium density population.

• Create conditions conducive to a desirable residential environment, protect it from the encroachment of unrelated uses affecting the development of vacant land and detrimental to existing residences, and limit the continuance of such uses in existence in the area.

• Insure light, air, privacy and usable open spaces for residential living, and freedom from traffic or fire dangers.

• Provide for those facilities primarily serving the neighborhood and serving it best by being located within it, providing such facilities are in the appropriate locations, and in harmony with the neighborhood.

Permitted Uses:
Single-family residence, multifamily dwelling with ground level access for each unit up to a maximum of 4 units per building, rooming house or boardinghouse (to be clarified in the Municipal Code amendments made upon implementation of General Plan 2020 to recognize duplexes, triplexes and fourplexes).

Development Standards:
Lot/Dwelling Unit Size Standards: 7,500 sq. ft.
Building Coverage: 50% building coverage
Setbacks: 10’ front, 10% width or 10’ whichever is less for sides, 5’ rear
Height: 35’ or two stories

Analysis and General Plan 2020 Consistency
Pursuant to General Plan 2020, the R-2 zoning district is consistent with the Medium Density Residential (MDR) land use designation. The purpose of the MDR land use designation is to provide for a variety of housing needs throughout the city including both single-family and medium-density multi-family dwellings. Generally, MDR developments will include duplexes, triplexes, and fourplexes. Integrated condominium or townhouse developments also are encouraged. MDR housing is intended as a primary tool for fulfilling the housing needs of special population groups (e.g., seniors, affordable, retired, and single).

Locational Criteria
The location of MDR land in the General Plan 2020 Land Use Element is generally close to commercial or other services and near major streets and thoroughfares for convenient
access. MDR developments also include in-fill sites scattered throughout the city blending with the character of existing, established neighborhoods. General Plan 2020 expands the locational criteria of MDR lands to recognize upstairs apartments constructed in conjunction with commercial developments to provide for live-work opportunities. The location of the city’s vacant and underdeveloped lots designated as MDR on the General Plan 2020 Land Use Map are detailed and analyzed in Section 3.7, herein, (Resources Inventory).

**Land Use Density and Intensity of Use**

As noted in Section 3.3 of this element, topography restricts practical density of residential development in the city. As noted in the Table of Constraints Analysis (following), development densities for medium-density parcels are not realistically reflected in the city’s 1986 general plan.

Therefore, based on actual development densities and consistent with the city’s hillside preservation ordinance, the density of development in this district is 10.89 dwelling units per gross acre for parcels less than once acre in size. Land use density is 8.0 dwelling units per gross acre for parcels one acre or larger in size. This more realistic density will provide the city with an improved ability to assess the actual development potential of its residential lots.

Maximum Floor-to-Area-Ratio (FAR) for this district is 0.5 (no change from the existing standard).

The changes proposed pursuant to General Plan 2020 (realistic development density) coupled with incentives offered for affordable housing contained in this element and pertaining to flexible standards for building height, setbacks and lot coverage are expected to encourage more infill development on vacant R-2 lots and encourage the construction of affordable housing on larger, vacant and underdeveloped R-2 parcels (see list, Section 3.7, herein) consistent with the goals of this element.

**Multi-Family Residential (R-3) Zoning District/High Density Residential (HDR) General Plan 2020 Land Use Designation**

**Purpose:**

- Provide for the development of multi-family dwellings in apartments in areas properly located in relation to commercial and other residential areas, and where utilities, streets, schools, recreation areas and other necessary facilities can feasibly serve a high population density
- Create conditions conducive to a desirable residential environment

---

20 Lots of less than 7,500 square feet existing prior to the effective date of General Plan 2020 (i.e., May 30, 2007) will continue to be considered legal, conforming lots, but may not be subdivided into lots of less than 7,500 square feet. Lots existing after the effective date of the General Plan 2020 shall be at least 7,500 square feet in size.
• Protect it from the encroachment of unrelated uses affecting the development of vacant land and detrimental to existing residences, and limit the continuance of such uses in existence in the area

• Insure light, air, privacy and usable open spaces for residential living, and freedom from traffic or fire dangers

• Provide for those facilities primarily serving the neighborhood and serving it best by being located within it, providing such facilities are in the appropriate locations, and in harmony with the neighborhood

Permitted:
Single-family residence, multi-family dwellings

Development Standards:
Lot Size: Minimum parcel size of 12,500 square feet\(^{21}\)
Building Coverage: 50%
Setbacks: 10’ front, 5’ sides, 10’ rear; Five feet additional for each story in excess of two
Building Height: 35’ maximum-larger with CUP by Sonora Planning Commission based on finding of necessity and desirability and considering impacts on adjoining buildings and public safety.

Analysis and General Plan 2020 Consistency
Pursuant to General Plan 2020, the R-3 zoning district is consistent with the High Density Residential (HDR) land use designation. The purpose of the HDR land use designation is to provide for a variety of housing needs throughout the city including both single-family and medium-density multi-family dwellings. The HDR designation is intended primarily for grouped or clustered single-family dwellings, duplexes, triplexes, apartments, dwelling groups, condominiums and townhouses, senior housing projects, and multi-family dwellings. It is anticipated that large, multi-family residential complexes will provide a designated percentage of units for affordable housing as an alternative to high-density complexes built solely for a single-target income group.

Locational Criteria
The location of HDR-designated lands in the General Plan 2020 Land Use Element are close to commercial or other services and near major streets and thoroughfares for convenient access. HDR land is located throughout the city and not concentrated in a single location. General Plan 2020 expands the locational criteria of HDR lands to recognize upstairs apartments constructed in conjunction with commercial developments to provide for live-work opportunities. The location of the city’s vacant and underdeveloped lots designated as HDR on the General Plan 2020 Land Use Map are detailed and analyzed in Section 3.7 (Resources Inventory).

\(^{21}\) Lots of less than 12,500 square feet existing prior to the effective date of General Plan 2020 (i.e., May 30, 2007) will continue to be considered legal, conforming lots, but may not be subdivided into lots of less than 12,500 square feet. Lots existing after the effective date of the General Plan 2020 shall be at least 12,500 square feet in size
Land Use Density and Intensity of Use

As noted in Section 3.3 of this element, topography restricts practical density of residential development in the city. As noted in the Table of Constraints Analysis (following), development densities for high-density parcels are not realistically reflected in the city’s existing general plan.

Therefore, based on actual development densities and consistent with the city’s hillside preservation ordinance, the density of development in this district is 21.75 dwelling units per gross acre for parcels of less than one acre in size and 15.0 dwelling units per gross acre for parcels one acre or greater in size with a minimum parcel size of 12,500 square feet. This more realistic density will provide the city with an improved ability to assess the actual development potential of its residential lots.

Maximum Floor-to-Area-Ratio (FAR) for this district is proposed to remain at 0.5 (no change from the existing standard).

The changes proposed pursuant to General Plan 2020 (realistic development density) coupled with incentives offered for affordable housing contained in this element and pertaining to flexible standards for building height, setbacks and lot coverage are expected to encourage more infill development on vacant R-2 and R-3 lots and encourage the construction of affordable housing on larger, vacant and underdeveloped R-2 and R-3 parcels (see list, Section 3.7) consistent with the goals of this element.

Special Planning Residential (SP-R) Zone, Special Planning Mixed Use (SP-MU) and Special Planning Residential (SP-R) and Special Planning Mixed Use (SP-MU) General Plan 2020 Land Use Designations

General Plan 2020 will replace the 1986 General Plan Planned Development (PD) Zone and 1986 PD General Plan Land Use Designation with the Special Planning (SP) Zone and Special Planning (SP) General Plan 2020 Land Use Designation (including Special Planning Residential and Special Planning, Mixed Use). The purpose of the change is to allow the application of existing state law governing the content of specific plans as necessary to update the Planned Development designation currently in place.

Purpose and Intent

The purpose of the 1986 General Plan Planned Development (PD) Zone and PD General Plan Land Use Designation was to accommodate various types of developments such as...multiple housing developments, single-family residential developments...and any other use or combination of uses which can be made appropriately a part of a planned development.

22 Lots of less than 12,500 square feet existing prior to the effective date of General Plan 2020 (May 30, 2007) will continue to be considered legal, conforming lots, but may not be subdivided into lots of less than 12,500 square feet. Lots existing after the effective date of General Plan 2020 shall be at least 12,500 square feet in size.

Sonora General Plan 2020

Housing-149
The purpose of the Special Planning (SP) Zone and Special Planning (SP) General Plan 2020 Land Use Designation (including Special Planning Residential and Special Planning Mixed Use) is expected to mirror those of the 1986 General Plan’s PD designation, while expanding upon the intent of the PD designation to further encourage new development which creates a diverse, walkable, compact, vibrant project with integrated design compatible with the physical characteristics of the property.

In addition, to ensure that development within the Special Planning land use and zoning district designations throughout the city correspond to surrounding uses, the city is proposing two classes of Special Planning—one of these is the Special Planning-Residential (SP-R) Zoning District with a corresponding SP-R General Plan 2020 Land Use Designation intended to encourage a mixed density of residential uses within the context of a specific plan while establishing that the designated parcel will be used for residential uses (i.e., not for commercial or other uses).

**Locational Criteria**
The location of SP-R designated lands in the General Plan 2020 Land Use Element are on properties that have unique or unusual characteristics and do not fit into the conventional zoning pattern including vacant land requiring unusually environmentally and aesthetically sensitive development.

**Land Use Density and Intensity of Use**
The SP-R designation (as is the case with the 1986 General Plan’s Planned Development designation) will retain flexible standards, but generally will not exceed a FAR of 1.5 for projects with diverse uses and a FAR of 1.0 for projects which are primarily residential.

Because the primary purpose of this zone and land use designation is to provide flexibility in the construction and densities of residential developments, neither the existing PD designation nor the proposed Special Planning (SP) designations are considered a constraint to the provision of affordable housing.

**Residential Estate, One-Two-Three Acre Minimum Zoning District (RE-1, RE-2, RE-3)**
Estate Residential (ER) General Plan 2020 Land Use Designation
The City of Sonora currently (i.e., 1986 general plan) has a single Residential Estates (RE) Zone allowing a one-acre minimum lot size. The next “larger” zoning district in the city is the Agricultural - Residential (AR) Zone which allows a five acre minimum lot size. As necessary to accommodate hillside development densities which may provide opportunities for densities of more than one dwelling per five acres, but which may not be suitable for densities of one dwelling unit per one acre, the city will add the Residential Estate, one-acre minimum; Residential Estate-two acre minimum and Residential Estate, three acre minimum zoning districts to the Municipal Code in conjunction with General Plan 2020.
Chapter 3: Housing

Purpose and Intent

The purpose of the Estate Residential Land Use is to:

- Provide for the development of single-family residences in outlying areas and areas having special topographic features and to prevent a higher population density, requiring a higher level of services, or damaging to the natural appearance of an area
- Create conditions conducive to a desirable low density suburban environment, and protect it from the encroachment of unrelated uses affecting the development of vacant land and detrimental to existing residences, and limit the continuance of such uses in existence in the area
- Provide for sufficient space to enable residents of the property to raise crops and fruits and keep animals in a limited and controlled manner so as to be in keeping with the residential character of the area

Permitted Uses:
Single-family residence, one guesthouse, one room may be rented

Development Standards:
Minimum lot size: 1 acre (to be amended to 1 acre, 2 acres or 3 acres)
Building Coverage: 35%
Setbacks: 20’ front, 10’ sides, 30’ rear
Height: 35’ or two stories

Analysis and General Plan 2020 Consistency

Pursuant to General Plan 2020, the RE-1, RE-2 and RE-3 zoning districts are consistent with the Estate Residential (ER) land use designation. The purpose of the ER land use designation is to provide for a variety of housing alternatives, including larger lots (1-3 acres) on relatively gentle slopes.

Locational Criteria

The location of ER land on the General Plan 2020 Land Use Map is in areas with gentle slopes away from the central core of the city. The ER land use designation typically provides a transition between urban and more rural or agricultural uses. The ER land use also provides opportunities for clustering on small expanses of gently-sloping land. The location of the city’s vacant and underdeveloped lots designated as ER pursuant to General Plan 2020 are detailed and analyzed in Section 3.7 (Resources Inventory).

Land Use Density and Intensity of Use

One dwelling unit per one acre to one dwelling unit per three acres (See introductory discussion).
Agricultural Residential (AR) Zone/ (No Designated 1986 General Plan Land Use Designation)
The city intends to amend the existing Agricultural Residential (AR) land use/zone to the Estate Residential land use (ER) and Residential Estate, one, two or three acre minimum (RE-1, RE-2, or RE-3) zoning district as a means of recognizing that the primary purpose of parcels in excess of one acre in the city is residential, rather than the more traditional agriculture found on large ranches in the county.

The purposes of the Estate Residential land use and Residential Estate zoning districts is described in the preceding paragraphs.

HMR: Historic Mixed Density Residential
Purpose and Intent
The HMR designation is intended to preserve both the historic and residential character of those portions of the city with large concentrations of structures 50 years of age or older located outside of the city’s designated historic commercial district and used primarily for residential purposes.

Land Use Density and Intensity of Use
The allowable density for individual parcels designated HMR is variable. The HMR land use density allows up to 21.75 dwelling units per gross acre for parcels of less than one acre in size. The HMR land use density allows up to 15.0 dwelling units per gross acre for parcels one acre or greater in size.

The maximum density permitted on any given parcel designated HMR is a reflection of opportunities and constraints unique to each parcel. Allowable density is a direct function of the site’s capacity to provide one or more housing units (within single structures or multiple structures) while maintaining the historic integrity of existing structures, providing adequate parking, preserving mature landscaping and sustaining the overall historic characteristics of the parcel, the immediate area and adjoining neighborhoods.

It is anticipated that a new Historic Mixed Density Residential Use combining district will be developed to implement this General Plan 2020 land use designation. The HMR combining district would overlay the existing primary zoning district and is expected to allow: single-family residential uses, multi-family residential uses and bed and breakfast establishments.

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 HMR combining district is expected to include/address: alternatives for on-site parking (e.g., allowing reduced parking or use of community parking areas in partial fulfillment of parking requirements), maintenance of mature landscaping, reduced setbacks compatible with historic character, and similar topics. This combining district also is expected to allow for lots sizes consistent with historic lot sizes (e.g., 6,000 square foot net for single-family residential districts).
HMU: Historic Mixed Use

Purpose
The HMU designation is intended to preserve historic character in those portions of the city with large concentrations of structures 50 years of age or older located outside of the city’s designated historic commercial district while allowing for a broad range of land uses compatible with maintaining the historic integrity of individual structures and groups of structures, landscapes and overall neighborhood character. The HMU designation is intended to provide a transition between areas with high concentrations of structures 50 years of age or older that are primarily residential in nature (Historic Mixed Density Residential) and more intensive commercial and civic land uses located near the city’s designated historic commercial district and along major city thoroughfares.

Land Use Density and Intensity of Use
The allowable density for individual parcels designated HMU is variable. The HMU land use density allows up to 21.75 dwelling units per gross acre for parcels of less than one acre in size. The HMU land use density allows up to 15.0 dwelling units per gross acre for parcels one acre or greater in size.

The maximum density permitted on any given parcel designated HMU is a reflection of opportunities and constraints unique to each parcel. Allowable density is a direct function of the site’s capacity to provide multiple housing units (within single structures or multiple structures) while maintaining the historic integrity of existing structures, providing adequate parking, preserving mature landscaping and sustaining the overall historic characteristics of the parcel, the immediate area and adjoining neighborhoods.

It is anticipated that a new Historic Mixed Use combining district will be developed to implement this General Plan 2020 land use designation. The HMU combining district would be added to the underlying, primary, zoning district, and is expected to allow (but is not limited to): 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 overlay 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.

The HMU combining district is expected to include/address: alternatives for on-site parking (e.g., allowing reduced parking or use of community parking areas in partial fulfillment of parking requirements), maintenance of mature landscaping, adaptive re-use of historic structures, reduced setbacks compatible with historic character, and similar topics. This combining district also is expected to allow for lots sizes consistent with historic lot sizes (e.g., 6,000 square foot net for single-family residential districts). Many parcels designated HMU are expected to qualify for benefits pursuant to the Mills Act program.
Appendix 3E provides a detailed summary of the development standards discussed in the preceding, by zoning district, in the City of Sonora.

The following table further evaluates the city’s development standards and identifies potential constraints to the provision of affordable housing associated with those development standards.
<table>
<thead>
<tr>
<th>Description</th>
<th>Potential Constraint</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm-worker Housing</td>
<td>The Municipal Code does not define farm-worker housing as a special type of land use. As a result, the construction of farm-worker housing is not addressed in the municipal code leaving decisions as to the appropriate location of such housing open to interpretation of the municipal code.</td>
<td>Define farm-worker housing in Chapter 17.04 of the Municipal Code and identify the use as a permitted use in the Residential Estate zoning district on parcels five acres or greater in size; and as a conditional use in the R-3 (Multi-family residential districts) in Section 17.60.040 of the Municipal Code. (See Program 3.D.k)</td>
</tr>
<tr>
<td>Emergency shelters, transitional housing (including homeless shelters) Section 17.60.040(O)</td>
<td>The Municipal Code currently allows these uses subject to issuance of a conditional use permit in the commercial district. Other zoning districts may provide appropriate locations for these uses and increase opportunities for locating these facilities within the city.</td>
<td>Remove the requirement for a conditional use permit in the commercial district for these uses. Expand the number of districts which allow these uses as permitted uses and add other districts where these uses may be granted subject to a use permit. (See Programs 3.D.b, 3.D.d and 3.D.e)</td>
</tr>
<tr>
<td>Senior Housing; Senior Facilities Section 17.60.040</td>
<td>The Municipal Code requires a conditional use permit for rest homes and convalescent homes in the R-3, CO, C and CG zones. These facilities are generally consistent with other uses in these zoning districts and requirements for a conditional use permit could be unnecessary for these uses in these districts.</td>
<td>Remove the requirement for a conditional use permit in the R-3, CO, C and CG zones for rest homes and convalescent homes and related senior facilities. Expand the number of districts which may allow these uses by amending Section 17.60.040 to allow these uses in residential estate districts subject to a use permit (See Program 3.D.a)</td>
</tr>
</tbody>
</table>
### Description (Code Reference)

<table>
<thead>
<tr>
<th>Description</th>
<th>Potential Constraint</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan 2020 Density Standards:</td>
<td>Chapter III of this element describes the successes and failures of the city in implementing its 1993 housing element. A primary constraint to development within the city is topography. As a result of the issues discussed in Chapter III (Analysis for 1A and 1D), the city has established a flexible density standard of 8 du/1 gross acre for parcels one acre or larger and 10.89 for parcels of less than one acre for the Medium Density Residential Land Use and 15 du per gross acre for parcels one acre or larger and 21.754 du per gross acre for parcels of less than 1 acre for the High Density Residential Land Use designation.</td>
<td></td>
</tr>
<tr>
<td>Medium Density Residential (MDR) General Plan 2020 land use designation 8-10.89 dwelling units per acre</td>
<td>With the constraints of topography limiting the amount of land which can support medium and high-density housing within the city limits; it is crucial that those areas in the city which have been identified as appropriate for high density development not be under-developed (i.e., developed at densities below those provided in the general plan).</td>
<td>Establish minimum density standards for the medium and high-density general plan land use designations and their associated zoning districts (R-2 and R-3). [See Programs 3.A.a, 3.A.c]</td>
</tr>
<tr>
<td>High Density Residential (HDR) General Plan 2020 land use designation: 15-21.75 dwelling units per acre</td>
<td>The maximum allowable building height within the city is 35 feet with provisions for increasing this height pursuant to a conditional use permit in commercial and R-3 zoning districts subject to a finding of necessity, desirability and consideration of the impacts to surrounding buildings and on public safety. One method of increasing density in areas where topography may limit density is to allow an increase in building height (thereby reducing the amount)</td>
<td>With the city’s recently acquired a ladder truck (which could assist in fire protection for buildings exceeding 35 feet), the city shall consider an amendment to the municipal code to allow three-story multi-family residential construction when such housing will be used for affordable housing and in cases where the fire department deems that the increased height will not be detrimental to health and safety. (See Program 3.A.a)</td>
</tr>
<tr>
<td>Height</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sonora General Plan 2020**

**Housing-156**
<table>
<thead>
<tr>
<th>Description</th>
<th>Potential Constraint</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td>The municipal code does not currently include alternatives for allowing three-story development as a permitted use. Building setbacks (See General Plan 2020 Appendix 3E) within the city are comparable to those in other jurisdictions in the region with similar topography.</td>
<td>Establish a 5’ side setback in the R-2 zoning district.   (See Program 3.A.a)</td>
</tr>
<tr>
<td>Building Coverage</td>
<td>However, side setbacks are routinely five feet throughout the region. Within the R-2 zoning district in the city, setbacks may be 10 feet in some cases and trigger a requirement for a variance to reduce these setbacks. A reduction in the side setback in the R-2 district could assist the city in achieving its goal of maximizing housing on medium and high-density designated land.</td>
<td>Provide an increase in building coverage as an incentive for projects providing affordable housing within R-2 and R-3 districts.   (See Program 3.A.a)</td>
</tr>
<tr>
<td>Parking</td>
<td>The city’s historic district is populated with buildings covering nearly 100% of the available parcel. The building lot coverage permitted within the R-2 and R-3 districts outside of the historic district is 50%. An increase in the permitted building density coverage within the R-2 and R-3 zoning districts could encourage developers to establish housing at densities supported by the city’s general plan.</td>
<td>Amend the municipal code to allow reduced parking in mixed use developments which provide affordable housing.</td>
</tr>
<tr>
<td>Description (Code Reference)</td>
<td>Potential Constraint</td>
<td>Recommendation</td>
</tr>
<tr>
<td>------------------------------</td>
<td>----------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Water</td>
<td>Very few private wells exist within the city. Most rely on public water provided by the Tuolumne Utility District. TUD indicates that ample water is available to serve the needs of the city pursuant to the General Plan 2020 (on a first come, first serve basis). No constraints related to water supply for the city have been identified (See Fire Protection).</td>
<td>None indicated.</td>
</tr>
<tr>
<td>Sewer</td>
<td>Very few private septic systems exist in the city. Most rely on public sewer provided by the Tuolumne Utility District. TUD indicates that ample sewer is available to serve the needs of the city pursuant to General Plan 2020 (on a first come, first serve basis). However, TUD does indicate that wastewater treatment facilities may require expansion in the near future at its facilities within the city limits. Clearly identify land owned by TUD and used (or targeted for use) for wastewater treatment facilities within the city limits. Designate land uses on lands adjacent to these facilities which are compatible with wastewater treatment facilities (Note: This action has been accomplished in General Plan 2020)</td>
<td></td>
</tr>
<tr>
<td>Manufactured Homes</td>
<td>Chapter 17.49 of the zoning ordinance has allowed mobile homes on lots in areas zoned for single-family residential (with permanent foundations) pursuant to an ordinance adopted in 1981. Manufactured homes on permanent foundations have consistently been allowed on single-family residential lots in the city. Because the zoning code has allowed manufactured and mobile homes in the city on single-family residential lots for more than 20 years, no constraints to affordable housing relative to mobile homes or manufactured</td>
<td>As noted in Chapter III, the Building Department has only recently begun to tally permits for mobile homes separately from other single-family residences. Therefore, the prevalence of mobile homes may be better assessed in the current planning period [although anecdotal evidence (from long-time residents and city employees and based upon the success of sales of manufactured homes in the county versus mobile homes) indicates that manufactured homes remain more popular than mobile homes in the city.]</td>
</tr>
</tbody>
</table>
### Chapter 3: Housing

<table>
<thead>
<tr>
<th>Description (Code Reference)</th>
<th>Potential Constraint</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fire Protection</strong></td>
<td>Some of the city’s fire hydrants are old and require upgrades or replacement. The city is undertaking a program to upgrade and replace hydrants in cooperation with TUD through use of redevelopment funds.</td>
<td>Continue to earmark redevelopment funds to assist in infrastructure improvements</td>
</tr>
<tr>
<td><strong>Drainage Facilities</strong></td>
<td>Some of the city’s drainage facilities are old of insufficient capacity and require upgrades or replacement. The city is undertaking a program to upgrade its drainage facilities through use of redevelopment funds.</td>
<td>Continue to earmark redevelopment funds to assist in infrastructure improvements</td>
</tr>
<tr>
<td><strong>Roads</strong></td>
<td>Given the region’s topography, the construction of wide, paved, roadways can be both expensive and create adverse visual impacts on hillsides. This may result in project amendments requiring reductions in the density of housing which may be constructed.</td>
<td>The city’s hillside preservation ordinance provides alternative guidelines for road construction and sidewalk construction which can reduce visual impacts associated with grading on hillsides. Ordinance guidelines should be applied to new residential development to assist in the provision of housing at densities allowed pursuant to the general plan.</td>
</tr>
<tr>
<td><strong>Sidewalks</strong></td>
<td>Given the region’s topography, the construction of wide, paved, sidewalks with curbs and gutters can be both expensive and create adverse visual impacts on hillsides. This may result in project amendments requiring reductions in the density of housing which may be constructed.</td>
<td></td>
</tr>
</tbody>
</table>
In keeping with the city’s policy of providing reasonable accommodation for the disabled, potential constraints to these accommodations within the city’s municipal code have been analyzed. The results of that analysis are as follows:

**Table 62: Analysis of Potential Housing Constraints for the Disabled**

<table>
<thead>
<tr>
<th>Description (Code Reference)</th>
<th>Potential Constraint</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Quarters</td>
<td>The municipal code does not currently define group quarters (e.g., group homes for the disabled) and specify appropriate zoning districts for the location of these facilities.</td>
<td>Amend Section 17.04 and Sections 17.60.020 and 17.60.040 of the Municipal Code to define and identify appropriate zones for shared and congregate housing and group homes. Amend Sections 17.60.020 and 17.60.040 to allow these facilities for six or fewer persons as a use allowed by right in all districts and allowing these facilities for more than six persons through acquisition of a conditional use permit in all zoning districts. Facilities for more than six persons shall be located no closer than 1000 feet from each other. (See Program 3.D.g)</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Section 17.40.030 of the Municipal Code does not currently identify disabled access facilities (e.g., ramps) as included in those structures which may encroach within setbacks.</td>
<td>Amend the municipal code to allow access ramps for the disabled to encroach to within 0’ of parcel boundaries as a use permitted by right. (See Program 3.D.g)</td>
</tr>
<tr>
<td>Building Coverage</td>
<td>The municipal code does not currently state that disabled access facilities (e.g., ramps) are excluded from building coverage calculations.</td>
<td>Amend the municipal code to exclude access ramps in building coverage calculations (See Program 3.D.g)</td>
</tr>
</tbody>
</table>
In addition to the preceding, **Implementation Program 3.B.b (Section 3.9 of this element)** summarizes development standards which are reduced as a mechanism for encouraging affordable housing.

### 3.8.1.2. PERMIT AND PROCESSING PROCEDURES

The procedure for processing permits in the City of Sonora is similar for all permit types and is as follows:

**Step A:** File an application with appropriate land development application fees. Application submittals generally include a site plan showing proposed development for the entire parcel, such as uses and buildings, walkways and driveways, and parking stalls. The site plan is required to contain sufficient information and accuracy to determine compliance with the provisions of the City of Sonora Municipal Code.

**Step B:** The Community Development Director circulates the site plan to other city departments for input. This generally requires 10-14 days, although it may be completed within as little as 48-hours depending upon the complexity of the application.

**Step C:** A public notice of Sonora Planning Commission hearing is published in the local newspaper at least ten days prior to the hearing.

**Step D:** The Community Development Director prepares a staff report for the Sonora Planning Commission recommending approval of the entitlement, approval of the entitlement with conditions, or denial of the entitlement based on a pre-established set of findings (See following discussion for required findings for each type of permit)

**Step E:** Within 40 days of receipt of the application, the Sonora Planning Commission is required to hold a public hearing at a regular or special meeting [30-days for design review]. This hearing may be continued for up to 30 days.

**Step F:** The Sonora Planning Commission may require such terms or conditions to grant permit as it may deem necessary (See findings)

**Step G:** Decisions of the Sonora Planning Commission may be appealed to the Sonora City Council within 10 days of the Sonora Planning Commission’s decision.
Permits/Entitlements Which May be Required for Residential Developments
There are four basic types of entitlements which are regularly applicable to residential development projects as follows:

**Design Review Permit (City of Sonora Municipal Code Chapter 17.32)**
**Required for:**
new buildings; exterior alterations, additions or modification of buildings or parts of buildings; sandblasting masonry surfaces; placement of manufacture or modular buildings, storage containers or accessory storage buildings in the historic zone. Does not include maintenance or repairs which do not involve change in design, exterior material or original appearance of a structure; actions deemed necessary by the city to protect health or safety…..in the historic district.

**Special Requirements:**
Consistency with historic gold rush period architecture; 1849 to 1880.

**Findings Required for Approval:**
- Conforms with the features either on the original building or on those typical of the period in which the structure was constructed
- Compatibility with neighboring buildings (for any new structure adjacent to historic buildings)
- Compatibility with uses traditionally conducted within the area (i.e., capable of coexisting in harmony with other uses within the area so as to insure the continuance of the historical significance of the area). This finding is required for new uses.

**Site Plan Approval (City of Sonora Municipal Code Chapter 17.52)**
**Required for:**
mobile home parks, buildings with floor areas in excess of 5,000 square feet; developments proposing two or more separate buildings on one parcel (excluding agricultural buildings, single-family dwellings, duplexes, accessory buildings, or buildings for which a conditional use permit or variance has been obtained from commission)

**Special Requirements:**
None (primarily consistency with the requirements of the Municipal Code)

**Finding Required for Approval:**
No findings specified.
Conditional Use Permit (City of Sonora Municipal Code Chapter 17.62)

Required for:
- sanitarium, rest home, convalescent home, dispensary in R-1, R-2, R-3 emergency and transitional housing in the C (Commercial) zone; exceptions to parking requirements; construction of more than one dwelling unit or apartment building on a single parcel; and for allowing a preexisting nonconforming use to continue (subject to various requirements relating to hardship)

Special Requirements:
None.

Required Findings:
Use applied for is:
- Necessary or desirable on the specific parcel
- Not injurious to the neighborhood
- Consistent with the Municipal Code
- Consistent with the purposes of the Zoning District of said use

Planned Development Permit (City of Sonora Municipal Code Section 17.31.033)

Required for:
- condominiums, community apartments and other undivided-interest projects with exclusive occupancy provisions; condominium conversions of residential properties; mixed land use projects where more than 50% of buildings, structures or land is devoted to a use permitted by the primary zoning district; projects of similar burden of use to uses permitted in the primary zoning district as determined by the Sonora Planning Commission; projects of substantial economic or cultural benefit to the city, its residents, business community and property owners in the option of the planning commission and the city council.

Special Requirements:
Submittal of a Development Plan prior to designation as a PD Zone. Plan must include map showing street system, lot design, areas proposed for dedication for parks, recreational areas, school sites, public buildings and other uses; plot plan for each building site or sites with approximate location of all proposed buildings and setbacks; elevations of proposed structures (except single family residences) indicating general design. As necessary, also requires: parking and loading plans, circulation diagram, landscaping and tree planting plan, map with topography, economic feasibility report or market analysis, preliminary grading plan; development schedule; policy (purpose) statement for the PD zone.

Required Findings for Approval:
- Protect and maintain property values and community amenities in the subject area, and
- Foster and maintain the health, safety and general welfare of the city, its property owners, and residents.
Due to its size, the city is able to process permits quickly. Because time rarely presents a constraint, the permitting process and permit requirements of the city are not generally considered to be constraints to development.

However, required findings addressing consistency of uses and neighborhood compatibility and protection of property values in communities may sometimes provide a basis for neighborhood opposition to apartment projects for low and very low income households and in opposition to various types of special needs housing (e.g., emergency shelters, battered women's shelters).

In recognition of this, the city:

- Makes available to interested members of the public, the required findings for denials of projects which provide housing for low and very low income households as stated in Government Code Section 65589.5 and emphasizing that these findings are required in addition to the findings associated with various city permits and supersede the findings for permit approval or denial as established in the city’s municipal code with minor exceptions (e.g., denial due to identified health and safety concerns).

- Has identified vacant and underdeveloped parcels outside of long-established neighborhoods and close to city amenities and jobs for the establishment of new multi-family developments (in conjunction with General Plan 2020 adoption).

### Table 63: Permit Review Process, City of Sonora

<table>
<thead>
<tr>
<th>Entitlement</th>
<th>Processing Time (approximate averages)</th>
<th>Discretionary or Ministerial Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Amendment</td>
<td>2-3 months</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Zone Change</td>
<td>2 months</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Tentative Subdivision Map</td>
<td>2-6 months</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Site Development Permit</td>
<td>2-5 months</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Final Subdivision Map</td>
<td>2 months</td>
<td>Ministerial</td>
</tr>
<tr>
<td>Design Review Permit</td>
<td>1 month</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Conditional Use Permit</td>
<td>1-3 months</td>
<td>Discretionary</td>
</tr>
<tr>
<td>Plan Check/Building Permit</td>
<td>1-3 days</td>
<td>Ministerial</td>
</tr>
</tbody>
</table>
3.8.1.3. **BUILDING CODES AND ENFORCEMENT**

Building codes are often viewed as a contributor to the high cost of housing by generating delays and requiring construction methods which increase basic costs. However, the adoption and enforcement of such codes is required of municipalities under State law. The Sonora Building Department views code enforcement as the means to insure that safe and uniform construction practices are followed.

Building department and other law enforcement agencies of the city enforce the provisions of the Municipal Code, including the Zoning Code, pursuant to the guidelines established in Chapter 17.70 of the Municipal Code. Per the Municipal Code; the City Attorney, upon order of the Sonora City Council can immediately commence action to abate, remove, restrain and enjoin violations of the Municipal Code as public nuisances as prescribed by law. Violations of the Municipal Code are misdemeanors subject to the penalties as established by state law.

Code violations in the city are generally related to junk storage rather than to housing issues and, therefore, the city’s enforcement of the Uniform Building Code and the Municipal Code is not viewed as an obstacle to the provision of affordable housing in the city.

3.8.1.4. **PROCESS AND POLICY FOR SUBSTANDARD UNITS AND REHABILITATION REQUIREMENTS**

Given the large concentration of homes built in the second half of the 19th Century, the City of Sonora applies the State Historic Building Code for those homes listed in the city’s historical inventory (Marvin, et. al., 2003) where the application of that code may be applied and is requested by the homeowner.

3.8.1.5. **DEVELOPMENT FEES**

The most recent revision to the city’s fee resolution was in 1998 with an update scheduled for Fall, 2002. Fees charged for development applications, impact fees, fees for water and sewer, and other development fees are listed in *General Plan 2020 Appendix 3F*.

A summary of how these various costs influence the affordability of various single and multi-family housing opportunities in the City of Sonora follows. [Note: An analysis of application fees charged for land development applications within the city is not included herein due to the substantially lower fees found in the City of Sonora compared with those in adjoining jurisdictions as illustrated in *General Plan 2020 Appendix 3F*].
Table 64: Development Costs for a 1,500 Square Foot Three-Bedroom Single-Family Home Outside of an Existing Subdivision, 0.25 ac., City of Sonora 2003

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Cost @ $389,707 per acre</td>
<td>$97,426.75</td>
</tr>
<tr>
<td>Construction Costs-Building @ $65.00/sq. ft./a/ to $74.96/sq.ft/b/</td>
<td>$97,500 to $112,440</td>
</tr>
<tr>
<td>Construction costs – Accessory Structures (parking, landscape)</td>
<td>$9,750 to $11,244</td>
</tr>
<tr>
<td>10% of construction costs</td>
<td></td>
</tr>
<tr>
<td>Land development application fees (no permits required)</td>
<td>$0.00</td>
</tr>
<tr>
<td>Encroachment permit</td>
<td>$100.00</td>
</tr>
<tr>
<td>Building Permit fee</td>
<td>$976.25 to $1,063.41</td>
</tr>
<tr>
<td>County Services Impact Mitigation Fees @ $988.06</td>
<td>$988.06</td>
</tr>
<tr>
<td>Traffic Impact Mitigation Fees @ $2,382</td>
<td>$2,382.00</td>
</tr>
<tr>
<td>School Fees @ 2.14/sq. ft.</td>
<td>$3,210.00</td>
</tr>
<tr>
<td>Water Fees @ $4,535/unit</td>
<td>$4,535.00</td>
</tr>
<tr>
<td>Sewer Fees @ $3,800/unit</td>
<td>$3,800.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$220,668.06 to</strong></td>
</tr>
<tr>
<td></td>
<td><strong>$237,189.22</strong></td>
</tr>
</tbody>
</table>

/a/ City of Sonora estimated average  
/b/ Average of ICBO Building Valuation Data, May, 2003, for Type I or II; Masonry and Wood Frame  
/c/ From Table 1A, 1997 UBC

Waiver of traffic and county service impact mitigation fees for affordable housing would reduce the cost per dwelling unit by approximately 1.5% to $217,298 - $233,819.

The waiver of building permit fees would reduce the cost per dwelling by approximately 0.4%- 0.45% to: $219,692 - $236,126.

- The waiver of traffic impact, county services impact and building permit fees would reduce the per dwelling cost for a 1,500 sq. ft. home outside an existing subdivision by approximately 1.9% to: $216,322 – 232,756.
### Table 65: Development Costs for a 1,500 Square Foot Three-Bedroom Single-Family Home within Morning Star Subdivision with Water, Sewer, Roads; 0.25 ac., City of Sonora 2003

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Costs-Building @ $65.00/sq. ft./a/ to $74.96/sq.ft/b/</td>
<td>$97,500 to $112,440</td>
</tr>
<tr>
<td>Construction costs – Accessory Structures (parking, laundry, landscape) – 10% of construction costs</td>
<td>$9,750 to $11,244</td>
</tr>
<tr>
<td>Land cost @ $389,707 per acre</td>
<td>$97,427</td>
</tr>
<tr>
<td>Encroachment permit</td>
<td>$100.00</td>
</tr>
<tr>
<td>Building Permit</td>
<td>$976.25 to $1,063.41</td>
</tr>
<tr>
<td>County Services Impact Mitigation Fees (Waived for Morning Star Subdivision)</td>
<td>$988.06</td>
</tr>
<tr>
<td>Traffic Impact Mitigation Fees</td>
<td>$0.00</td>
</tr>
<tr>
<td>School Fees @ 2.14/ sq. ft.</td>
<td>$3,210.00</td>
</tr>
<tr>
<td>Water Fees @ $1,135/unit</td>
<td>$1,135.00</td>
</tr>
<tr>
<td>Sewer Fees @ $3,800/unit</td>
<td>$3,800.00</td>
</tr>
<tr>
<td>Parks and Beautification Fee</td>
<td>$125.00</td>
</tr>
<tr>
<td>Public Safety Fee</td>
<td>$105.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$215,116.31 to $231,637.47</strong></td>
</tr>
</tbody>
</table>

/a/ City of Sonora estimated average  
/b/ Average of ICBO Building Valuation Data, May, 2003, for Type I or II; Masonry and Wood Frame  
/c/ From Table 1A, 1997 UBC

Waiver of traffic and county service impact mitigation fees for affordable housing would reduce the cost per dwelling unit by approximately 0.43%-0.5% to $214,128 - $230,649.

The waiver of building permit fees would reduce the cost per dwelling by approximately 0.45% to: $214,140 - $230,574.

- The waiver of traffic impact, county services impact and building permit fees would reduce the per dwelling cost for a 1,500 sq. ft. home outside an existing subdivision by approximately 0.9% to: $213,152- $229,586.
Table 66: Development Costs for a 1,500 Square Foot Three-Bedroom Single-Family Home within Subdivision with Water, Sewer, Roads; 0.25 ac., City of Sonora 2003

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Costs-Building @ $65.00/sq. ft./a/ to $74.96/sq.ft/b/</td>
<td>$97,500 to $112,440</td>
</tr>
<tr>
<td>Construction costs – Accessory Structures (parking, laundry, landscape) – 10% of construction costs</td>
<td>$9,750 to $11,244</td>
</tr>
<tr>
<td>Land cost @ $389,707 per acre</td>
<td>$97,427</td>
</tr>
<tr>
<td>Encroachment permit</td>
<td>$100.00</td>
</tr>
<tr>
<td>Building Permit</td>
<td>$976.25 to $1,063.41</td>
</tr>
<tr>
<td>County Services Impact Mitigation Fees</td>
<td>$988.06</td>
</tr>
<tr>
<td>Traffic Impact Mitigation Fees</td>
<td>$2,382.00</td>
</tr>
<tr>
<td>School Fees @ 2.14/ sq. ft.</td>
<td>$3,210.00</td>
</tr>
<tr>
<td>Water Fees @ $1,135/unit</td>
<td>$1,135.00</td>
</tr>
<tr>
<td>Sewer Fees @ $3,800/unit</td>
<td>$3,800.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$217,268.31 to $233,789.47</strong></td>
</tr>
</tbody>
</table>

/a/ City of Sonora estimated average 
/b/ Average of ICBO Building Valuation Data, May, 2003, for Type I or II; Masonry and Wood Frame 
/c/ From Table 1A, 1997 UBC

Waiver of traffic and county service impact mitigation fees for affordable housing would reduce the cost per dwelling unit by approximately 1.5% to: 213,898.25 to 230,419.41

The waiver of building permit fees would reduce the cost per dwelling by approximately 0.45% to: 216,292.06 to 232,726.06

- The waiver of traffic impact, county services impact and building permit fees would reduce the per dwelling cost for a 3-bedroom single family home in a subdivision with existing water, sewer and roads by approximately 1.9 - 2.0% to: $212,922 to 229,356.
### Table 67: Development Costs for a 15-Unit Apartment Complex on 1.5 acres, 15 Three-Bedroom Units @ 1,500 sq. ft.; City of Sonora 2003

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Costs-Building</td>
<td>$1,462,500 to $1,686,600</td>
</tr>
<tr>
<td>@ $65.00/sq. ft./a/ to $74.96/sq.ft/b/</td>
<td></td>
</tr>
<tr>
<td>Construction costs – Accessory Structures</td>
<td>$146,250 to $168,660</td>
</tr>
<tr>
<td>(parking, laundry, landscape) – 10% of construction costs</td>
<td></td>
</tr>
<tr>
<td>Land cost @ $389,707 per acre</td>
<td>$584,561.00</td>
</tr>
<tr>
<td>Land development application fees (none required)</td>
<td>$0.00</td>
</tr>
<tr>
<td>Building Permit Fees/c/</td>
<td>$7,296.88 to $8,114.84</td>
</tr>
<tr>
<td>Encroachment Permit, Major ($62.50/hr X 3 hrs)</td>
<td>$187.50</td>
</tr>
<tr>
<td>County Services Impact Mitigation Fees @ 988.06</td>
<td>$14,821.00</td>
</tr>
<tr>
<td>Traffic Impact Mitigation Fees @ $1,725</td>
<td>$25,875.00</td>
</tr>
<tr>
<td>School Fees @ 2.14/sq. ft.</td>
<td>$48,150.00</td>
</tr>
<tr>
<td>Water Fees @ $1,135/unit</td>
<td>$17,025.00</td>
</tr>
<tr>
<td>Sewer Fees @ $3,800/unit</td>
<td>$57,000.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2,363,666 to $2,610,994</strong></td>
</tr>
<tr>
<td><strong>Per Unit Cost</strong></td>
<td><strong>$157,578 to $174,066</strong></td>
</tr>
</tbody>
</table>

/a/ City of Sonora estimated average  
/b/ Average of ICBO Building Valuation Data, May, 2003, for Type I or II; Masonry and Wood Frame  
/c/ From Table 1A, 1997 UBC

Waiver of traffic and county service impact mitigation fees for affordable housing would reduce the cost per dwelling unit by approximately 1.7% to 1.6%: $154,864.94 to $171,352.94

The waiver of building permit fees would reduce the cost per dwelling by approximately 0.3% to: $157,091.54 to $173,525.01

- The waiver of traffic impact, county services impact and building permit fees would reduce the per dwelling cost for in an apartment by approximately 1.9% to 2.0% to: $154,378 to $170,812
### Table 68: Development Costs for a Duplex on 0.25 ac.; Two, Three-Bedroom Units at 1,500 sq. ft.; City of Sonora 2003

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Costs-Building</td>
<td>$195,000 to $224,880</td>
</tr>
<tr>
<td>@ $65.00/sq. ft./a/ to $74.96/sq.ft/b/</td>
<td></td>
</tr>
<tr>
<td>Construction costs – Accessory Structures (parking, laundry, landscape) – 10% of construction costs</td>
<td>$19,500 to $22,488</td>
</tr>
<tr>
<td>Land cost @ $389,707 per acre</td>
<td>$97,426.75</td>
</tr>
<tr>
<td>Land development application fees</td>
<td>$0.00</td>
</tr>
<tr>
<td>Building Permit Fees($762.87-$846.54/unit)</td>
<td>$1,525.75 to $1,693.08</td>
</tr>
<tr>
<td>Encroachment Permit $62.50 X 2</td>
<td>$125.00</td>
</tr>
<tr>
<td>County Services Impact Mitigation Fees @ $988.06</td>
<td>$1,976.12</td>
</tr>
<tr>
<td>Traffic Impact Mitigation Fees @$1,725</td>
<td>$3,450.00</td>
</tr>
<tr>
<td>School Fees @ 2.14/sq. ft.</td>
<td>$6,420.00</td>
</tr>
<tr>
<td>Water Fees @ $1,135/unit</td>
<td>$2,270.00</td>
</tr>
<tr>
<td>Sewer Fees @ $3,800/unit</td>
<td>$7,600.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$335,293.62 to $365,328.95</strong></td>
</tr>
<tr>
<td><strong>Total per Dwelling Unit</strong></td>
<td><strong>$167,646.81 to $182,664.47</strong></td>
</tr>
</tbody>
</table>

/a/ City of Sonora estimated average
/b/ Average of ICBO Building Valuation Data, May, 2003, for Type I or II; Masonry and Wood Frame
/c/ From Table 1A, 1997 UBC

Waiver of traffic and county service impact mitigation fees for affordable housing would reduce the cost per dwelling unit by approximately 1.5% to 1.6% to: $164,933.75 to $179,951.41

The waiver of building permit fees would reduce the cost per dwelling by approximately 0.45% to: $166,883.93 to $181,817.93.

- The waiver of traffic impact, county services impact and building permit fees would reduce the per dwelling cost for a duplex by approximately 2.0% to 2.1%: $164,171 to $179,105.

**On average, waiver of building fees and impact fees on new residential development would reduce housing costs by approximately 2%. While not a significant savings, reduction or waiver of these fees is included in General Plan 2020 for low and very low income households and was eliminated for moderate income households pursuant to Implementation Program 3.B.c.**
3.8.1.6. INFRASTRUCTURE

As required by state law, the city’s water and wastewater service provider, the Tuolumne Utilities District (TUD) was contacted in conjunction with the preparation of this element and General Plan 2020 on March 23, 2001 and on June 22, 2003, to review water and wastewater capacity to serve the city and the city’s projected housing needs. The following information summarizes the results of discussions between the city and TUD.

Wastewater Facilities

TUD provides public sewer service to the majority of the city. TUD operates a sewer treatment plant in the southwestern corner of the city adjacent to city-owned property - (Sonora Wastewater Treatment Plan – WWTP).

The facility currently provides service to 23,000± people with a design capacity of 2.6 million gallons per day (mgd). The average dry weather flow at the facility is approximately 1.6 mgd. The plant produces secondary treated and disinfected effluent is discharged to a large storage reservoir, Quartz Reservoir, prior to distribution for reclamation by agricultural end-users.

During winter months, input at the WWTP may increase to 2.6 mgd exceeding the facility’s capacity to clarify and digest the input. This "overflow" has resulted in a limited number of spills into Woods Creek.

An expansion of the facility’s sewage treatment processing system is underway. TUD has adopted a reclamation strategy, currently under review by the state that includes:

1) Seeking easements over or acquisition of additional lands to allow for disposal of biosolids (some new easements and expansions of existing sites already has occurred)

2) Increasing storage capacity (140± acres has been acquired for additional storage expected to come on-line in approximately 5 years)

3) An application (currently under state review) to reinstate discharges into Woods Creek

Private septic systems are regulated through the Tuolumne County Environmental Health Department and are of limited distribution. Private systems are concentrated southwest of J.S. West and Symons and near the northern city limits with limited numbers scattered in areas outside the public sewer service areas. Thin soils and porous rock (e.g., limestone) are two identified hazards associated with failed septic systems within the city’s sphere of influence. However, age has been the primary reason for septic system failure within the

---

23 Tom Scesa, Engineer, TUD and Tim McCullough, TUD General Manager – 3/23/2001 (Meeting w/TUD); Kelly Klyn, TUD 6/22/2003 (Teleconference)
city according to the Tuolumne County Environmental Health Department. Most of these older failing systems have been replaced with public sewer service from TUD.

Water
The county has more than 133 water suppliers. The largest supplier of potable water is the Tuolumne Utilities District (TUD) which serves all of the City of Sonora. TUD maintains three water storage and treatment facilities within or adjacent to the city limits:

- **Greenley Road water tank** adjacent to Sonora Hills – 2.7 million gallons storage
- **Sonora Water Treatment Plant water storage tanks** on Bald Mountain Road - Storage capacity 2 million with potential expansion to 3 million gallons
- **Sonora Reservoir at the end of Reservoir Road** – 60,000 gallons

TUD has three primary sources of water:

- Surface water
- Groundwater
- Recycled water

TUD obtains more than 90% of its water from surface water supplied for the South Fork of the Stanislaus River through a 1983 purchase agreement with PG&E. Sonora’s water supply travels from Lyons Reservoir, fed by the Stanislaus River, to Phoenix Lake which is the nearest water storage body serving Sonora. From Phoenix Lake, water travels to TUD’s Sonora Water Treatment Plant (located within the Sonora City Limits) by underground pipe. Between Lyons Reservoir and Phoenix Lake, water is transported by numerous miles of ditch. Annual water supply is dependent upon natural flow of the South Fork of the Stanislaus River which yields 100,000± acre feet including 24,000± acre feet of combined storage in Strawberry (Pinecrest) and Lyons Reservoirs. Historically, the amount of water supplied through the system has been more than twice the amount of water consumed.

Groundwater provides 5.5% of domestic or treated water annually. TUD assumes it could sustain 1,075 acre-ft over a nine-month period, annually. Recycled water is used by private landowners for irrigating 1,000± acres of farm and pastureland.

Per TUD, available water supplies for new development are currently dependent upon when water is requested. Presently, there is a sufficient volume of water available to supply existing needs for the City of Sonora. The peak load water demand for the City of Sonora in 2002 was 3.5 million gallons per day (TUD, 2004).

---

24 A portion of the Shaw’s Flat Ditch containing water remains open and provides a popular walking trail for residents. However, this portion of the ditch does not deliver water to the Sonora Water Treatment Plant. All water to that facility from Phoenix Lake is transported via pipeline.
**TUD Water/Wastewater Fees**

Hook-up costs for water and sewer vary and are payable to TUD — the only water and wastewater service purveyor in the city limits. Water and wastewater fees at TUD in 2003 (excluding costs for stubbing service laterals to parcels) are:

**Water Fees**

- Previously-installed infrastructure (subdivisions) - $1,135/unit
- No previously-installed infrastructure (new lot split) - $4,535/unit

**Wastewater Fees**

$3,800/unit

TUD is a quasi-public agency operating outside of the city’s jurisdiction. Therefore, the City of Sonora does not have influence over the cost of water and sewer service for the city.

### 3.8.1.7. STATE LAW

One of the biggest obstacles to the use of redevelopment housing set aside funds for providing affordable housing has resulted from new legislation. Recent legislative changes (2002) have increased the requirements for affordability covenants which ensure that assisted developments remain available for affordable housing for 45 years for owner-occupied units and 55 years for rental units. This increase has resulted in a decreased interest in rehabilitating and constructing new affordable housing within the city using redevelopment funds.

### 3.8.2. Non-Governmental Constraints

Non-governmental constraints which influence the cost of housing within the city limits include:

- Topography
- Land costs
- Construction costs
- Availability of financing for construction
- Availability of financing for purchase
- Community opposition

**Topography**

Topography in the foothills restricts the overall density of housing units that can be accommodated both physically and economically. Within the city limits, slopes vary from 0% to in excess of 50%. To address this issue, the City of Sonora has adopted a Hillside Preservation Ordinance that includes slope/density requirements and flexible standards for hillside development. Topography also provides challenges for sidewalk construction and in meeting grade requirements for wheelchair accessibility.

**Land costs**

The price of land is determined by a number of factors, including location within the community, terrain, utilities and services available. Statistics from the Tuolumne County
Association of Realtor (2002) and a review of current listings for vacant residential land within the city indicate that the average asking price for vacant residential land within the city limits is illustrated in the following table:

Table 69: Vacant Residential Land Costs, City of Sonora – November, 2003

<table>
<thead>
<tr>
<th>Asking Price</th>
<th># Acres</th>
<th>Cost Per Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>$89,000</td>
<td>0.24</td>
<td>$370,833</td>
</tr>
<tr>
<td>$175,000</td>
<td>0.25</td>
<td>$700,000</td>
</tr>
<tr>
<td>$175,000</td>
<td>0.46</td>
<td>$380,435</td>
</tr>
<tr>
<td>$175,000</td>
<td>0.26</td>
<td>$673,077</td>
</tr>
<tr>
<td>$54,500</td>
<td>0.19</td>
<td>$286,842</td>
</tr>
<tr>
<td>$62,500</td>
<td>0.34</td>
<td>$183,824</td>
</tr>
<tr>
<td>$67,900</td>
<td>0.31</td>
<td>$219,032</td>
</tr>
</tbody>
</table>

The average asking price for vacant residential land (with existing public water, public sewer and paved roads), based on the preceding table is $389,707 per acre. At an average density of 6 dwelling units per acre, this translates into $64,951 per single-family residential lot.

No multi-family land has been listed for sale within the past five years. However, it is anticipated that the costs of multi-family designated land would be similar to the costs identified above for single-family residential land given that most vacant land near the center of the city (i.e., not on the outer fringes of the city) is typically served by water and sewer and paved roads and would be of similar size and topography to land designated as single-family residential.

Construction costs
The Tuolumne County Building Department indicates that 349 single-family residential permits were issued in 2002 with a total value of $37,023,355--an average construction cost of $106,085 per unit. That number is down from Tuolumne County’s $111,706 per single-family residence construction cost in 2001.

The City of Sonora Building Department has calculated the per-square-foot costs of construction within the city limits as follows:

Table 70: Average Construction Costs; City of Sonora – May 22, 2002

<table>
<thead>
<tr>
<th>Structure</th>
<th>Average Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwellings</td>
<td>$65.00</td>
</tr>
<tr>
<td>Garage, attached</td>
<td>$19.50</td>
</tr>
<tr>
<td>Garage, detached</td>
<td>$23.00</td>
</tr>
<tr>
<td>Carport</td>
<td>$14.50</td>
</tr>
<tr>
<td>Decks</td>
<td>$15.00</td>
</tr>
</tbody>
</table>
Financing
At the writing of this section, the nationwide economy is believed to be rebounding after a slowdown both preceding and following the September 11th terrorist attacks. In an effort to stimulate the economy over the past 18 months, the Federal Reserve has dropped interest rates repeatedly and is expected to maintain these low interest rates until there is further evidence of expansion signaling a stable economic recovery (as of September, 2003; interest rates were at a 40-year low). For Sonora, this means that approved residential projects which had previously seen little building activity have been proceeding at a record pace over the past 18 months. Many of these new residential units are being constructed in Sunrise Hills; Sonora Knolls, and at the Northcam subdivision.

Current trends within the city indicate that the demand for single-family residences will continue far into the future. More recently, a limited number of scattered duplexes and triplexes have become popular. These units continue to be built for the above-moderate-income groups.

Financing for home loans and housing developments within Tuolumne County is readily available and accessible. Small (e.g., Foothill Home Mortgage, 49er Financial, United Mortgage), medium (Central Sierra Bank, County Bank, Oak Valley Bank) and large (e.g., Washington Mutual, Wells Fargo, Bank of America, WestAmerica Bank, Guaranty Bank) lending institutions operate within Tuolumne County. One dozen lending institutions specializing in mortgage loans currently advertise on MyMotherLode.com in Tuolumne County. Tuolumne County residents also have ready access to financial lending institutions in the cities of Stockton and Modesto as well as to those lending institutions which populate the internet.

Community Opposition
Community opposition to high-density affordable housing in established residential neighborhoods has emerged as one of the most prominent obstacles to the provision of affordable housing in the city and county. Numerous programs in this element focus on defusing this opposition. These programs emphasize the dispersal of affordable housing throughout the city in the form of second residential units and as individual duplexes and triplexes. New, high-density, multi-family housing for all income levels is being encouraged through the city’s General Plan 2020 Land Use Element on currently vacant lands located within walking distance of the city’s commercial centers.

3.8.3. Summary
Current low interest rates are expected to continue driving housing construction within the city. With many of the city’s residents in the low-to-moderate income categories, achieving the city’s housing goals is likely to require a combination of additional rental housing, home-buyers assistance programs and job training to increase wages. See also Section 3.4.2.2 herein for a detailed analysis of household incomes versus housing costs.
3.9. Goal, Policies and Implementation Programs

Goal:

3.A  Provide a wide variety of housing suitable for all city residents.

Adequate Sites & Affordable Housing

Policies:

3.A.1  Provide for adequate sites to accommodate the housing needs of a variety of households of all income levels with a particular emphasis on providing rental housing.

3.A.2  Promote the development of very low, low and moderate income housing compatible with the city’s character.

Implementation Programs:

3.A.a  Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City

Reduce community opposition to high-density affordable housing complexes through the provision of smaller (e.g., duplex, triplex) infill projects in appropriately zoned districts.

The city will facilitate the provision of affordable housing in infill areas through implementation of the following programs:

i. Prepare a map of vacant parcels zoned R-2 and R-3 throughout the city and make the map available for developers at the Community Development public counter or on the city’s website

ii. Update the vacant parcels map at least once every three years

iii. Amend the Sonora Municipal Code (Chapters 17.18, 17.20) to provide the following incentives for infill projects on land zoned R-2 or R-3 in which: a) the project will provide a minimum density equal to 80% of the allowable maximum density for the subject site; and b) the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for at least 10 years for low or very low income housing:
Chapter 3: Housing

Sonora General Plan 2020

- Increase allowable maximum building coverage from 50% to 75%
- Side setback reductions to 5’ in the R-2 district (unless current code provisions allow a smaller setback)
- Eliminate the four-dwelling maximum per building limit within the R-2 district
- Fee waivers as provided in Program 3.B.d
- Waive the requirement for a conditional use permit for three-story buildings (i.e., exceeding thirty-five feet) subject to review and approval by the fire department. This waiver does not apply within the historic commercial district

iv. Waive application fees for lot mergers undertaken in conjunction with the provision of affordable housing pursuant to this program

**Program Information**

**Responsible Entity:** Sonora Community Development Department

**Funding Sources:** General Fund

**Timeframe:** Submit draft ordinance revisions to the Sonora Planning Commission prior to June 30, 2005

**Program Goal:** Establishment of five affordable housing units using the preceding incentives on infill land within the city limits

**Related Programs:** Chapter 1 (Land Use) - Implementation Programs 1.A.c, Chapter 8 (Air Quality) - Implementation Program 8.A.c

3.A.b **Use Development Agreements for Large Developments within the Special Planning (SP) Zone to Promote Affordable Housing**

Evaluate adoption of a city policy to require residential projects within the Special Planning (SP) zone, through the use of Development Agreements, to provide a certain percentage of total units on site as housing affordable to very low, low and medium-income households or pay an in-lieu fee to support affordable housing development at an alternative location.

**Responsible Entity:** Sonora Community Development Department

**Funding Sources:** General Fund

**Timeframe:** Submit a draft policy to the Sonora City Council prior to June 30, 2006

**Program Goal:** Encourage the construction of up to 25% affordable housing within a Special Planning Zone for a proposed residential development

**Related Programs:** Chapter 1 (Land Use) - Implementation Programs 1.J.a, 1.J.b, 1.J.c, 1.J.d
3.A.c Maintain Moderate and High-Density Residential Land Use Designations Near the City's Commercial Centers and Encourage their Development for Affordable Housing

Maintain the HDR (High Density Residential) and MDR (Medium Density Residential) Sonora General Plan 2020 land use designations and their compatible zoning districts on vacant land within walking distance to the city’s commercial centers.

Encourage the development of these lands for affordable housing through implementation of the following programs:

i. Amend the Sonora Municipal Code and Sonora General Plan 2020 to require new development on lands zoned R-2 and R-3 (MDR and HDR land use designations) to meet the following minimum density requirements:

- Medium Density Residential (R-2): 6 du/acre
- High Density Residential (R-3): 11 du/acre

This amendment shall include a provision for waiving the minimum density requirement where such densities cannot be met due to health and safety concerns as determined by the city or in which density’s are in conflict with the density standards established in the city’s hillside preservation ordinance.

ii. Implementation of the programs contained in Program 3.A.a (this program encourages the establishment of small, affordable housing units distributed throughout the city and targeting infill parcels).

Responsible Entity: Sonora Community Development Department
Funding Sources: General Fund
Timeframe: Submit draft ordinance revisions to the Sonora Planning Commission prior to June 30, 2006
Program Goal: No development on vacant city lands with less than the minimum density allowance for lands designated for multi-family use
Equivalent Program: Chapter 1 (Land Use) - Implementation Programs 1.D.b and 1.E.e; Chapter 8 (Air Quality) - Implementation Program 8.A.c
Related Program: Chapter 3 (Housing) - Implementation Programs 3.A.a and 3.B.f (Density Bonuses)
3.A.d Use Redevelopment and Other Funding to Establish Housing Opportunities near the City’s Commercial Centers

Use redevelopment, subject to redevelopment law restrictions and requirements, and other funding sources to rehabilitate deteriorating buildings and to encourage residential units above commercial establishments in appropriately zoned districts through implementation of the following incentive programs:

Outside of the historic commercial district (See General Plan 2020 Appendix 3H):

i. Revise Section 17.42.060 of the Sonora Municipal Code to allow for reduced parking for new commercial developments located outside of the historic district, when development plans include affordable housing units pursuant to an agreement with long-term affordability covenants and restrictions to maintain the housing for at least 20 years for low or very low income housing;

Within the historic commercial district and Redevelopment District, if the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for at least 20 years for low or very low income housing:

ii. Waive in-lieu parking fees for second-story residential uses located above commercial establishments within the historic commercial district

iii. Make Redevelopment Agency housing set-aside funds (subject to redevelopment law) available to landowners within the Redevelopment District (subject to redevelopment law restrictions and requirements) for gap financing for upgrades to second-story areas when such areas are to be used for affordable housing

iv. Provide fee waivers as provided in Program 3.B.d.

Responsible Entity: Sonora Community Development Department, Redevelopment Agency (subject to redevelopment law restrictions and requirements)

Funding Sources: General Fund, Redevelopment Funds (subject to redevelopment law restrictions and requirements)

Timeframe: Identify gap-financing for up-stairs residential units within the 2005-2010 Redevelopment Plan (subject to redevelopment law restrictions and requirements); Provide draft ordinances for incentive programs to the Sonora Planning Commission prior to June 30, 2006

Program Goals: Establish three new residential units above existing commercial uses within the historic commercial district. Receipt of one new commercial development application including on-site housing

Related Program: Chapter 1 (Land Use) - Implementation Program 1.C.c
3.A.e  **Investigate Annexation**

Investigate the use of annexation to expand opportunities for creating new mixed commercial/residential use structures which provide housing in close proximity to commercial centers. Examples of suitable locations include, but are not limited to: the area north of Mono Way between Andy’s and east to Mountain View Drive/Sanguinetti Loop turn-off.

**Responsible Entity:** City of Sonora, City Administrative Officer  
**Funding Sources:** General Fund, Redevelopment Funds (subject to redevelopment law restrictions and requirements)  
**Timeframe/Program Goal:** Initiate discussions with Tuolumne County prior to June 30, 2009

3.A.f  **Facilitate and Promote Moderate-Wage-Job-Training Efforts Compatible with the City’s Employment Projections**

Continue 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.

Facilitate job-training compatible with the city’s employment need projections at locations within or near the city limits. For example, increased training opportunities for registered nurses and laboratory technicians may assist in serving the high demand for health care workers in health care facilities within the city. Similarly, coordinate with regional colleges to expand the availability of computer & electronics training and to encourage pursuit of this occupation.

Anticipated activities may include, but are not limited to:

i. Continuing to cooperate with applicable agencies on the location of an education center in the city through continued active participation by the city on the Board of Directors of the Amador-Tuolumne Community Action Agency (see Implementation Program 3.D.f)  
ii. Support for televised or other local instruction at the Tuolumne County Superintendent of Schools Office or the Mother Lode Fairgrounds  
iii. Cooperation and assistance with grant funding  
iv. Supporting outreach to low-wage earners within the city
v. Supporting job fairs at local high schools to encourage students to pursue medium-wage jobs which are locally in demand

The city shall facilitate implementation of this program through implementation of the following program:

Establish, on the city website (Implementation Program 3.A.j), a page with links and contact information to the region’s job training and job assistance organizations.

**Responsible Entity:** City of Sonora Special Programs Department  
**Funding Sources:** General Fund  
**Timeframe:** Establish a web page prior to June 30, 2008  
**Program Goal:** Provide a “one-stop” information source for job training and job assistance  
**Equivalent Program:** Chapter 10 (Economics) - Implementation Program 10.A.f

### 3.A.g Continue to Seek Funding to Ensure the Continuation of the City’s Homebuyers Assistance Program

Continue to seek funding to ensure the continuation of the City of Sonora’s Homebuyers Assistance Program as a mechanism for providing assistance to low-to-moderate income families to purchase homes through implementation of the following programs:

i. Maintain the city’s use of redevelopment agency funding (subject to redevelopment law restrictions and requirements) of up to $50,000 per first-time homebuyer to supplement CDBG funding for the purchase of homes within the city

ii. Review home prices in the city a minimum of once every three years to determine if an increase in the allocation of redevelopment funds (subject to redevelopment law restrictions and requirements) is necessary to support home purchases for low-to-moderate income households

iii. Submit at least two applications for supplemental funding for this program before June 30, 2009 from HOME, CalHome, CDBG or a related funding program to assist first-time homebuyers

**Responsible Entity:** City of Sonora Special Programs Department  
**Funding Sources:** Redevelopment funds (subject to redevelopment law restrictions and requirements), HOME, CalHome, CDBG  
**Timeframe:** Ongoing (two supplemental funding applications to be completed prior to June 30, 2009)  
**Program Goals:** Assist five individuals with first-time home purchases
3.A.h | Continue to Pursue Grant Funding Supporting the Provision of Affordable Housing

Continue to pursue grant funding in support of affordable housing. A list of potential funding sources is found in General Plan 2020 Appendix 3B. The city intends to apply for a minimum of three new grants prior to June 30, 2009, to assist in the provision of affordable housing. Current conditions within the city indicate that the following programs will receive high priority for funding:

i. Homebuyer’s Assistance
ii. Preservation of At-Risk Housing
iii. Housing Rehabilitation Assistance
iv. Infrastructure Improvements in Support of low-income households

Responsible Entity: City of Sonora Special Programs Department
Funding Sources: CDBG, Redevelopment (subject to redevelopment law restrictions and requirements), Home
Timeframe: Submit three grant applications in support of affordable housing prior to June 30, 2009
Program Goals: Obtain a minimum of two grants to assist with the preceding programs.

3.A.i | Encourage Self-help, Privately-Funded Housing Programs

Encourage self-help, privately-funded programs assisting in the construction of affordable housing through implementation of the following programs:

i. Waive planning application fees for the construction of affordable housing sponsored by these programs (Program 3.B.c)

ii. Provide program coordinators with the city’s vacant housing sites map [See Program 3.A.i(i)]

iii. Earmark funding in the 2005-2010 Sonora Redevelopment Agency Five-Year Implementation Plan (subject to redevelopment law restrictions and requirements) for the acquisition of a vacant site (or site suited to rehabilitation) suitable for affordable housing to be made available to a self-help, privately-funded housing program.

Responsible Entity: Sonora Community Development Department; City of Sonora Special Programs Department
Funding Sources: General Fund
Timeframe: December 31, 2005, for earmarking funds in the Sonora Redevelopment Agency Five-Year Implementation Plan (subject to redevelopment law restrictions and requirements). Vacant housing sites map to be included in the 2001-2009 Housing Element (See General Plan 2020 Appendix 3G) and updated at least once prior to December 31, 2007. Provide a draft code amendment to the
Program Goal: Assist in the provision of one new affordable housing unit constructed with the assistance of a self-help organization

Related Programs: Chapter 3 (Housing) - Implementation Programs 3.A.a (i) and 3.A.a (ii)

3.A.j **Facilitate the Exchange/Consolidation of the Region’s Housing Assistance Information**

Facilitate the exchange/consolidation of the region’s housing assistance information through implementation of the following program:

Establish, on the city website, a page with links and contact information to the region’s housing assistance organizations. Continue to include information related to the city’s housing programs and including, where feasible, on-line applications. The website also shall include contact and referral information for Sonora residents regarding how and where to file housing complaints (brochures with similar information shall continue to be made available at the public counter at the Sonora Community Development Department).

**Responsible Entity:** City of Sonora Special Programs Department

**Funding Sources:** General Fund

**Timeframe:** Establish a web page prior to June 30, 2008

**Program Goal:** Provide a “one-stop” information source for affordable housing information for city residents

**Related Programs:** Chapter 3 (Housing) - Implementation Programs 3.A.f, 3.B.f, 3.C.e, 3.C.j, 3.C.l, 3.D.h
Governmental Constraints

Policy:

3.B.1 Maintain incentives and remove constraints which promote the provision of affordable housing compatible with the character of the city.

Implementation Programs:

3.B.a **Continue to Conduct Reviews of Sonora’s Municipal Code and General Plan 2020**

Continue to conduct reviews of the Sonora General Plan 2020 and Sonora Municipal Code, once every three years, to facilitate implementation of the Housing Element. Reviews should emphasize the identification and removal of governmental constraints (e.g., restrictions within the zoning code which may be hampering the construction of affordable housing).

- **Responsible Entity**: Sonora Community Development Department
- **Funding Sources**: General Fund
- **Timeframe**: 2004, 2007
- **Program Goal**: Ensure consistency between the city’s general plan and municipal code and identification and removal of governmental constraints based on implementation of the general plan and municipal code provisions
- **Equivalent Programs**: Chapter 1 (Land Use) - Implementation Programs 1.A.a and 1.A.b

3.B.b **Continue to Provide Flexible Standards for On and Off-Site Improvements for the Construction of Low-to-Moderate Income Housing**

Consistent with health and safety; continue to provide flexible standards for on and off-site improvements for low-to-moderate income housing projects including, but not limited to: reduced parking requirements for senior housing; reduced street widths, use of rolled curbs and gutters, fire hydrant intervals of 500 feet, multiple service laterals, common trenching for utilities and the flexible development standards contained in the city’s Hillside Preservation Ordinance.

- **Responsible Entity**: Sonora Community Development Department
- **Funding Sources**: General Fund, CDBG Planning/Technical Assistance Grant
- **Timeframe**: Ongoing
- **Program Goal**: Continue to provide flexible standards for development of affordable housing
3.B.c **Continue to Waive or Reduce Certain Fees for Low and Very Low Income Housing Projects**

Continue to waive the Traffic Impact Mitigation Fee (TIMF) and Tuolumne County Services Impact Mitigation Fee for low and very low income housing projects. Continue to waive a portion of building permit fees for CDBG housing rehabilitation program activities.

**Responsible Entity:** Sonora Community Development Department, Finance Director  
**Funding Sources:** Not Applicable  
**Timeframe:** Provide a draft policy to the Sonora City Council establishing which fees may be waived and when for affordable housing projects prior to January 1, 2005 (See following program)  
**Program Goal:** Reduce development costs for providing affordable housing

3.B.d **Deferral of Impact Fee Payments for Low-to-Moderate Income Housing Projects**

Amend the Sonora Municipal Code to allow for deferred payment of all impact fees which are not waived pursuant to Program 3.B.c until after issuance of building permit (e.g., prior to final inspection) to reduce developer construction financing costs and overall development costs for builders of low-to-moderate income housing projects.

**Responsible Entity:** Sonora Community Development Department, Finance Director  
**Funding Sources:** General Fund  
**Timeframe:** Provide a draft code amendment to the Sonora Planning Commission prior to January 1, 2005  
**Program Goal:** Reduce development costs for providing affordable housing.  
**Equivalent Program:** Chapter 2 (Circulation) - Implementation Program 2.A.h

3.B.e **Maintain and Promote the City’s Second Unit Ordinance**

Maintain the city’s 2003 ordinance, or a similar ordinance, which provides for the creation of second dwelling units on lots zoned for single and multi-family dwellings pursuant to the Government Code. Continue to allow second units to be approved by a ministerial, rather than discretionary action subject to the requirements of the city’s Second Unit ordinance (General Plan 2020 Appendix 3D). To assist in promoting second unit construction, the city shall provide copies of the ordinance at the public counter and on the city website.

**Responsible Entity:** Sonora Community Development Department  
**Funding Sources:** Not applicable (Project completed)  
**Timeframe:** Ordinance adopted (General Plan 2020 Appendix 3D); information to be disseminated at the public counter and on the city website by December 31, 2004  
**Program Goal:** Construction of at least five new second units within the city
3.B.f  

**Update, Maintain, and Promote the City’s Density Bonus Program**

Amend Section 17.56.020 of the Municipal Code (the city’s density bonus program) to allow the provision of both a density bonus and other incentives rather than limiting incentives to a density bonus or other incentives. Update the density bonus provisions of the zoning code to reflect the adoption of new standards enacted pursuant to Senate Bill 1818 (Hollingsworth) adopted by the state in 2004 (e.g., increasing the density bonus from 25% to 35%).

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.

**Responsible Entity:** City of Sonora Administration, Sonora Community Development Department, Sonora Special Programs Department

**Funding Sources:** General Fund

**Timeframe:** Update the city’s website ([Implementation Program 3.A.j](#)) and provide information on density bonuses at the public counter prior to December 31, 2005. Provide a draft ordinance amendment to Section 17.56.020 to the Sonora City Council prior to December 31, 2007

**Program Goal:** Receive at least one application during the planning period qualifying for use of the city’s density bonus

**Equivalent Program:** Chapter 1 (Land Use) - Implementation Program 1.D.c

---

**Housing Conservation**

**Policy:**

3.C.1  Retain and expand the existing stock of housing available to people of all income levels within the city with an emphasis on rehabilitation of existing structures.
Implementation Programs:

3.C.a  **Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building for Buildings 50 Years of Age or Older**

Continue to allow rehabilitation of housing using materials and methods as of the date of original construction for those residences 50 years of age or older and/or listed in the city’s historical inventory (Marvin, et. al., 2003) unless a health or safety hazard would result consistent with the provisions of Health & Safety Code Section 17922(d). Refer to the State Historic Building Code for guidance, where pertinent.

**Responsible Entity:** City of Sonora Building Department  
**Funding Sources:** General Fund  
**Timeframe:** Ongoing  
**Program Goal:** Recognize the existence of homes 50 years of age or older by allowing use of alternative building materials and construction methods to facilitate rehabilitation of these older structures and to maintain them in the housing stock. Goal: Application of the state historic building code for a rehabilitation on at least one structure within the city during the planning period  
**Related Program:** Chapter 9 (Cultural Resources) - Implementation Program 9.B.d

3.C.b  **Maintain Priorities for Rehabilitation**

Maintain priorities for the rehabilitation of housing units based on the city’s most recent *Housing Conditions Survey*. Priorities may include, but are not limited to:

i. Encourage room additions in conjunction with city-assisted rehabilitation efforts to ease overcrowding  
ii. Give priority to over-payers for city-assisted homeowner rehabilitations  
iii. Target substandard, dilapidated, and vacant housing in need of repair for re-entry into the housing stock

**Responsible Entity:** City of Sonora  
**Funding Sources:** See Program 3.C.j  
**Timeframe:** See Program 3.C.j  
**Program Goal:** Rehabilitation of at least two structures resulting in the addition of bedrooms; rehabilitation of at least three structures classified as substandard or dilapidated to return the structures to the housing stock; provide funding assistance to at least two over-payers in the city for rehabilitation activities
3.C.c  **Self-Help Paint/Fix-Up Programs**

Continue to include, as proposed Sonora Redevelopment Agency programs (subject to redevelopment law restrictions and requirements), a residential paint voucher program and neighborhood improvement program, as funding and legal restrictions permit.

<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>City of Sonora Redevelopment Agency (subject to redevelopment law restrictions and requirements)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding Sources</td>
<td>Redevelopment funds (subject to redevelopment law restrictions and requirements)</td>
</tr>
<tr>
<td>Timeframe</td>
<td>Ongoing through June 30, 2009</td>
</tr>
<tr>
<td>Program Goal</td>
<td>Provide paint vouchers for a minimum of six qualifying structures</td>
</tr>
</tbody>
</table>

3.C.d  **Continue to Pursue Redevelopment Projects Promoting Neighborhood Improvements in Conjunction with Housing Rehabilitation**

Continue to pursue redevelopment projects promoting neighborhood improvements in conjunction with housing rehabilitation (e.g., upgrading storm drains; replacement of curbs, gutters and sidewalks and similar projects (subject to redevelopment law restrictions and requirements). Specifically, maintain and/or earmark redevelopment funds (subject to redevelopment law restrictions and requirements) including, but not limited to the following projects:

i. Fire hydrant replacement;

ii. Storm drain replacement & enhancements;

iii. Pedestrian/bicycle path enhancements in areas linking high density residential developments to shopping, schools and other high-use locations (generally within ¼ mile of each other);

iv. Paint voucher program; and

v. Neighborhood cleanup/beautification projects

<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>Redevelopment Agency (subject to redevelopment law restrictions and requirements)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding Sources</td>
<td>Redevelopment Funds (subject to redevelopment law restrictions and requirements)</td>
</tr>
<tr>
<td>Timeframe</td>
<td>In conjunction with adoption of the 2005-2010 Sonora Redevelopment Agency Five-Year Implementation Plan (subject to redevelopment law restrictions and requirements)</td>
</tr>
<tr>
<td>Program Goal</td>
<td>Improve the city infrastructure to facilitate the provision of affordable housing</td>
</tr>
</tbody>
</table>
3.C.e  **Continue to Monitor the Status of At-Risk Units and Inform Agencies Able to Pursue Purchase**

Continue to periodically visit the internet and remain appraised of the California Housing Partnership’s list of Affordable Housing At-Risk of Conversion prepared by the California Coalition for Rural Housing. Notify the agency or agencies established in the following program when at-risk units are identified within the city limits. Post the city’s inventory of at-risk units on the city’s web site and provide a link from the city’s web site to the California Housing Partnership’s website.

**Responsible Entity:** City of Sonora Special Programs Department  
**Funding Sources:** General Fund  
**Timeframe:** Update the city’s web page (Implementation Program 3.A.j) prior to December 31, 2006  
**Program Goal:** Provide a reliable and easily-accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for low-to-moderate income households  
**Related Program:** Chapter 3 (Housing) - Implementation Program 3.C.m

3.C.f  **Continue to Implement the City’s CDBG Reuse Plan**

Continue to Implement Sonora’s CDBG Reuse Plan to fund housing rehabilitation activities and to assist in the preservation of assisted low-income housing units within the city.

**Responsible Entity:** City of Sonora Special Programs Department  
**Funding Sources:** CDBG funds  
**Timeframe:** Ongoing  
**Program Goal:** Provide supplemental funding for rehabilitation activities

3.C.g  **Update and Maintain the City’s Condominium Conversion Ordinance**

Update and continue to implement the city's Condominium Conversion Ordinance as established in Chapters 16.28 and 16.30 of the Sonora Municipal Code. This ordinance establishes standards which must be met prior to removing apartments from the rental market.

**Responsible Entity:** Sonora Community Development Department  
**Funding Sources:** General Fund  
**Timeframe:** Prior to June 30, 2006  
**Program Goal:** To maintain multi-family developments as affordable housing
3.C.h  **Adopt the Mills Act**

Adopt and promote the availability of the Mills Act (General Plan 2020 Appendix 9G) for the rehabilitation of historical structures for residential use to assist in long-term maintenance, rehabilitation and affordability.

**Responsible Entity:** Sonora Community Development Department  
**Funding Sources:** General Fund  
**Timeframe:** Provide the Sonora Planning Commission with a draft ordinance prior to December 31, 2006  
**Program Goal:** Provide an additional mechanism to assist in funding rehabilitation efforts. Adopt the Mills Act for the City of Sonora. Approve at least one Mills Act Contract in the subsequent planning period commencing July 1, 2009  
**Related Program:** Chapter 9 (Cultural Resources) - Implementation Program 9.B.j

3.C.i  **Continue to Expand Funding for the City’s Housing Rehabilitation Loan Program**

Continue to expand funding for Sonora’s Housing Rehabilitation Loan Program providing assistance to low-to-moderate income families to rehabilitate homes through implementation of the following programs:

i. Continue to use CDBG housing loan re-payments to support this program

ii. Submit at least two applications for supplemental funding for this program before June 30, 2009 from CalHome, Multi-Family Housing Program (MHP), Downtown Rebound Planning Grants Program (infill), Downtown Rebound Capital Improvement Program, or a related funding program to assist in home rehabilitation – see General Plan 2020 Appendix 3B;

**Responsible Entity:** City of Sonora Special Programs Department  
**Funding Sources:** Redevelopment funds (subject to redevelopment law restrictions and requirements), CalHome, Multi-Family Housing Program (MHP), Downtown Rebound Planning Grants, Downtown Rebound Capital Improvement Program or a related funding program  
**Timeframe:** Ongoing (two supplemental funding applications to be completed prior to June 30, 2009)  
**Program Goals:** Assist ten individuals with rehabilitations for homes classified as substandard, dilapidated or moderate (with the potential to become substandard or dilapidated during the planning period)
3.C.j  **Continue to Coordinate with the Amador-Tuolumne Community Action Agency (A-TCAA) to Promote Energy Conservation for Housing Rehabilitation Projects**

In coordination with A-TCAA, encourage low-income homeowners or renters to apply for free energy audits and home weatherization through programs conducted in partnership with local service agencies through implementation of the following programs:

i. Continue to provide information at the public counter regarding the availability of energy-conservation programs available through ATCAA

ii. Add information on the city’s website (Implementation Program 3.A.j) regarding available weatherization programs, contacts for the programs or a link to the ATCAA web page describing weatherization programs

iii. Consider amending building permit application forms or applications for rehabilitation funding to include mention of the availability of weatherization programs through ATCAA (or otherwise include the information in application packets distributed to applicants)

**Responsible Entity:** Sonora Building Department, City of Sonora Special Programs Department

**Funding Sources:** General Fund

**Timeframe:** Ongoing. Update website prior to December 31, 2006

**Program Goal:** Increase the number of individuals with access to information regarding weatherization programs and funding assistance for those programs

**Equivalent Program:** Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.p

**Related Program:** Chapter 8 (Air Quality) - Implementation Program 8.A.g
3.C.k  **Continue to Enforce State Energy Efficiency Standards for Residential Buildings**

Continue to enforce state energy efficiency standards for residential buildings in compliance with the provisions of Government Code Title 24, Part 6.

- **Responsible Entity:** Sonora Building Department and City of Sonora Special Programs Department
- **Funding Sources:** General Fund
- **Timeframe:** Ongoing
- **Program Goal:** Reduce home heating and cooling costs
- **Equivalent Program:** Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.o
- **Related Program:** Chapter 8 (Air Quality) - Implementation Program 8.A.f

3.C.l  **Support the Reduction of Contamination Hazards in Older Buildings**

Support the reduction of contamination hazards (e.g., lead-based paint, asbestos) during the rehabilitation of older buildings through implementation of the following programs:

i. Continue to provide information at the public counter regarding sources of contamination

ii. Add information on the city’s website ([Implementation Program 3.A.j](#)) regarding available programs to assist in funding hazard reduction activities

iii. Consider amending building permit application forms or applications for rehabilitation funding to include information or site links for funding and identification of hazardous materials

iv. Consider including the provision of redevelopment funds (subject to redevelopment law restrictions and requirements) to assist in the reduction of hazardous materials in city-funded rehabilitation projects

- **Responsible Entity:** Sonora Building Department
- **Funding Sources:** General Fund
- **Timeframe:** Update the city’s website ([Implementation Program 3.A.j](#)) prior to December 31, 2006; Consider redevelopment funding in conjunction with adoption of the 2005-2010 Sonora Redevelopment Agency Five-Year Implementation Plan (subject to redevelopment law restrictions and requirements)
- **Program Goal:** Support healthy living conditions for city residents
- **Related Program:** Chapter 6 (Safety) - Implementation Program 6.F.a
3.C.m  **Funding for Preservation of At-Risk Units**

The city will consider the feasibility of a set-aside of redevelopment funds (subject to redevelopment law restrictions and requirements) or other funds to assist in the preservation of approximately 46 at-risk units in conjunction with developing the city’s 2005-2010 Sonora Redevelopment Agency Five-Year Implementation Plan.

**Responsible Entity:** Special Programs  
**Funding Sources:** Redevelopment (subject to redevelopment law restrictions and requirements)  
**Timeframe:** In conjunction with preparation of the 2005-2010 Sonora Redevelopment Agency Five-Year Implementation Plan (subject to redevelopment law restrictions and requirements)  
**Program Goal:** Assist in the conservation of up to 46 at-risk affordable housing units.  
**Related Program:** Chapter 3 (Housing) - Implementation Program 3.C.e

---

**Equal Opportunity Housing**

**Policy:**

3.D.1 Facilitate the provision of decent housing in a suitable environment for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the city’s population.

**Implementation Programs:**

3.D.a  **Support Senior Housing**

Support the provision of congregate care, convalescent, and long-term care facilities and small facilities providing senior housing consistent with the equitable distribution of senior housing between the city and county through implementation of the following:

i. Add “Tri-Level Living Communities” as a new land use to Chapter 17.04 of the Sonora Municipal Code. The definition of this land use should encompass communities which provide assisted living, unassisted living and nursing home opportunities within the same community to allow seniors to remain with their spouses and allow seniors to remain local and avoid major changes in living conditions and locations throughout their lives.

ii. Amend the Sonora Municipal Code to extend the same incentives to Tri-Level Living Communities as are available to
affordable housing developments (e.g., density bonuses, alternative land development standards)

iii. Amend Section 17.60.040 of the Sonora Municipal code to eliminate the requirement for a conditional use permit for rest homes, convalescent homes and other related senior facilities within the R-3, CO, C and CG zones.

iv. Amend Section 17.20.020 of the Sonora Municipal Code to add congregate care, convalescent, long-term care facilities, tri-level communities and other related senior facilities as a permitted use within the R-3 zoning district.

v. Amend Section 17.22.020 of the Sonora Municipal Code to add rest homes, convalescent homes, tri-level communities and other related senior facilities as a permitted use within the CO zoning district.

vi. Amend Section 17.24.020 of the Sonora Municipal Code to add rest homes, convalescent homes, tri-level communities and other related senior facilities as a permitted use within the C zoning district.

vii. Amend Section 17.26.020 of the Sonora Municipal Code to add rest homes, convalescent homes, tri-level communities and other related senior facilities as a permitted use within the CG zoning district.

viii. Amend Section 17.60.040 of the Sonora Municipal Code to allow rest homes, convalescent homes, tri-level communities and other related senior facilities as a conditional use within the following new zoning districts to be established pursuant to General Plan 2020: RE-1 (Residential Estates, one acre minimum), RE-2 (Residential Estate, two acre minimum), RE-3 (Residential Estate, three acre minimum)

Responsible Entity: Sonora Community Development Department
Funding Sources: General Fund
Timeframe: Present draft ordinance amendments to the Sonora Planning Commission by June 30, 2005
Program Goal: Receipt of one development application for a senior facility within a zoning district which did not previously allow the land use or which previously required a conditional use permit for the land use
3.D.b  **Maintain an Emergency Shelter**

Continue to coordinate with the Amador-Tuolumne Community Action Agency and the Mountain Women’s Resource Center to maintain an emergency shelter within the city limits.

**Responsible Entity:** Sonora Community Development Department  
**Funding Sources:** Redevelopment Funds (subject to redevelopment law restrictions and requirements), Facility Lessee  
**Timeframe:** Ongoing  
**Program Goal:** Continue to provide housing for those in need of emergency shelters, transitional shelters and homeless shelters

3.D.c  **Maintain a Transitional Shelter**

Coordinate with the Amador-Tuolumne Community Action Agency and the Mountain Women’s Resource Center to maintain a transitional shelter within the city limits.

**Responsible Entity:** Sonora Community Development Department  
**Funding Sources:** Redevelopment Funds (subject to redevelopment law restrictions and requirements), Facility Lessee  
**Timeframe:** Ongoing  
**Program Goal:** Continue to provide housing for those in need of emergency shelters, transitional shelters and homeless shelters

3.D.d  **Maintain a Homeless Shelter**

Continue to coordinate with the Amador-Tuolumne Community Action Agency to maintain a homeless shelter.

**Responsible Entity:** Sonora Community Development Department with subsequent responsibility by the Amador-Tuolumne Community Action Agency  
**Funding Sources:** Redevelopment Funds (subject to redevelopment law restrictions and requirements), Facility Lessee  
**Timeframe:** Ongoing  
**Program Goal:** Continue to provide housing for those in need of emergency shelters, transitional shelters and homeless shelters
3.D.e  **Facilitate the Provision of Emergency Shelters, Transitional Shelters, and Homeless Shelters**

Facilitate the provision of emergency, transitional and homeless shelters within the city through implementation of the following programs:

i. Amend Section 17.60.040(O) of the Sonora Municipal Code to eliminate the need for a conditional use permit for emergency shelters and transitional housing in the C (Commercial) district

ii. Amend Section 17.60.030 of the Sonora Municipal Code to permit emergency, transitional and homeless shelters in the R-1, R-2, and Residential Estate zoning districts upon the granting of a use permit


**Responsible Entity:** Sonora Community Development Department  
**Funding Sources:** General Fund  
**Timeframe:** Present draft ordinance amendments to the Sonora Planning Commission by June 30, 2005  
**Program Goal:** Eliminate the necessity for public hearings within the specified zoning districts for proposals for emergency shelters, transitional shelters and homeless shelters

3.D.f  **Continue to Support Maintenance of an Education Center**

Continue to cooperate with applicable agencies on the location of an education center in the city through continued active participation by the city on the Board of Directors of the Amador-Tuolumne Community Action Agency.

**Responsible Entity:** City of Sonora Special Programs Department, City of Sonora City Council  
**Funding Sources:** General Fund (for city representation on A-TCAA Board), A-TCAA Funds  
**Timeframe:** Ongoing  
**Program Goal:** Promote job training to assist low-to-moderate income households to increase wages and access to housing  
**Equivalent Program:** Chapter 7 (Public Facilities & Services) - Implementation Program 7.A.d
3.D.g *Fair Housing Act*

Ensure that the disabled have adequate access to housing through implementation of the following programs:

i. Continue to enforce the provisions of the federal and State Fair Housing Act for households with special needs by ensuring that new multifamily construction meets the accessibility requirements of the FHA through installation of accessibility modifications in handicapped-adaptable units, to the extent that such modified units are in demand for households with special needs.

ii. Rehabilitation projects supported with city funds shall include consideration of construction design which facilitates access into and movements within housing units by the elderly and physically disabled.

iii. Amend Chapter 17.04 and Sections 17.60.020 and 17.60.040 of the Sonora Municipal Code to define and identify appropriate zones for shared and congregate housing and group homes. Amend Sections 17.60.020 and 17.60.040 of the Sonora Municipal Code to allow these facilities for six or fewer persons as a use allowed by right in all districts and allowing these facilities for more than six persons through acquisition of a conditional use permit in all zoning districts. Facilities for more than six persons shall be located no closer than 1000 feet from each other.

iv. Amend Section 17.40.030 of the Sonora Municipal Code to allow the encroachment of disabled access ramps (regardless of height) within setbacks as a permitted use.

v. Amend the Sonora Municipal Code to clarify that facilities accommodating the disabled (e.g., access ramps) are not included in calculations of maximum building coverage.

**Responsible Entity:** Sonora Community Development Department

**Funding Sources:** General Fund

**Timeframe:** Present draft ordinance amendments to the Sonora Planning Commission by June 30, 2005

**Program Goal:** Eliminate the necessity for public hearings within the specified zoning districts for proposals for small (six or fewer residents) group homes and to identify appropriate locations for large (more than six residents) group homes.
3.D.h  **Provide Information for Renters**

Continue to make available [e.g., on the city website (Implementation Program 3.A.j) or at the Sonora Building and Planning Department public counter] published materials and resource referral information for renters on the following subjects: housing discrimination, landlord-tenant relations, access to legal aide services for housing complaints, information on housing advocacy programs and similar information.

**Responsible Entity:** Sonora Community Development Department  
**Funding Sources:** General Fund  
**Timeframe:** Ongoing  
**Program Goal:** To disseminate information to city residents concerning housing issues

3.D.i  **Continue to Pursue Funding to Continue the City’s Homebuyers Assistance Program**

See Program 3.A.g. emphasizing support for single heads of households.

**Responsible Entity:** City of Sonora Special Programs Department  
**Funding Sources:** Redevelopment funds (subject to redevelopment law restrictions and requirements), HOME, CalHome, CDBG  
**Timeframe:** Ongoing (two supplemental funding applications to be completed prior to June 30, 2009)  
**Program Goals:** Assist five individuals with first-time home purchases
3.D.j  **Facilitate Cooperative City/County Efforts to Achieve Housing Goals**

Prior to 2008, sponsor at least one joint city-county housing forum to facilitate information exchange and planning for future housing needs between city and county staff and officials. Suggested topics include, but are not limited to:

i. Successes and failures of city housing programs which could provide a model for similar county programs

ii. Successes and failures of county housing programs which could provide a model for similar city programs

iii. Roundtable discussion between city-county staff and officials regarding fair-share, future directions in housing, and the potential for undertaking cooperative housing efforts

iv. The current status of housing in the city and county

v. Identifying the highest priority housing needs in the city and county

**Responsible Entity:** Sonora Community Development Department  
**Funding Sources:** General Fund  
**Timeframe:** Hold at least one forum prior to June 30, 2009  
**Program Goal:** Promote cooperation and information exchange between the city and county and to promote joint efforts to address the region’s housing needs

3.D.k  **Facilitate the Provision of Farm Worker Housing**

Facilitate the provision of farm-worker housing through implementation of the following programs:

i. Amend Chapter 17.04 of the Sonora Municipal Code to define “farm worker housing”

ii. Include provisions for allowing farm-worker housing as a permitted use at a density of up to four farm-worker dwellings per parcel on parcels with the Estate Residential land use designation five acres or greater in size

iii. Amend Section 17.60.040 of the Sonora Municipal Code to allow farm-worker housing pursuant to granting of a use permit in the R-3 zoning district.

**Responsible Entity:** Sonora Community Development Department  
**Funding Sources:** General Fund  
**Timeframe:** Present draft ordinance amendments to the Sonora Planning Commission by June 30, 2005  
**Program Goal:** Identify suitable locations for farm-worker housing
### 3.10. Housing Implementation Plan 5-Year Schedule and Action Plan Per Government Code Section 65583 (c)

Table 71: Housing Implementation Plan, 5-Year Schedule and Action Plan per Government Code Section 65583(c)

<table>
<thead>
<tr>
<th>Implementation Program</th>
<th>Responsible Agency</th>
<th>Potential Funding Sources</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate Sites &amp; Affordable Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.A.a Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City</td>
<td>City of Sonora – Community Development Department</td>
<td>General Fund</td>
<td>Draft ordinance to the Sonora Planning Commission prior to June 30, 2005</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HOME Investment Partnership Program (HOME)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>CallHome</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Downtown Rebound Planning Grants Program</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Downtown Rebound Capital Improvement Program</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>State Community Development Block Grant Program</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building Equity and Growth in Neighborhoods (BEGIN)</td>
<td></td>
</tr>
<tr>
<td>3.A.b Use Development Agreements for Large Developments within the Special Planning (SP) Zone to Promote Affordable Housing</td>
<td>City of Sonora</td>
<td>General Fund</td>
<td>Draft policy to the Sonora City Council prior to June 30,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Downtown Rebound Planning Grants Program</td>
<td></td>
</tr>
</tbody>
</table>
### Chapter 3: Housing

<table>
<thead>
<tr>
<th>Implementation Program</th>
<th>Responsible Agency</th>
<th>Potential Funding Sources</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.A.c</strong> Maintain Moderate and High-Density Residential Land Use Designations Near the City’s Commercial Centers and Encourage their Development for Affordable Housing</td>
<td>City of Sonora – Community Development Department</td>
<td>CDBG Planning/Technical Assistance Grants</td>
<td>2006.</td>
</tr>
<tr>
<td><strong>3.A.d</strong> Use Redevelopment and Other Funding to Establish Housing Opportunities near the City’s Commercial Centers</td>
<td>City of Sonora Redevelopment Agency</td>
<td>General Fund, Multi-family Housing Program (MHP), State Community Development Block Grant Program</td>
<td>Draft Ordinance revisions to the Sonora Planning Commission prior to June 30, 2006.</td>
</tr>
<tr>
<td><strong>3.A.e</strong> Investigate Annexation</td>
<td>City of Sonora, LAFCo</td>
<td>General Fund, LAFCo</td>
<td>Initiate discussions with Tuolumne County prior to June 30, 2009.</td>
</tr>
<tr>
<td><strong>3.A.f</strong> Facilitate and Promote Moderate-</td>
<td>City of Sonora, Columbia</td>
<td></td>
<td>Establish web-page</td>
</tr>
</tbody>
</table>
### Chapter 3: Housing

#### Sonora General Plan 2020

### Housing - 202

<table>
<thead>
<tr>
<th>Implementation Program</th>
<th>Responsible Agency</th>
<th>Potential Funding Sources</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wage-Job-Training Efforts Compatible with the City's Employment Projections</strong></td>
<td>College, Mother Lode Job Training, Job Connection Tuolumne County, Sonora High School Regional Occupation Program, and others in cooperation with city employers</td>
<td>CDBG Economic Development Allocation</td>
<td>prior to June 30, 2008.</td>
</tr>
<tr>
<td><strong>3.A.g Continue to Seek Funding to Ensure the Continuation of the City's Home Buyers Assistance Program</strong></td>
<td>City of Sonora Special Programs Department</td>
<td>HOME Investment Partnership Program (HOME), CDBG or related program</td>
<td>Submit at least two grant applications for supplemental funding prior to June 30, 2009</td>
</tr>
<tr>
<td><strong>3.A.h Continue to Pursue Grant Funding Supporting the Provision of Affordable Housing</strong></td>
<td>City of Sonora Special Programs Department</td>
<td>CDBG Redevelopment HOME</td>
<td>Submit three grant applications in support of affordable housing programs prior to June 30, 2009.</td>
</tr>
<tr>
<td><strong>3.A.i Encourage Self-help, Privately-Funded Housing Programs</strong></td>
<td>Local non-profit organizations, City of Sonora Special Programs Department, Community Development Department</td>
<td>California Self-Help Housing Program (CSHHP) RDA General Fund</td>
<td>Earmark funds in the RDA Plan for the 2005-2010 period by December 31, 2005; Vacant housing sites map to be completed in conjunction with General Plan 2020.</td>
</tr>
</tbody>
</table>
### Implementation Program

| 3.A.j  Facilitate the Exchange/Consolidation of the Region’s Housing Assistance Information |
| City of Sonora Special Programs Department, Tuolumne County, Amador-Tuolumne Community Action Agency, Habitat for Humanity, Central Sierra Planning Council, Habitat for Humanity, Tuolumne County Supportive Housing Coalition, Central Sierra Continuum of Care |
| HOME Investment Partnership Program (HOME)  
General Fund |

**Time frame:**
- Update and updates to the map to be completed at least once prior to December 31, 2007; Draft code amendments to the Sonora Planning Commission prior to January 1, 2005
- Establish web page prior to June 30, 2008

### Governmental Constraints

| 3.B.a  Continue to Conduct Periodic Reviews of Sonora’s Municipal Code and General Plan 2020 |
| City of Sonora Community Development Dpt. |
| General Fund  
Downtown Rebound Planning Grants Program (infill)  
CDBG Planning/Technical |

**Time frame:**
- Once every three years (2004, 2007)
<table>
<thead>
<tr>
<th>Implementation Program</th>
<th>Responsible Agency</th>
<th>Potential Funding Sources</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.B.b  Continue to Provide Flexible Standards for On and Off-Site Improvements for the Construction of Low-to-Moderate Income Housing</td>
<td>City of Sonora Community Development Dpt.</td>
<td>General Fund, CDBG Planning/Technical Assistance</td>
<td>Ongoing</td>
</tr>
<tr>
<td>3.B.c  Continue to Waive or Reduce Certain Fees for Very Low and Low Income Housing Projects</td>
<td>City of Sonora</td>
<td>Not applicable</td>
<td>Draft policy to Sonora City Council prior to January 1, 2005</td>
</tr>
<tr>
<td>3.B.d  Consider Deferral of Fee Payments for Low-to-Moderate Income Housing Projects</td>
<td>City of Sonora Community Development Dpt. and Finance Director</td>
<td>Not applicable (negligible cost)</td>
<td>Draft policy to Sonora City Council prior to January 1, 2005</td>
</tr>
<tr>
<td>3.B.e  Maintain and Promote the City’s Second Unit Ordinance</td>
<td>City of Sonora Community Development Dpt.</td>
<td>General Fund, Downtown Rebound Planning Grants Program (infill), CDBG Planning/Technical Assistance</td>
<td>Information available as a handout at Sonora Community Development public counter and on website by December 31, 2004</td>
</tr>
<tr>
<td>3.B.f  Update, Maintain and Promote the City’s Density Bonus Program</td>
<td>City of Sonora Community Development Dpt.; Special Programs Dpt.; City Administration</td>
<td>General Fund, Downtown Rebound Planning Grants Program (infill), CDBG Planning/Technical Assistance</td>
<td>Update city website and provide information at Sonora Community Development public counter by December 31, 2005; Draft ordinance amendment for</td>
</tr>
</tbody>
</table>
### Implementation Program

<table>
<thead>
<tr>
<th>Implementation Program</th>
<th>Responsible Agency</th>
<th>Potential Funding Sources</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Section 17.56.020 (density bonus) to Sonora City Council prior to December 31, 2007.</td>
</tr>
<tr>
<td>Housing Conservation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.C.a  Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building for Buildings 50 Years of Age or Older</td>
<td>City of Sonora Building Department</td>
<td>General Fund</td>
<td>Ongoing</td>
</tr>
<tr>
<td>3.C.b  Maintain Priorities for Rehabilitation</td>
<td>City of Sonora</td>
<td>Rehabilitation Loan Program</td>
<td>See 3.C.j</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CalHome</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>HOME Investment Partnership Program (HOME)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Downtown Rebound Planning Grants Program (infill)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Downtown Rebound Capital Improvement Program</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>CDBG Planning/Technical</td>
<td></td>
</tr>
<tr>
<td>3.C.c  Continue and Expand Self-Help Paint/Fix-Up Programs</td>
<td>City of Sonora Redevelopment Agency</td>
<td>CDBG Planning/Technical</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>California Self-Help Housing Program (CSHHP)</td>
<td></td>
</tr>
</tbody>
</table>
### Implementation Program

<table>
<thead>
<tr>
<th>Implementation Program</th>
<th>Responsible Agency</th>
<th>Potential Funding Sources</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.C.d  Continue to Pursue Redevelopment Projects to Promote Neighborhood Improvements in Conjunction with Housing Rehabilitation</td>
<td>City of Sonora Redevelopment Agency</td>
<td>Downtown Rebound Planning Grants Program (infill)</td>
<td>In conjunction with adoption of 2005-2010 Redevelopment Plan</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Downtown Rebound Capital Improvement Program</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>RDA</td>
<td></td>
</tr>
<tr>
<td>3.C.e  Continue to Monitor the Status of At-Risk Units and Inform Agencies Able to Pursue Purchase</td>
<td>City of Sonora Yet-to-be identified agency</td>
<td>Preservation – Interim Repositioning Program (IRP)</td>
<td>Update city web page prior to December 31, 2006</td>
</tr>
<tr>
<td>3.C.f  Continue to Implement the City’s CDBG Reuse Plan</td>
<td>City of Sonora Special Programs Dpt.</td>
<td>State Community Development Block Grant Program</td>
<td>Ongoing</td>
</tr>
<tr>
<td>3.C.g  Update and Maintain the City’s Condominium Conversion Ordinance</td>
<td>City of Sonora Community Development Dpt.</td>
<td>General Fund</td>
<td>Draft ordinance amendments to the Sonora Planning Commission prior to June 30, 2006</td>
</tr>
<tr>
<td>3.C.h  Adopt the Mills Act</td>
<td>City of Sonora Community Development Dpt.</td>
<td>General Fund</td>
<td>Draft ordinance to the Sonora Planning Commission prior to June 30, 2006</td>
</tr>
<tr>
<td>3.C.i  Continue to Expand Funding for the City’s Housing Rehabilitation Loan Program</td>
<td>City of Sonora Special Programs Dpt.</td>
<td>Cal HOME</td>
<td>Two supplemental funding applications to be completed prior to June 30, 2009.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Downtown Rebound Planning Grants Program (infill)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Downtown Rebound Capital</td>
<td></td>
</tr>
<tr>
<td>Implementation Program</td>
<td>Responsible Agency</td>
<td>Potential Funding Sources</td>
<td>Time frame</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>3.C.j Continue to Coordinate with the Amador-Tuolumne Community Action Agency (A-TCAA) to Promote Energy Conservation for Housing Rehabilitation Projects</td>
<td>City of Sonora Building Dpt. and Special Programs Dpt.</td>
<td>Improvement Program&lt;br&gt;Multi-Family Housing Program (MHP)&lt;br&gt;RDA</td>
<td>Ongoing</td>
</tr>
<tr>
<td>3.C.k Continue to Enforce State Energy Efficiency Standards for Residential Buildings</td>
<td>City of Sonora Building Dpt. and Special Programs Dpt.</td>
<td>HOME Investment Partnership Program (HOME)&lt;br&gt;Downtown Rebound Planning Grants Program (infill)&lt;br&gt;Downtown Rebound Capital Improvement Program</td>
<td>Ongoing</td>
</tr>
<tr>
<td>3.C.l Support the Reduction of Contamination Hazards in Older Buildings</td>
<td>City of Sonora Building Dpt.</td>
<td>HOME Investment Partnership Program (HOME)&lt;br&gt;Downtown Rebound Planning Grants Program (infill)&lt;br&gt;Downtown Rebound Capital Improvement Program</td>
<td>Update city website prior to December 31, 2006; Consider redevelopment funding in conjunction with adoption of 2005-2010 Redevelopment Plan.</td>
</tr>
<tr>
<td>3.C.m Funding for Preservation of At-Risk Units</td>
<td>City of Sonora Redevelopment Agency</td>
<td>Redevelopment Funds</td>
<td>In conjunction with adoption of 2005-2010 Redevelopment Plan.</td>
</tr>
</tbody>
</table>
### Equal Opportunity Housing

<table>
<thead>
<tr>
<th>Implementation Program</th>
<th>Responsible Agency</th>
<th>Potential Funding Sources</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.D.a Support Senior Housing</strong></td>
<td>City of Sonora Community Development Dpt.</td>
<td>General Fund</td>
<td>Draft ordinance amendments to the Sonora Planning Commission by June 30, 2005</td>
</tr>
<tr>
<td><strong>3.D.b Maintain an Emergency Shelter</strong></td>
<td>Currently maintained by Mountain Women’s Resource Center; City of Sonora Community Development Dpt.</td>
<td>RDA Facility lessee</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>3.D.c Maintain a Transitional Shelter</strong></td>
<td>Currently maintained by Mountain Women’s Resource Center; City of Sonora Community Development Dpt.</td>
<td>RDA Facility lessee</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>3.D.d Maintain a Homeless Shelter</strong></td>
<td>Currently maintained by Amador-Tuolumne Community Action Agency; City of Sonora Community Development Dpt.</td>
<td>RDA Facility lessee</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>3.D.e Facilitate the Provision of Emergency Shelters, Transitional</strong></td>
<td>City of Sonora Community Development Dpt.</td>
<td>General Fund</td>
<td>Draft ordinance amendments to the</td>
</tr>
<tr>
<td>Implementation Program</td>
<td>Responsible Agency</td>
<td>Potential Funding Sources</td>
<td>Time frame</td>
</tr>
<tr>
<td>-------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>3.D.f Continue to Support Maintenance of an Education Center</td>
<td>City of Sonora Special Programs Dpt.; City of Sonora City Council</td>
<td>General Fund (for city representation on A-TCAA Board)</td>
<td>Ongoing</td>
</tr>
<tr>
<td>3.D.g Fair Housing Act</td>
<td>City of Sonora Community Development Dpt.</td>
<td>General Fund</td>
<td>Draft ordinance amendments to Sonora Planning Commission by June 30, 2005</td>
</tr>
<tr>
<td>3.D.h Provide Information for Renters</td>
<td>City of Sonora Community Development Dpt.</td>
<td>General Fund</td>
<td>Ongoing</td>
</tr>
<tr>
<td>3.D.i Continue to Pursue Funding to Continue the City’s Home Buyers Assistance Program</td>
<td>City of Sonora Special Programs Dpt.</td>
<td>HOME Investment Partnership Program (HOME)</td>
<td>See Program 3.A.g</td>
</tr>
<tr>
<td>3.D.j Facilitate Cooperative City/County Efforts to Achieve Housing Goals</td>
<td>City of Sonora Community Development Dpt., Tuolumne County</td>
<td>General Fund</td>
<td>At least one forum prior to June 30, 2009</td>
</tr>
<tr>
<td>3.D.k Facilitate the Provision of Farm Worker Housing</td>
<td>City of Sonora Community Development Dpt.</td>
<td>General Fund</td>
<td>Draft ordinance amendments prior to June 30, 2005</td>
</tr>
</tbody>
</table>
Chapter 4. Conservation & Open Space

Requirements

Both the Conservation Element and the Open Space Element are required elements of the general plan. Because many of the requirements of these two elements overlap, they are often combined into a single general plan element addressing all of the following:

Conservation Element

Government Code Section 65302(d) states that a conservation element shall be included in a local general plan for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county. The conservation element may also cover:

- The reclamation of land and waters
- Prevention and control of the pollution of streams and other waters
- Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan
- Prevention, control, and correction of the erosion of soils, beaches and shores
- Protection of watersheds
• The location, quantity and quality of the rock, sand and gravel resources
• Flood control

Open Space Element
Government Code Sections 65302(e), 65563 and 65560 state that a general plan shall include an open space element and an open-space plan for the comprehensive and long-range preservation and conservation of open space land within its jurisdiction. For the purposes of land use planning pursuant to this section, “Open-space land” is defined as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional, or state open-space plan as any of the following:

• Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecological and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lake shores, banks of rivers and streams, and watershed lands.

• Open space used for the managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food and fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

• Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lake shores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

• Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, area required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

General Plan 2020 addresses all of the preceding within a combined Conservation and Open Space Element with the following exceptions:
<table>
<thead>
<tr>
<th>Required Open Space Element</th>
<th>Location in Sonora General Plan 2020 (Outside the Conservation and Open Space Element)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation. Open space for outdoor recreation</td>
<td>Recreation Element (Chapter 12)</td>
</tr>
<tr>
<td>Cultural Resources. Open space including, but not limited to, areas of outstanding historic and cultural value</td>
<td>Cultural Resources Element (Chapter 9)</td>
</tr>
<tr>
<td>Hazards. Health and Safety. Open space for health and safety including hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks</td>
<td>Safety Element (Chapter 6)</td>
</tr>
<tr>
<td>Timber. Open space used for the managed production of resources, including, but not limited to, forest lands, and areas of economic importance for the production of food and fiber.</td>
<td>Pursuant to consultations with the CAL FIRE, Sonora and its sphere of influence contain no commercially viable timberlands. Therefore, timber resources are not included.</td>
</tr>
<tr>
<td>Agriculture. Open space used for the managed production of resources, including, but not limited to, rangeland, agricultural lands and areas of economic importance for the production of food and fiber.</td>
<td>The California Department of Conservation’s Important Farmland Inventory Series Maps do not include Tuolumne County. Based on a review of the Department of Conservation’s guidelines for determining important farmlands (<a href="http://www.consrv.ca.gov/dlrp/FMMP">http://www.consrv.ca.gov/dlrp/FMMP</a>) and a review of the characteristics of soils within the city’s sphere of influence (General Plan 2020 Appendix 6B), there are no rangelands or agricultural lands which are of sufficient size to be of economic importance for the production of food and fiber located within the city limits. Therefore, agricultural resources are not discussed further in Sonora General Plan 2020 except as necessary to ensure the ability of existing agricultural operations to continue within the city limits (Implementation Program 4.F.a).</td>
</tr>
<tr>
<td>Water. Protection of surface and ground water quality and supply is addressed in this conservation and open space element.</td>
<td>The efficiency of public water supply distribution infrastructure (e.g., fire flow) is addressed in detail in the Public Facilities and Services Element (Chapter 7)</td>
</tr>
</tbody>
</table>
Chapter 4: Conservation & Open Space

<table>
<thead>
<tr>
<th>Required Open Space Element</th>
<th>Location in Sonora General Plan 2020 (Outside the Conservation and Open Space Element)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scenic.</strong> Conservation of natural scenic resources is addressed in this conservation and open space element.</td>
<td>The incorporation of man-made structures into the natural environment is addressed in detail in the Community Identity Element (Chapter 11).</td>
</tr>
<tr>
<td><strong>Air Quality.</strong> Open space for public health and safety, including, but not limited to, .... areas required for the protection and enhancement of air quality.</td>
<td>Air Quality Element. Open spaces related to air quality are addressed in a separate, Air Quality Element (Chapter 8).</td>
</tr>
</tbody>
</table>

Due to the absence of these open space resources within the city’s sphere of influence, the following are not addressed in the Sonora General Plan 2020: lakes, bays, estuaries, harbors, and beaches.

In addition to these requirements, Government Code Section 65563(b) also requires the preparation of an open-space inventory as part of the general plan’s open space element. That inventory is found in General Plan 2020 Appendix 4H.

Finally, Section 65564 of the Government Code requires that an action plan be adopted for the general plan’s open space element. The action plan is required to include specific programs to implement the open space element. The implementation programs included in this element and in the elements referenced in the preceding table, provide that state-mandated open space action plan.

**Organization**

This Conservation & Open Space element is divided into five subsections as follows:

- Mineral Resources
- Energy Resources
- Scenic Resources
- Biological Resources
- Water Resources
4.1. **Mineral Resources**

4.1.1. **Issues and Opportunities**

The City of Sonora and its sphere of influence encompass two state-designated areas of significant mineral resources (Figure 11). In addition, the city encompasses soils composed of carbonate rock which can trigger special conditions related to construction (e.g., to address subsidence). Carbonate rock area mapped within the City of Sonora sphere of influence are illustrated in Figure 12.

Pursuant to California’s Surface Mining and Reclamation Act (SMARA) as described in Public Resources Code Section 2762, local jurisdictions must adopt mineral resource management policies for designated significant mineral areas and:

- Recognize the mineral classification information of the California Department of Conservation, Division of Mines and Geology, including the classification maps and include the classification maps in its general plan.
- Assist in the management of land use which affects areas of statewide and regional significance.
- Emphasize the conservation and development of identified significant mineral deposits.
Figure 11: Areas of State Designated Mineral Lands

Mineral Land Classification
Precious Metals (Lode Gold and Silver)
1997 CA Division of Mines & Geology

MRZ-2b (pm-3)
Bald Mountain District
Precious Metals
(lode gold and silver)

MRZ-2b (pm-9)
Golden Gate Mine
Precious Metals
(lode gold and silver)

MRZ-3a (pm-29)
Southwest Sonora Area
Precious Metals
(lode gold and silver)

MRZ-2b: Areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present. Area containing discovered mineral deposits either inferred reserves as determined by limited sample analysis, exposure, and past mining history or are deposits that are presently sub-economic. Further exploration and/or changes in technology or economics could result in upgrading these areas.

MRZ-3a: Areas containing known mineral occurrences of undetermined mineral resource significance. Further exploration of these areas could result in classification of specific localities as MRZ-2a or MRZ-2b.
Figure 12: Carbonate Rock (i.e., Limestone) in and around Sonora

MRZ-3b cr-27
Southwestern County Area Carbonate Rock

MRZ-3a cr-19
Columbia-Sonora Area Carbonate Rock

MRZ-2b cr-8
Marine Magnesium Property (Limekiln Road) Carbonate Rock

MRZ-3b: Areas underlain by mineral deposits where geologic information indicates that significant measured or indicated resources are present. Areas contain discovered mineral deposits that are either measured or indicated reserves as determined by such information as drilling records, sample analysis, surface exposure, or mine information. Further exploration and/or changes in technology or economics could result in reclassification.

MRZ-3a: Areas containing known mineral occurrences of undetermined mineral resource significance. Further exploration could result in reclassification.

MRZ-3b: Areas containing inferred mineral occurrences of undetermined mineral resource significance. Areas in geologic settings that appear to be favorable environments for the occurrence of specific mineral deposits. Further exploration could result in reclassification.
Pursuant to the California Code of Regulations, Section 3676, those mineral resource management policies shall include, but not be limited to:

- Statements of Policy in accordance with PRC Section 2762(a).
- Implementation measures including reference in the general plan to the location of identified mineral deposits and a discussion of those areas targeted for conservation and possible future expansion by the lead agency.
- Use of overlay maps or inclusion of information on any appropriate planning maps to clearly delineate identified mineral deposits and those areas targeted by the lead agency for conservation and possible future extraction.
- At least one of the following:
  
  Use of special purpose overlay zones, mineral resource/open space zoning, or any other appropriate zoning that identifies the presence of identified mineral deposits and restricts the encroachment of compatible land uses in those areas that are to be conserved.

  Record, on property titles in the affected mineral resource areas, a notice identifying the presence of identified mineral deposits.

  Impose conditions upon incompatible land uses in and surrounding areas containing identified mineral deposits for the purpose of mitigating the significant land use conflicts prior to approving a use that would otherwise be incompatible with mineral extraction.

In 1997, the California Department of Conservation Division of Mines and Geology, completed an evaluation of the mineral resources of Tuolumne County, including those resources within the City of Sonora and its sphere of influence. That report identifies the significant mineral resources as designated by the State Geologist and the State Mining and Geology Board (SMGB). The report and its designations have been adopted by the Tuolumne County Board of Supervisors. As prescribed by Section 3676 of the California Code of Regulations, this conservation and open space element hereby incorporates, by reference, 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, 1997, and all maps associated with and contained in that report. The findings of that report are summarized as follows:

The classification system used in the preceding study is summarized in General Plan 2020 Appendix 4A, California’s Mineral Land Classification System. In short, lands classified as MRZ-2 are considered significant mineral resource areas.
Gold
Two areas within the city limits and city’s sphere of influence are classified by the California Department of Conservation Division of Mines and Geology as MRZ-2b, inferred areas of mineral resource significance (Figure 11).

These areas are part of the Bald Mountain (aka Brown’s Flat) Gold Mining District located north of Sonora and the Golden Gate Mine area located to the southwest. Both are recognized for their mineral resource value due to the inferred presence of gold based on the history of gold extraction in these areas.

The Bald Mountain District extends from the northern edge of Sonora northward for a few miles to Sawmill Flat. The district is famous for its rich deposits of pocket gold, some of which are important for their value as specimens. The district has had numerous producing mines, the most important of which were the Sugarman-Nigger, Hope, Ford, Lazar, and Bonanza, the most famous pocket mine in the world.

The Golden Gate Mine, at the southwest edge of Sonora, was one of the steady major producers in Tuolumne County in the 19th century, although records of production estimates are inconsistent ranging from $100,000 (Clark, 1970) to $3.2 million (Union Democrat, 1909).

A third district, classified as MRZ-3a, and not currently subject to state regulations, is found in association with the Golden Gate vein system. This district is named the Southwest Sonora Area. Properties include the Gerrymander, Rainbow, Minnie and Manzanita patents. Road cuts at the intersection of State Highway 49 (Stockton Road) and State Highway 108 (Frank Momyer Bypass) provide well-exposed views of the quartz veins and other geological characteristics which have resulted in classifying this area as one having known mineral occurrence of undetermined resource significance (MRZ-3a). This area could become classified as MRZ-2 in the future.

Carbonate Rock
Extending from Lime Kiln Road, south of Sonora, to the Stanislaus River north of Columbia, is the Columbia-Sonora Area, as an area of known mineral occurrence of undetermined mineral resource significance (MRZ-3a) – See Figure 12. The area is part of an irregularly-exposed mass of mixed carbonate rock forming the single largest exposure of carbonate rock in the Sierra Nevada. The carbonate rock ranges from high-quality limestone through intermediate magnesium content to dolomite. In places, the higher-quality rock in this area has been mined for production of lime, manufacture of glass, magnesium chemicals, animal feed, dimension stone, and decorative rock. The California Department of Conservation, Division of Mines and Geology states the following concerning this region: CertaInly, results from future detailed sampling and drilling could elevate local parts of the carbonate mass to MRZ-2a or MRZ-2b).
Aggregates
Pursuant to the California Department of Conservation, Division of Mines and Geology, Sonora and its sphere of influence do not contain any known significant concrete-grade aggregate.

Potential Conflicts
As indicated on the maps in Figures 11 and 12, the identified significant mineral resource areas cover both existing developed areas and vacant lands within Sonora’s existing city limits. Portions of these designated significant mineral resource areas coincide with areas declared eligible for scenic highway corridor status and include large portions of Woods Creek.

The Tuolumne County General Plan calls for the designation of mineral preserve areas for sites classified as MRZ-2a and MRZ-2b located 600 feet or more from the City of Sonora. However, it is anticipated that large mineral extraction activities undertaken within 600 feet of the City of Sonora could have significantly adverse impacts on water quality, adverse noise impacts on existing residential and commercial development, adverse impacts to visual quality and conflict with future plans to locate new and/or expand existing public facilities including those important to community and environmental health and safety.

The goals, policies and implementation programs included in the following are intended to resolve potential future conflicts between existing development in the city and future mining operations consistent with state law.
4.2. Mineral Resources: Goals, Policies and Implementation Programs

Goal:

4.A Resolve potential conflicts between future mining activities adjacent to the city and existing and planned city land uses.

Policies:

4.A.1 Identify significant mineral resource lands as designated by the State Geologist and the State Mining and Geology Board.

4.A.2 Recognize that large mining operations may be incompatible with existing development within and adjacent to the city limits and with planned development necessary for the health and safety of the community.

4.A.3 Protect existing city land uses from potential future conflicts with mining activities both within and adjacent to the city.

4.A.4 Protect mineral resources located in the county from future encroachment by city land uses and from conflicts with existing city land uses.

Implementation Programs:

4.A.a Maintain Maps of Significant Mineral Resources within the City’s Sphere of Influence

Maintain copies of the Department of Conservation, Division of Mines and Geology mineral maps as part of the city’s natural resources database. Update these maps when new information is made available by the State Mining and Geology Board and evaluate them for consistency with existing and planned land uses.
4.A.b **Continue to Reflect on the General Plan 2020 Land Use Maps the Non-Availability of State-Designated Mineral Resources in Locations where Development Already Exists**

Those areas designated as MRZ-2 by the State Mining and Geology Board within the city limits which already have existing structures have not been designated as mineral reserve zones on the general plan 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 general plan 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.

**Equivalent Program:** Chapter 1 (Land Use) - Implementation Program 1.A.e

4.A.c **Continue to Require a Conditional Use Permit for Mining Activities within the City Limits**

Continue to require a conditional use permit for mining activities located within the city limits. Mining activities shall be consistent with the requirements of the Surface Mining and Reclamation Act (SMARA).

**Equivalent Program:** Chapter 1 (Land Use) - Implementation Program 1.A.f

4.A.d **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.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.A.a

4.A.e **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.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.A.a
4.A.f  Establish Policies for Identifying and Managing Target Mineral Lands within the City Limits

In conjunction with Program 4.A.b, any classified mineral lands that meet all of the following criteria (i.e., are not in conflict or potential conflict with existing or planned land uses) will be designated as Mineral Preserve (MPZ) on the General Plan 2020 Land Use Maps:

i. The site has been classified by the California Geological Survey as Mineral Resource Zone (MRZ-2a or MRZ-2b) under the State Classification System and shown in General Plan 2020 Figures 11 and 12.

ii. The property does not have over 25% of its area zoned as an urban level residential zoning district (i.e., allowing one acre or less), or over 25% of its area designated as HDR, MDR, LDR, ER, HMR, HMU, HC, C, or SP by General Plan 2020.

iii. There are no concentrations of 20 acres of more of property designated as HDR, MDR, LDR, ER, HMR, HMU, HC, C, or SP by General Plan 2020 within 600 feet of the property.

iv. There are no high occupancy structures (i.e., those accommodating more than six persons) such as schools, health care facilities, skilled nursing facilities, residential care homes, hotels or motels within 600 feet of the site.

A Notice of Action shall be recorded on those lands meeting the preceding criteria in conjunction with establishing the Mineral Preserve (MPZ) combining district on qualifying properties.
4.3. Energy Resources

4.3.1. Issues and Opportunities

Sonora currently provides pick-up service for yard debris (e.g., leaf and lawn cuttings) within the city limits. Yard debris collected by the Sonora Public Works Department is mulched and used for landscaping, thereby reducing air pollution resulting from burning. Similarly, Sierra Pacific Industries (SPI) allows city and county residents to dispose of yard debris at its Standard facility. Yard debris is then chipped on site.

The Tuolumne County Transportation Council currently operates a public transit service serving the Sonora area which assists in reducing reliance on private automobiles.

Central Sierra Disposal, Inc. - A Waste Management Company, provides pick-up service for recyclables in conjunction with its regular trash hauling services. The company also operates a recycling facility in Standard, however, hours of operation at this facility now exclude weekends, making it difficult for weekday workers to dispose of recycled materials.
4.4. Energy Resources: Goal, Policies and Implementation Programs

Goal:

4.B Conserve energy resources in a manner which maintains or enhances air quality, water quality, scenic values and other natural resources.

Policies:

4.B.1 Reduce the consumption of energy, products and resources through increased recycling, reuse and alternative use of products.

4.B.2 Continue to promote compact development patterns which reduce automobile use.

4.B.3 Increase the use of non-motorized and public transit to reduce air pollution and energy consumption.

Implementation Programs:

4.B.a Maintain Yard Debris Pick-up Programs
Continue to provide a city-sponsored yard debris pick-up service within the city limits.

Related Program: Chapter 8 (Air Quality) - Implementation Program 8.A.h

4.B.b Continue to Encourage Recycling Facilities within the City Limits
Include recycling facilities as a conditional use on lands designated as BP (Business Park) on the Sonora General Plan 2020 Land Use Map. Approval of these facilities should be subject to compatibility with surrounding land uses (e.g., noise levels, hours of operation) and construction consistent with the city’s community design. Continue to allow small recycling drop-off facilities at commercial centers.

Related Program: Chapter 6 (Safety) - Implementation Program 6.F.c
4.B.c  **Promote Construction of Non-Motorized Transportation Facilities**

Continue to include a non-motorized element in the city’s Circulation Element *(Sonora General Plan 2020, Chapter 2)* which promotes construction of bicycle and pedestrian facilities connecting high population centers and high-use destinations (e.g., schools, shopping, multi-family housing, concentrated single-family housing) over short distances.

**Related Programs:** Chapter 2 (Circulation Element) - Implementation Programs 2.B.a through 2.B.f and 2.E.e through 2.E.g

4.B.d  **Continue to Support Public Transit**

Continue to provide representation on the Tuolumne County Transportation Council and support the continuation of public transit.

**Related Programs:** Chapter 2 (Circulation Element) - Implementation Program 2.C.f

4.B.e  **Facilitate Compact Development Patterns**

Maintain minimum performance standards for development on adjoining multiple-family and industrial or commercially-designated lands on the *Sonora General Plan 2020* as necessary to ensure that new employee housing is included in close proximity to new commercial or industrial development.

**Equivalent Program:** Chapter 1 (Land Use) - Implementation Program 1.D.d

4.B.f  **Identify Solid Waste Facilities**

Identify existing and planned solid waste facilities in the county within or adjacent to the city’s sphere of influence on the general plan land use diagrams and designate land around these facilities for compatible land uses recognizing that some potentially incompatible land uses may already exist.

**Equivalent Program:** Chapter 1 (Land Use) - Implementation Program 1.B.e

4.B.g  **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.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.F.a
4.B.h Continue to Provide Public Information Related to Household Hazardous Waste Drop Off Days

Continue to provide handouts (available from the county) listing upcoming dates and locations for Household Hazardous Waste Drop-Off Days.

Equivalent Program: Chapter 6 (Safety) - Implementation Program 6.F.b

4.B.i Support Efforts to Increase Opportunities for Recycling and Disposal of Computer Monitors

Support county efforts to sponsor household hazardous waste drop-off opportunities which allow for the recycling and disposal of computer monitors. Support may be provided through providing assistance in locating facilities in or near the city for drop-off and assisting in promoting public awareness of opportunities for disposal and recycling.

Related Program: Chapter 4, (Conservation & Open Space) - Implementation Program 4.B.b
Equivalent Program: Chapter 6 (Safety) - Equivalent Program 6.F.c

4.B.j Continue to Participate in Updates of the Comprehensive Hazardous Waste Management Plan

Continue to participate with the county in preparation of the Comprehensive Waste Management Plan.

Equivalent Program: Chapter 6 (Safety) - Implementation Program 6.F.d

4.B.k Continue to Participate on the County Solid Waste Committee

Continue to provide city representation on the Tuolumne County Solid Waste Committee.

Equivalent Program: Chapter 6 (Safety) - Implementation Program 6.F.e

4.B.l Establish Low/No Emission Standards for Heating

Establish development standards requiring the installation of low or no emission stoves (e.g., gas or electric heating) for new development.

Equivalent Program: Chapter 8 (Air Quality) - Implementation Program 8.A.d

4.B.m Mandate EPA-Certified Heating Devices

Establish development standards which require installation of EPA-certified wood, oil, pellet or other heating devices.

Equivalent Program: Chapter 8 (Air Quality) - Implementation Program 8.A.e
Chapter 4: Conservation & Open Space

4.B.n  **Support Energy Conservation**
Promote residential and commercial construction design which incorporates passive solar heating, supplemental solar water heaters, energy efficient lighting, additional weather stripping, additional insulation or similar energy-conserving features. Promote incentive programs for projects which incorporate these features at a level which contributes to the maintenance of the area’s air quality.

Related Program: Chapter 3 (Housing) - Implementation Program 3.C.k
Equivalent Program: Chapter 8 (Air Quality) - Implementation Program 8.A.f

4.B.o  **Continue to Enforce State Energy Efficiency Standards for Residential Buildings**
Continue to enforce state energy efficiency standards for residential buildings in compliance with the provisions of Government Code Title 24, Part 6.

Equivalent Program: Chapter 3 (Housing) - Implementation Program 3.C.k

4.B.p  **Continue to Coordinate with the Amador-Tuolumne Community Action Agency (A-TCAA) to Promote Energy Conservation for Housing Rehabilitation Projects**
In coordination with A-TCAA, encourage low-income homeowners or renters to apply for free energy audits and home weatherization through programs conducted in partnership with local service agencies through implementation of the following programs:

i. Continue to provide information at the public counter regarding the availability of energy-conservation programs available through ATCAA;

ii. Add information on the city’s website regarding available weatherization programs, contacts for the programs or a link to the ATCAA web page describing weatherization programs;

iii. Consider amending building permit application forms or applications for rehabilitation funding to include mention of the availability of weatherization programs through ATCAA (or otherwise include the information in application packets distributed to applicants)

Equivalent Program: Chapter 3 (Housing) - Implementation Program 3.C.j
4.5. **Scenic Resources**

4.5.1. **Issues and Opportunities**

Sonora’s natural scenic resources include heritage trees, hillsides, hilltops, scenic corridors, creeks, historic and similar features. In addition to contributing to the quality of life for residents, the City of Sonora also recognizes the economic benefits of preserving scenic resources as a vital part of the city’s tourism economy.

The city manages these scenic resources through the following programs:

**Hillside Preservation Ordinance**

A hillside preservation ordinance, adopted in 1996, governs residential development on hillsides and hilltops in the city. The *General Plan 2020* Land Use Map reflects the slope/density standards prescribed in the ordinance. Development standards for hillsides and hilltops in the ordinance also address: grading, vegetation management and the optimal location of structures as necessary to retain visual quality.

**Tree City, USA**

Sonora received official designated as a Tree City USA in 1995. Tree City USA is a program established by the National Arbor Day Foundation and the National Association of State Foresters. The purpose of the program is to establish standards which ensure that qualifying communities will have a viable tree management plan and program. This program consists of four components:

- A tree board or department
- A tree care ordinance
- A community forestry program with an annual budget of at least $2 per capita
- An Arbor Day observance and proclamation

Benefits of the Tree City USA program include:

- Helping a community start towards annual, systematic management of its tree resources
- Education, including technical advice and assistance from professionals
- Enhances the public image of the community
- Increasing citizen pride
- Financial assistance
- Publicizing the City of Sonora through the Tree City USA website to assist in attracting visitors and economic development
Sonora Parks, Recreation and Beautification Committee (PR&B)
The Sonora Parks, Recreation and Beautification Committee is governed by Chapter 12.20 of the Sonora Municipal Code and is charged with:

- Providing guidelines for review and approval of landscape plans per city ordinance, including tree preservation and proposed tree removal within the City of Sonora and make recommendations to the Sonora Planning Commission and/or Sonora City Council. The PR&B also reviews the location and materials to be used for man-made structures, including retaining walls, sidewalk paving, fencing and similar structures.
- Makes recommendations to the Sonora City Council regarding the use of open space and public recreation spaces.
- Makes recommendations to the Sonora City Council for the beautification of existing city properties, parks and undeveloped open space areas of the city.
- Makes available and provides direction for educational materials advocating best management practices for vegetation maintenance, construction on slopes and similar activities.

Sonora Planning Commission: Design Review Commission and Historic Committee
The Sonora Planning Commission serves as the city’s design review commission and historic committee pursuant to Section 17.32.040 of the Sonora Municipal Code. In its capacity as the design review and historic committee, the Sonora Planning Commission is responsible for evaluating applications for new construction and exterior alterations, additions or modifications to structures within the city’s design review zone and historic area. The commission also is responsible for reviewing demolition permit applications.

Scenic Highways and Heritage Corridors
In addition to the preceding programs, the state has designated two state transportation corridors which traverse Sonora as eligible for scenic-highway status in recognition of the outstanding scenic vistas visible from both routes:

- State Route 49 from State Route 120 to near Grass Valley
- Highway 108 from State Route 49 near Sonora to State Route 395

The California Public Resources Code (Sections 5070-5077.8), the California Recreational Trails Act, designates “State Highway Route 49” as a heritage corridor. A heritage corridor is a regional, state, or nationwide alignment of historical, natural, or conservation education significance, with roads, state and other parks, greenways, or parallel recreational trails, intended to have guidebooks, signs, and other features to enable self-guiding tourism, and environmental conservation education along most of its length and of all or some of the facilities open to the public along its length, with an emphasis on facilities whose physical and interpretive accessibility meet “whole-access” goals.
Section 5077.6 of the Public Resources Code designates Highway 49 as a heritage corridor “because of its clear function as the interpretive highway of the Gold Rush, and because of outstanding efforts of public agencies and the private sector to increase accessibility to physically disabled persons along parts of its route.” The corridor includes all sections which link the counties of Sierra, Nevada, Placer, El Dorado, Amador, Calaveras, Tuolumne, Mariposa, and Madera and is officially known as the Golden Chain Highway.

The following goal, policies and implementation programs are intended to conserve and enhance the scenic resources of Sonora. Additional programs for preserving the Sonora’s rural character in the man-made environment are found in the Community Identity Element (General Plan 2020, Chapter 11).
4.6. Scenic Resources: Goals, Policies and Implementation Programs

Goal:

4.C Sustain and enhance the natural, scenic and cultural resources and rural character of Sonora to preserve and enhance the city’s quality of life and tourism economy.

Policies:

4.C.1 Sustain the city’s natural scenic resources along designated scenic transportation routes through and adjacent to the city.

4.C.2 Sustain and enhance the city’s natural scenic resources at designated gateways to Sonora.

4.C.3 Sustain the natural scenic qualities of hillsides and hilltops.

4.C.4 Encourage new development to blend with the existing landforms and vegetation.

4.C.5 Provide guidance to developers in the application of Best Management Practices for grading, vegetation retention and similar practices which may affect visual quality.
Chapter 4: Conservation & Open Space

Implementation Programs:

4.C.a  Consider Designating Scenic-Gateway Corridors

Consider designation of the following transportation routes as scenic-gateway corridors in coordination with state and county agencies, as necessary:

<table>
<thead>
<tr>
<th>Scenic-Gateway Corridors</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Highway Route 49</td>
</tr>
<tr>
<td>State Highway 49/108 Business (Stockton Rd.)</td>
</tr>
<tr>
<td>State Highway Route 108</td>
</tr>
<tr>
<td>South Washington Street</td>
</tr>
<tr>
<td>Business Route 108/Mono Way</td>
</tr>
</tbody>
</table>

Update these designations, as necessary, to include annexation areas, as they are added to the city.

Equivalent Programs: Chapter 1 (Land Use) - Implementation Program 1.B.a, Chapter 2 (Circulation) - Implementation Program 2.E.a, Chapter 11 (Community Identity) - Implementation Program 11.A.a

4.C.b  Consider Establishing Scenic-Gateway Corridor Overlay Combining Zones on Lands Located Along Designated Scenic-Gateway Corridors and Adopt Development Standards for that Zone

Consider establishing a Scenic-Gateway Corridor Overlay Combining Zone along lands designated scenic-gateway corridors.

Adopt development standards within these overlay combining zones which do not prohibit new development and, at a minimum: comply with the city’s hillside preservation ordinance, include landscaping requirements, promote vegetation retention, include design guidelines for construction emphasizing the blending of structures with the existing landscape, require under grounding of utilities (including power lines), promote retention of historic structures, promote non-glare lighting, include standards for sign design, establish minimum setbacks for buildings, and similar standards.

Equivalent Programs: Chapter 1 (Land Use) - Implementation Program 1.B.b, Chapter 2 (Circulation) - Implementation Program 2.E.b, Chapter 11 (Community Identity) - Implementation Program 11.A.b
4.C.c  **Continue to Implement the City’s Hillside Preservation Ordinance**

The density standards of the city’s hillside preservation ordinance are reflected on the Sonora General Plan 2020 Land Use Maps and are based on the Sonora General Plan 2020 Slope Maps. Whenever the city annexes new land, land use designations shall reflect the density standards of the hillside preservation ordinance per the Sonora General Plan 2020 Slope Maps.

**Equivalent Programs:** Chapter 1 (Land Use) - Implementation Program 1.B.i. Chapter 11 (Community Identity) - Implementation Program 11.A.c

4.C.d  **Consider Expanding the City’s Hillside Preservation Ordinance to Include All Land Uses**

The city’s hillside preservation ordinance currently addresses new development on residentially-zoned lands. Consider expanding the ordinance to address new development in all zoning districts.

In the absence of a Hillside Preservation Ordinance, or equivalent, applications for new non-residential development of one acre or more on slopes averaging 10% or greater, will, at a minimum, be accompanied by a grading plan indicating, at a minimum, the amount of soil to be disturbed; a tree plan indicating the number, size, species and location of trees to be removed and proposals for replacing trees; a vegetation management plan and revegetation plans.

**Equivalent Programs:** Chapter 1 (Land Use) - Implementation Program 1.B.h, Chapter 11 (Community Identity) - Implementation Program 11.A.d

4.C.e  **Continue the Activities of the Sonora Parks, Recreation and Beautification Committee**

The city shall continue to provide for review of new development projects as designated in Chapter 12.20 of the Sonora Municipal Code by the Sonora Parks, Recreation and Beautification Committee. These reviews are necessary to provide community input and the technical expertise essential to the retention of the city’s scenic character.

**Equivalent Program:** Chapter 11 (Community Identity) - Implementation Program 11.A.f
4.C.f  **Continue Participation in the Tree City USA Program**

Continue participation in the Tree City USA program to promote and preserve Sonora’s scenic values as defined by its quantity, quality and diversity of healthy trees.

Equivalent Program: Chapter 11 (Community Identity) - Implementation Program 11.A.g

4.C.g  **Expand, As Needed, Available Public Handouts with Illustrated Guidelines for Project Design**

Work with the Sonora Parks, Recreation and Beautification Committee to expand (as needed) existing, and create new, illustrated public handouts providing examples of recommended designs to assist developers and design professionals in developing landscape, vegetation retention/removal, and site plans.

Equivalent Program: Chapter 11 (Community Identity) - Implementation Program 11.A.h

4.C.h  **Prepare a Grading Ordinance/Promote Best Management Practices**

Prepare, and consider for adoption, a grading ordinance to protect scenic resources addressing: When a grading plan shall be prepared, required contents of a grading plan, anticipated grades before and after construction, the total amount of soil to be moved, significant vegetation or other natural features to be removed, location and design of retaining walls, erosion control standards, preparation of erosion control plans, recommended erosion control methods, when a grading permit is required, soil disposal, revegetation, drainage, requirements for erosion and sedimentation control plans and other elements, as identified. The ordinance, or a companion publication (either prepared as an original publication or adopted from existing publications) should be prepared/adopted in conjunction with the grading ordinance and illustrate Best Management Practices. Resources for recommended Best Management Practices are listed in *Sonora General Plan 2020 Appendix 4B*. The ordinance should further establish that no grading permit or permits to allow grading or vegetation removal of more than ten percent of a parcel shall be issued until a site plan, development plan, building permit or other entitlement has been issued for a specific development project.

Equivalent Programs: Chapter 4 - Implementation Program 4.E.e; Chapter 6 (Safety) - Implementation Program 6.A.j, Chapter 11 (Community Identity) - Implementation Program 11.A.i
4.C.i **Pursue Liaisons with Other Agencies**

Pursue cooperative relationships with state, county, and federal agencies; schools and others to undertake activities (e.g., roadside cleanup) which can sustain and enhance the natural, scenic and cultural resources and rural character of Sonora.

4.C.j **Propose Guidelines for Outdoor Lighting**

Propose guidelines for outdoor lighting promoting a safe and pleasant environment for residents and visitors; protecting and improving safe travel for all modes of transportation; preventing nuisances resulting from unnecessary light intensity, direct glare or light trespass; protecting the ability to view the night sky by regulating unnecessary upward light projection; phasing out non-conforming fixtures; and promoting lighting practices and systems that conserve energy. Guidance of such guidelines may be found at the International Dark Sky Association [http://www.darksky.org/](http://www.darksky.org/).
4.7. Biological Resources

4.7.1. Issues and Opportunities

Pursuant to the California Government Code, general plans must address management of biological resources. However, it is the requirements of the California Environmental Quality Act (CEQA), the California Endangered Species Act (CESA), the Federal Clean Water Act (CWA), the Federal Endangered Species Act (FESA) and similar state and federal laws which guide the formulation of the biological resource management programs found in local general plans.

Similarly, a primary goal of this biological resources section of the Conservation and Open Space Element is not only the conservation and management of biological resources, but also compliance with state and federal laws and regulations governing impacts to special status plants, fish and wildlife species and impacts to habitats of limited distribution which support these species.

![California tiger salamander](image)

Figure 13: California tiger salamander  
Copyright 2001 William Flaxington

For the purposes of this element, special status species include those plants, fish or animals listed or designated as candidates for listing pursuant to the federal or state endangered species acts; species designated as species of special concern by the California Department of Fish and Game and the U.S. Fish and Wildlife Service and plants species designated as Category 1A, 1B or 2 by the California Native Plant Society (and are recognized by the California Department of Fish and Game and are considered significant biological resources pursuant to CEQA).

4.7.2. Habitat/Vegetation Resources

The city’s sphere of influence includes the following vegetation types:
Table 73: Vegetation Types in the City’s Sphere of Influence

The approximate distribution of the following vegetation types are illustrated in *General Plan 2020 Appendix 4l*.

<table>
<thead>
<tr>
<th>Vegetation Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Valley Foothill Riparian (VRI)</strong></td>
<td>Lower-elevation riparian deciduous woodland (tree cover of 10% or more); similar to montane riparian habitats, but trees are generally taller and may form wider stands along water courses, especially in broad valleys. Dominant trees are usually Fremont cottonwood, California sycamore, various willows and valley oak. Generally occurs below 3,000 elevation.</td>
</tr>
<tr>
<td><strong>Wet Meadow (WTM)</strong></td>
<td>An area with more or less permanently moist or wet soil and dense herbaceous vegetation dominated by sedges and other perennial herbs. There may also be patches of willows and other riparian shrubs, with a total canopy cover of less than 10%. In wet meadows, water is at or near the surface most of the growing season as opposed to emergent wetlands which have standing water.</td>
</tr>
<tr>
<td><strong>Lake or Pond (LAK)</strong></td>
<td>Water bodies which hold water year-round. Includes both natural and constructed ponds.</td>
</tr>
<tr>
<td><strong>Perennial stream</strong></td>
<td>Streams of all sizes that flow all year in normal precipitation years. Streams may be classified as perennial based on the US Geological Survey maps (perennial streams are indicated as solid blue lines) or based on sound evidence regarding their flows in recent years.</td>
</tr>
<tr>
<td><strong>Intermittent stream</strong></td>
<td>Streams that normally keep flowing in the spring or summer but eventually stop flowing in normal precipitation years. They may flow year-round in unusually wet years. When not flowing the water may remain in isolated pools or surface water may be absent. Streams may be classified as intermittent based on the US Geological Survey maps (intermittent streams are indicated as dashed blue lines) or based on sound evidence regarding their flows in recent years.</td>
</tr>
<tr>
<td><strong>Blue-oak foothill-pine (bop)</strong></td>
<td>Foothill woodland dominated by blue oak, bull pine, and/or interior live oak, usually with a sparse to moderate canopy cover. A common associate is California buckeye. A patchy shrub layer is usually present at higher elevations, but absent at lower elevations.</td>
</tr>
<tr>
<td><strong>Mixed chaparral</strong></td>
<td>A foothill habitat dominated by one or more species of evergreen shrubs, including scrub oak,</td>
</tr>
</tbody>
</table>
### Vegetation Type/a/

<table>
<thead>
<tr>
<th>Vegetation Type/a/</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>(mch) chaparral oak, ceanothus species, manzanita species, and chamise. Common associates include birchleaf mountain mahogany, silk tassel, toyon, yerba santa, poison oak and California fremontia. Shrub cover is 10% or more and tree cover, if any, is less than 10%. Occurs mainly at elevations of ponderosa pine forest and below.</td>
<td></td>
</tr>
<tr>
<td>Montane hardwood (mhw)</td>
<td>Forests with at least two-thirds hardwoods (not including riparian trees), usually mixed with some conifers. Dominant species are usually canyon live oak or black oak, and the common conifers are ponderosa pine, incense-cedar and other trees. Generally occurs within the same elevation zones as ponderosa pine forests or sierran mixed conifer, but can occur at lower elevations.</td>
</tr>
<tr>
<td>Blue oak woodland (bow)</td>
<td>Foothill woodland in which blue oak occupies at least 85% of the tree canopy. Canopy cover is usually sparse to open. Associated trees include interior live oak and bull pine. Under story is annual grassland, sometimes with scattered patches of shrubs.</td>
</tr>
<tr>
<td>Residential/Urban/Park (rsp)</td>
<td>Areas which are urbanized including residential, commercial and industrial areas as well as landscaped parks and gardens.</td>
</tr>
<tr>
<td>Annual grassland (ags)</td>
<td>Open grassland composed primarily of annual grasses and forbs. Occurs mainly in the lower foothills. Scattered trees and shrubs may be present, but both have a canopy cover of less than 10%.</td>
</tr>
</tbody>
</table>

/a/ Source: Tuolumne County Wildlife Project Vegetation Maps, 1987- As amended by 2001 Site Inspections. Names included in this table are currently being amended for consistency with the California Vegetation Classification Scheme.
Three USGS blue-line streams are mapped within the city’s sphere of influence: Woods Creek (perennial), Sonora Creek (intermittent) and Dragoon Gulch (intermittent). The Shaw’s Flat Ditch and Jamestown Ditch also are mapped by the USGS as perennial drainages, although the Jamestown Ditch has been piped along its entire length while portions of the original route of the Shaw’s Flat Ditch continue to receive limited water.

![Figure 14: Valley elderberry longhorn beetle](image)

Charles Weber - Copyright 1999 California Academy of Sciences

4.7.3. Wildlife Resources

Special Status Species
As noted, biological resources planning normally focuses on specific programs and policies for protecting special status species and habitats of limited distribution with broader, more general programs for conserving common wildlife species and habitats.

Pursuant to a review of the California Natural Diversity Database for the Sonora, Standard, Columbia and Columbia SE Quadrangles; a review of the Tuolumne County Wildlife Database; and an inventory of habitat types; approximately 28 special status plants, fish and animal species occur, have a high potential for occurring, or have potential habitat within the city’s sphere of influence. A complete list of these species is found in General Plan 2020 Appendix 4C. Of these species, the following have the highest potential for occurring within the city limits:
### Table 74: Special Status Species with Potential to Occur in City Sphere of Influence

<table>
<thead>
<tr>
<th>Species</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valley elderberry longhorn beetle</td>
<td>Federally-listed threatened</td>
</tr>
<tr>
<td><em>Desmocerus californicus dimorphus</em></td>
<td></td>
</tr>
<tr>
<td>Nissenan manzanita</td>
<td>California Native Plant Society List 1B</td>
</tr>
<tr>
<td><em>Arctostaphylos nissenana</em></td>
<td>California Species of Special Concern (nesting)</td>
</tr>
<tr>
<td>Cooper’s hawk</td>
<td>Migratory Bird Treaty Act</td>
</tr>
<tr>
<td><em>Accipiter cooperi</em></td>
<td>California Species of Special Concern (nesting)</td>
</tr>
<tr>
<td>Sharp-shinned hawk</td>
<td>Migratory Bird Treaty Act</td>
</tr>
<tr>
<td><em>Accipiter striatus</em></td>
<td>California Species of Special Concern (nesting)</td>
</tr>
<tr>
<td>Yellow warbler</td>
<td>Migratory Bird Treaty Act</td>
</tr>
<tr>
<td><em>Dendroica petechia brewstri</em></td>
<td>California Species of Concern (nesting)</td>
</tr>
<tr>
<td>Yellow-breasted chat</td>
<td>United States Fish and Wildlife Service Migratory</td>
</tr>
<tr>
<td><em>Ictaria virens</em></td>
<td>Non-game Bird of Management Concern</td>
</tr>
<tr>
<td>California tiger salamander</td>
<td>Migratory Bird Treaty Act</td>
</tr>
<tr>
<td><em>Ambystoma californiense</em></td>
<td>Federally-listed, Threatened</td>
</tr>
<tr>
<td>Western (northwestern/southwestern) pond turtle</td>
<td>California Species of Special Concern</td>
</tr>
<tr>
<td><em>Clemmys marmorata marmorata</em></td>
<td>Forest Service Sensitive</td>
</tr>
<tr>
<td><em>Clemmys marmorata pallida</em></td>
<td>U.S. Bureau of Land Management Sensitive</td>
</tr>
<tr>
<td>California horned lizard</td>
<td>California Species of Special Concern</td>
</tr>
<tr>
<td><em>Phrynosoma coronatum frontale</em></td>
<td>U.S. Bureau of Land Management Sensitive</td>
</tr>
<tr>
<td>Yuma myotis bat</td>
<td>U.S. Bureau of Land Management Sensitive</td>
</tr>
<tr>
<td><em>Myotis yumanensis</em></td>
<td></td>
</tr>
</tbody>
</table>

With the exception of Nissenan manzanita and Yuma myotis (bat), these species are most widely associated with the wetland (riparian) habitats along Woods Creek, Sonora Creek and Dragoon Gulch.

![Figure 15: Nissenen Manzanita (aka El Dorado Manzanita)](image)
Common Species

General Plan 2020 Appendix 4D provides an extensive listing of common species which occur within the city’s sphere of influence. Of these species, special consideration is given to resident mule deer (*Odocoileus hemionus*) populations within the city’s planning area. This species regularly resides in and moves through the city. At least one identified resident deer concentration area is located adjacent to the southwest city limits within a potential city annexation area. These concentration areas and the ability to move between concentration areas is recognized by the California Department of Fish and Game as important to the long-term health of resident deer populations. Therefore, this element addresses conservation of movement corridors for this species and associated species between known concentration areas.

Migratory Bird Treaty Act

In brief, this international law, enforced by the U.S. Fish and Wildlife Service, makes it illegal to disturb the nest of any bird protected pursuant to the act. With the exception of certain non-native birds (e.g., European starlings), all birds currently identified in Tuolumne County are protected pursuant to this act. Therefore, while many bird species throughout the planning area are considered common bird species, special protections must be considered during construction activities for new development when nesting birds are present pursuant to federal law.
4.8. Biological Resources: Goals, Policies and Implementation Programs

Goal:

4.D Sustain and enhance biological resource quality, quantity and diversity within the city.

Policies:

4.D.1 Establish and implement protection measures for special status plants, fish and wildlife species in the city’s sphere of influence.

4.D.2 Establish and implement protection measures for habitat types of limited distribution.

4.D.3 Protect, maintain, and enhance wildlife corridors through Sonora including Sonora Creek, Woods Creek and Dragoon Gulch.

4.D.4 Support voluntary efforts to conserve biological resources.

Implementation Programs:

4.D.a Continue to Maintain Setbacks Along Sonora Creek, Woods Creek and Dragoon Gulch

To protect water quality and its associated biological resources, the city has designated minimum streamside setbacks of 50 feet on both sides of Woods Creek, Sonora Creek and Dragoon Gulch (as measured from the top of the bank of the creek or drainage channel) on the Sonora General Plan 2020 Land Use Maps. These designations are interim and subject to change upon completion of floodplain studies of Woods Creek and Sonora Creek through the city limits being undertaken by the Resource Conservation & Development District or equivalent studies.

The city shall establish a Recreation/Open Space (or comparable) zoning district and rezone these setback/buffer areas as Recreation and/or Open Space. This zoning district shall permit only small, public-utility or recreation-related structures and other similar uses consistent with the preservation of water quality and protection of biological resources. Reductions in the established setbacks may be acquired through issuance of a variance.
Structures encroaching within the established setbacks as of the Effective Date of Sonora General Plan 2020 may be expanded provided that the expansion does not encroach farther into the established drainage setback (i.e., Expansions of existing structures away from the drainage, but not towards the drainage are permitted).

Equivalent Programs: Chapter 4 (Conservation and Open Space) - Implementation Program 4.E.c, Chapter 6 (Safety) - Implementation Program 6.B.f, Chapter 11 (Community Identity) - Implementation Program 11.A.j, Chapter 12 (Recreation), - Implementation Programs 12.B.c and 12.C.a

4.D.b **Support and Undertake Efforts to Restore Portions of Sonora Creek**

Support and undertake efforts to remove hardscapes (e.g., paved or concreted structures) and deteriorating structures covering Sonora Creek to re-expose the creek and assist in implementing the Sonora General Plan 2020 Conservation and Open Space Element. Where feasible, incorporate pocket parks, trail heads and stream-side mini-parks along the proposed Sonora Creek Trail in areas where the creek or its banks are currently paved. Consider the use of redevelopment funds, subject to redevelopment law restrictions and requirements, to assist in funding this program.

Equivalent Programs: Chapter 4 (Conservation and Open Space) - Implementation Program 4.E.d, Chapter 11 (Community Identity)-Implementation Program 11.A.k, Chapter 12 (Recreation) - Implementation Program 12.C.b

4.D.c **Maintain Existing Identified Deer Movement Corridors**

Pursue setbacks along Dragoon Gulch and Woods Creek (see Program 4.D.a) to preserve deer movement corridors. Provide input to the Tuolumne County Community Development Department and the Board of Supervisors to establish these setbacks outside of the city limits and extending along Dragoon Gulch to the headwaters of Dragoon Gulch approximately 2,000 ft. north of Racetrack Road.

4.D.d **Support and Facilitate Efforts to Establish Biological Resource Mitigation Banks**

Support and facilitate efforts to establish local mitigation banks as necessary for new development to offset impacts to wetlands and the Valley elderberry longhorn beetle.

4.D.e **Maintain Wildlife Database Maps**

Continue to maintain maps marking special status species locations in and adjacent to the city’s sphere of influence in coordination with the Tuolumne County Community Development Department, recognized local experts and the California Natural Diversity Database. Use these maps in the implementation of Program 4.D.f.
4.D.f  Establish and Adopt Guidelines for Mitigating Adverse Impacts of New Development on Special Status Species and Habitats of Limited Distribution

Establish and adopt guidelines, consistent with state and federal requirements, for mitigating adverse impacts of new development on:

i. Special status species listed in General Plan 2020 Appendix 4C

ii. Special status species as may be identified by state and federal wildlife agencies throughout the life of the general plan which are not currently listed in General Plan 2020 Appendix 4C

iii. Habitat types of limited distribution listed in Table 73 (e.g., those represented by all capital letters, including creeks and other wetlands). Mitigation measures should include, but are not limited to:

   - Establishing setbacks from identified nesting areas during nesting seasons
   - Retention of and setbacks from elderberry shrubs, mitigation consistent with the Federal Endangered Species Act and the guidelines of the U.S. Fish and Wildlife Service for impacts to the Valley elderberry longhorn beetle when elderberry shrubs are removed
   - No net loss of wetlands
   - Measures consistent with Section 404 of the federal Clean Water Act addressing filling, removal or hydrological alteration of wetlands and other waters of the United States
   - Requiring botanical surveys for Nissenan manzanita (Arctostaphylos nissenana) in the mixed chaparral habitats as mapped in General Plan 2020 Appendix 4I
   - Similar measures

iv. Wetlands encompassing Woods Creek and Sonora Creek pursuant to floodplain studies being conducted by the Resource Conservation and Development District or equivalent studies.
4.D.g  

**Coordinate with the Resource Conservation District**

Work in coordination with the Tuolumne County Resource Conservation District to assist in preparing, implementing and funding voluntary, stewardship-based, resource management programs - especially those which maintain and enhance water quality and quantity.

**Equivalent Program:** Chapter 4 (Conservation & Open Space) - Implementation Program 4.E.j
4.9. Water Resources

4.9.1. Issues and Opportunities

4.9.1.1. Water Quality
Sonora is located in the Upper Tuolumne River Watershed (#18040009). Water quality within Sonora is regulated by the State Regional Water Quality Control Board’s Central Valley Region 5. There are currently no waters designated as impaired pursuant to Section 303(d) of the Federal Clean Water Act within the Upper Tuolumne River Watershed either above or immediately below Sonora.

Primary waterways identified by the United States Geological Survey (USGS) within the city’s sphere of influence are:

Table 75: Waterways City of Sonora Sphere of Influence

<table>
<thead>
<tr>
<th>Drainage Name</th>
<th>United States Geological Survey Classification</th>
<th>Description of Reach</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woods Creek</td>
<td>Perennial</td>
<td><strong>Headwaters:</strong> Originates on the northwestern slope of Yankee Hill, north of Big Hill Road approximately 1/4 mile west of the intersection of Big Hill and Yankee Hill Roads in T2N, R15E, Section 8. Enters Don Pedro Reservoir after merging with Sullivan Creek approximately 1-1/4 miles east of the Hwy. 120/Simms Road intersection and approximately 0.67 mile west of Jacksonville Road in T1N, R14E, Section 34 and T1S, R14E, Section 3.</td>
</tr>
<tr>
<td>Sonora Creek</td>
<td>Intermittent</td>
<td><strong>Headwaters:</strong> Originates on the northeastern slope of Bald Mountain in T2N, R15E, Section 17, approximately 0.2 mile east of Bald Mountain Road North. Enters Woods Creek at the north entrance to the Mother Lode Fairgrounds in T2N, R14E, Section 36.</td>
</tr>
<tr>
<td>Dragoon Gulch</td>
<td>Intermittent</td>
<td><strong>Headwaters:</strong> 2,000 ft. north of Racetrack Road at the 2,000′ contour in T2N, R14E, Section 26. Enters Woods Creek at Woods Creek Park in T2N, R14E, Section 36.</td>
</tr>
<tr>
<td>Sullivan Creek</td>
<td>Perennial</td>
<td><strong>Headwaters:</strong> Near Sugar Pine in T2N, R16E,</td>
</tr>
</tbody>
</table>
### Drainage Name | United States Geological Survey Classification | Description of Reach
--- | --- | ---
Shaw’s Flat Ditch | Perennial | **Headwaters**: Phoenix Reservoir, T2N, R15E, Section 28.

The ditch was piped in 1992 from the Phoenix Reservoir and the Sonora Water Treatment Plant. However, flowing water is maintained in the original ditch from Chaparral Rd, through the Greenley Basin, through the Sonora Water Treatment plant and north to the Pedro Wye then southwest to the Table Mountain Ditch (aka O’Neil Ditch) which empties into O’Neil Reservoir in T1N, R14E, Section 4 off Rawhide Road.

Jamestown Ditch | Piped | **Headwaters**: Formerly branched off the Shaws Flat Ditch in T2N, R15E, Section 32, approximately 1/3 mile north of the Sullivan Creek Bridge. The ditch has been piped and water no longer flows through any segment of this ditch (Klynn, 10/6/2004).

Other water bodies within the city’s planning area include:

- Tuolumne Utilities District Sonora Water Treatment Plant (Bald Mountain)
- Tuolumne Utilities District Sonora Reservoir (end of Reservoir Road)
- Tuolumne Utilities District Wastewater Treatment Plant ponds

#### 4.9.1.2. SEWAGE DISPOSAL

TUD provides public sewer service to the majority of the city. TUD operates a sewer treatment plant in the southwestern corner of the city adjacent to city-owned property (TUD’s Sonora Wastewater Treatment Plan – WWTP).

The facility currently provides service to 23,000+ people with a design capacity of 2.6 million gallons per day (mgd). The average dry weather flow at the facility is approximately 1.6 mgd. The plant produces secondary treated and disinfected
Sonora General Plan 2020

Chapter 4: Conservation & Open Space

Effluent is discharged to a large storage reservoir, Quartz Reservoir, prior to distribution for reclamation by agricultural end-users.

During winter months, input at the WWTP may increase to 2.6 mgd exceeding the facility’s capacity to clarify and digest the input. This “overflow” has resulted in a limited number of spills into Woods Creek.

An expansion of the facility’s sewage treatment processing system is underway. TUD has adopted a reclamation strategy, currently under review by the state that includes:

1) Seeking easements over or acquisition of additional lands to allow for disposal of biosolids (some new easements and expansions of existing sites already has occurred)

2) Increasing storage capacity (140± acres has been acquired for additional storage expected to come on-line in approximately 5 years)

3) An application (currently under state review) to reinstate discharges into Woods Creek

Based on the preceding assumptions, and as detailed in Tables 76 and 77, an increased wastewater generation of 398,825 GPD is anticipated should all residential lands in the city be developed by 2020. Residential wastewater generation is expected to increase by between 50,095 GPD (with 233 new dwelling units) and 134,160 GPD (with 624 new dwelling units).

Non-residential uses are expected to generate an additional 59,163 GPD wastewater (buildout is assumed for other land uses) -- an increase of approximately 22,152 GPD in comparison to General Plan 1986.

The most probable wastewater generation demand pursuant to General Plan 2020 based on likely residential growth and buildout of all non-residential uses by 2020 is between 109,258 and 193,323 GPD (an increase of approximately 22,152 GPD in comparison to General Plan 1986).

TUD anticipates that new development throughout the county and in the city will receive service commitments for wastewater based on timed agreements established on a “first come, first serve” basis.

Private septic systems are regulated through the Tuolumne County Environmental Health Department and are of limited distribution. Private systems are concentrated southwest of J.S. West and Symons and near the northern city limits with limited numbers scattered in areas outside the public sewer service areas. Thin soils and porous rock (e.g., limestone) are two identified hazards associated with failed septic systems within the city’s sphere of influence. However, age has been the primary reason for septic system failure within the city according to the Tuolumne County Environmental Health Department. Most of these older failing systems have been replaced with public sewer service from TUD.
### Table 76: Estimated Wastewater Demand Increase at Full Buildout (Post 2020) of Vacant and Underdeveloped Acreage

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1.0/dwelling unit</td>
<td>4.3 du/acre</td>
<td>508.21 acres @ 4.3 du/acre = 2,185 du (215)</td>
<td>469,775</td>
<td>431.43 acres @ 4.3 du/acre = 1,855 du (215)</td>
<td>398,825</td>
<td>-70,950</td>
</tr>
<tr>
<td>Commercial, Mixed Use (non-shopping center)/c/</td>
<td>0.1/employee = 21.5 GPD per employee</td>
<td>10.65 employees per acre /a/</td>
<td>48.31 acres @ 10.65 = 515 (21.5)</td>
<td>11,073</td>
<td>113.66 @ 10.65 = 1,210 (21.5)</td>
<td>26,015</td>
<td>+14,942</td>
</tr>
<tr>
<td>Shopping Center Commercial</td>
<td>0.1/employee = 21.5 GPD per employee</td>
<td>17 employees per acre /b/</td>
<td>N/A</td>
<td>0</td>
<td>29.63 acres @ 17 employees/acre = 503.71 (21.5)</td>
<td>10,830</td>
<td>+10,830</td>
</tr>
<tr>
<td>Industrial, Rail</td>
<td>0.1/employee = 21.5 GPD per employee</td>
<td>18 employees per acre /c/</td>
<td>11.14 acres @18/acre= 200.5 (21.5)</td>
<td>4,311</td>
<td>45.83 acres @ 18/acre = 825 (21.5)</td>
<td>17,738</td>
<td>+13,427</td>
</tr>
<tr>
<td>Public</td>
<td>0.1/employee = 21.5 GPD per employee</td>
<td>15 employees per acre /d/</td>
<td>67.06 acres @ 15/acre = 1,005.9 (21.5)</td>
<td>21,627</td>
<td>14.20 acres @ 15/acre = 213 (21.5)</td>
<td>4,580</td>
<td>-17,047</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td></td>
<td>506,786</td>
<td></td>
<td>457,988</td>
<td></td>
<td>+48,798</td>
</tr>
</tbody>
</table>

/a/ Based on assumption that use factor will be approximately mid-way between Shopping Center Commercial and Residential, on average  
/b/ Based on average employees/acre for Crossroads, Sonora Plaza and Timberhills ranging between 13 and 20 employees per acre  
/c/ Based on quasi-industrial with Auto-B-Craft, Reno’s Brakes, Sonora Transmissions, AutoTech on 2.4 acres.  
/d/ Based on possible use similar to Library and Senior Center on adjacent 14 acres.  
/e/ Tuolumne Utilities District Wastewater Service User Classification Schedule, TUD, 2006
Table 77: Estimated Wastewater Demand Increase Based on 2020 Population Projections and Vacant and Underdeveloped Acreage

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Usage Factor/f/ (GPD) 1.0 = 215 GPD</th>
<th>Use Factor by Acreage</th>
<th>1986 GP Vacant, Underdeveloped Acreage</th>
<th>1986 GP Wastewater Demand Increase at Buildout (GPD)</th>
<th>2020 Vacant, Underdeveloped Acreage</th>
<th>2020 GP Wastewater Demand Increase at Buildout (GPD)</th>
<th>Difference (GPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1.0/dwelling unit</td>
<td>233-624 dwelling units/e/</td>
<td>N/A</td>
<td>50,095 – 134,160</td>
<td>N/A</td>
<td>50,095-134,160</td>
<td>0</td>
</tr>
<tr>
<td>Commercial, Mixed Use (non-shopping center)/c/</td>
<td>0.1/employee = 21.5 GPD per employee</td>
<td>10.65 employees per acre /a/</td>
<td>48.31 acres @ 10.65 = 515 (21.5)</td>
<td>11,073</td>
<td>113.66 @ 10.65 = 1,210 (21.5)</td>
<td>26,015</td>
<td>+14,942</td>
</tr>
<tr>
<td>Shopping Center Commercial</td>
<td>0.1/employee = 21.5 GPD per employee</td>
<td>17 employees per acre /b/</td>
<td>N/A</td>
<td>0</td>
<td>29.63 acres @ 17 employees/acre = 503.71 (21.5)</td>
<td>10,830</td>
<td>+10,830</td>
</tr>
<tr>
<td>Industrial, Rail</td>
<td>0.1/employee = 21.5 GPD per employee</td>
<td>18 employees per acre /c/</td>
<td>11.14 acres @ 18/acre = 200.5 (21.5)</td>
<td>4,311</td>
<td>45.83 acres @ 18/acre = 825 (21.5)</td>
<td>17,738</td>
<td>+13,427</td>
</tr>
<tr>
<td>Public</td>
<td>0.1/employee = 21.5 GPD per employee</td>
<td>15 employees per acre /d/</td>
<td>67.06 acres @ 15/acre = 1005.9 (21.5)</td>
<td>21,627</td>
<td>14.20 acres @ 15/acre = 213 (21.5)</td>
<td>4,580</td>
<td>-17,047</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>87,106 – 171,171</strong></td>
<td><strong>109,258 – 193,323</strong></td>
<td><strong>+22,152</strong></td>
<td></td>
</tr>
</tbody>
</table>

/a/ Based on assumption that use factor will be approximately mid-way between Shopping Center Commercial and Residential, on average  
/b/ Based on average employees/acre for Crossroads, Sonora Plaza and Timberhills ranging between 13 and 20 employees per acre  
/c/ Based on quasi-industrial with Auto-B-Craft, Reno’s Brakes, Sonora Transmissions, AutoTech on 2.4 acres.  
/d/ Based on possible use similar to Library and Senior Center on adjacent 14 acres.  
/e/ Based on projection, Housing Analysis, this study.  
/f/ Tuolumne Utilities District Wastewater Service User Classification Schedule, TUD, 2006
4.9.1.3. **NON-POINT SOURCE POLLUTION**

Non-point source pollution includes contaminants which enter surface or ground water through runoff and/or filtration. Sources of these discharges are normally multiple and/or widely spread. In comparison, point source pollution includes contaminants which enter surface or ground water from a specific known (usually single) source (e.g., a factory).

Sources and types of non-point source discharges common in urban runoff which could be present in city’s waterways as runoff are detailed in *General Plan 2020 Appendices 4E and 4F*. They include: fecal coliform bacteria, phosphorus, insecticides, herbicides, pesticides, DDT, chlordane, dieldrin, volatile organic compounds, traces of cadmium, traces of lead, traces of zinc, traces of mercury, zinc, polycyclic aromatic compounds (PAHs), organochlorine compounds and PCBs.

The Tuolumne County Environmental Health Department (Division of Environmental Health) performed water quality sampling for total coliform and fecal coliform bacteria in various locations along Woods Creek and Sonora Creek between 2001 and 2003. The Tuolumne Utilities District performed some bacteriological sampling in Woods Creek, Sullivan Creek and Sonora Creek in 2001. The results of TUD and Tuolumne County Health Department (Division of Environmental Health) water quality sampling from 2001-2003 are summarized in *General Plan 2020 Appendix 4G*.

Coliform is a type of bacteria which may, in itself, pose no threat to health, but may indicate the presence of other disease-causing agents in water. The bacteria normally occur in low levels in surface waters (e.g., lakes, beaches, streams). Fecal coliform and *E. coli* (a coliform) are bacteria whose presence indicates that the water may be contaminated with human or animal wastes which can cause diarrhea, cramps, nausea, headaches, or other symptoms posing a special health risk for infants, young children, and people with severely compromised immune systems.

The California Department of Health Services has established the following draft guidelines (March, 2004) for maximum concentrations of total coliform and fecal coliform for beach use (i.e., surface waters):

- **Total Coliform**: 10,000 most probable number (mpn) per 100 milliliter (ml)
- **Fecal Coliform**: 400 mpn per 100 ml

The results of water quality sampling performed by TUD and the Tuolumne County Environmental Health Department for surface waters (*General Plan 2020 Appendix 4G*) indicate that levels of fecal coliform in Sonora Creek and Woods Creek within the city limits and within the city’s sphere of influence, regularly have exceeded state guidelines—sometimes by significant amounts. The *Tuolumne County Water Quality Plan*, completed in February, 2007 identifies the following as potential causes of high coliform readings found countywide: failing septic systems and unobstructed grazing practices.
The coliform standard for treated drinking water is governed by the United States Environmental Protection Agency. EPA drinking water standards are violated when water samples test positive in more than one or more than 5.0% of monthly sampling for total coliforms (dependent upon the size of the water system). Water systems with confirmed positive tests for the presence of fecal coliform (in any amount) are in violation of EPA drinking water standards.

TUD’s Sonora/Jamestown Water System serves a population of approximately 13,042 per the USEPA Safe Drinking Water Information System (SDWIS) as of July 17, 2004. TUD’s water quality report for the Sonora/Jamestown system in 2003 (TUD, 2004) records no violations of drinking water standards for coliform in the system. However, sampling in 1992-1993 indicated some lead and copper contamination within the system. Lead and copper levels have been brought into compliance per the EPA’s SDWIS system website (http://oasub.epa.gov/enviro).

NOTE: Tuolumne County completed the Foothill Watershed Assessment and Tuolumne County Water Quality Plan in February, 2007. A summary of water quality measurements taken within creeks within the Sonora Sphere of Influence during 2005-2006 is included in Sonora General Plan 2020 Appendix 4G.

4.9.1.4. WATER QUANTITY

The county has more than 133 water suppliers. The largest supplier of potable water is the Tuolumne Utilities District (TUD) which serves all of the City of Sonora. TUD maintains three water storage and treatment facilities within or adjacent to the city limits:

- **Greenley Road water tank** adjacent to Sonora Hills – 2.7 million gallons storage
- **Sonora Water Treatment Plant** water storage tanks on Bald Mountain Road - Storage capacity 2 million with potential expansion to 3 million gallons
- **Sonora Reservoir** at the end of Reservoir Road – 60,000 gallons

TUD has three primary sources of water:

- Surface water
- Groundwater
- Recycled water

TUD obtains more than 90% of its water from surface water supplied for the South Fork of the Stanislaus River through a 1983 purchase agreement with PG&E. Sonora’s water supply travels from Lyons Reservoir, fed by the Stanislaus River, to Phoenix Lake which is the nearest water storage body serving Sonora. From Phoenix Lake, water travels to TUD’s Sonora Water Treatment Plant (located within the Sonora City Limits) by underground pipe. Between Lyons Reservoir and Phoenix Lake, water is transported by numerous miles of ditch. Annual water

---

25 A portion of the Shaw’s Flat Ditch containing water remains open and provides a popular walking trail for residents. However, this portion of the ditch does not deliver water to the Sonora Water Treatment Plant. All water to that facility from Phoenix Lake is transported via pipeline.
supply is dependent upon natural flow of the South Fork of the Stanislaus River which yields 100,000± acre feet including 24,000± acre feet of combined storage in Strawberry (Pinecrest) and Lyons Reservoirs. Historically, the amount of water supplied through the system has been more than twice the amount of water consumed.

Groundwater provides 5.5% of domestic or treated water annually. TUD assumes it could sustain 1,075 acre-ft over a nine-month period, annually. Recycled water is used by private landowners for irrigating 1,000± acres of farm and pastureland.

- Per TUD, available water supplies for new development are currently dependent upon when water is requested. Presently, there is a sufficient volume of water available to supply existing needs for the City of Sonora. The peak load water demand for the City of Sonora in 2002 was 3.5 million gallons per day (TUD, 2004).

TUD anticipates that new development throughout the county and in the city will receive service commitments for water based on timed agreements established on a “first come, first serve” basis.

Based on a review of General Plan 2020 Land Use Maps, and as detailed in Tables 78 and 79, projected water needs through 2020 are as follows:

700,263 GPD is anticipated should all residential lands in the city be developed by 2020 (a decrease in expected residential water demand of nearly 124,575 GPD in comparison to General Plan 1986).

Based on anticipated levels of residential development of all densities through the year 2020 in the City of Sonora, water demand is expected to increase by between 87,958 GPD (with 233 new dwelling units) and 235,560 GPD (with 624 new dwelling units)—nearly identical to projections per General Plan 1986.

Non-residential uses are expected to increase water demand (buildout is assumed for other land uses) by an additional 103,877 GPD (an increased water demand for non-residential uses of 38,894 GPD in comparison to General Plan 1986).

The most probable increase in water demand pursuant to General Plan 2020 is projected to be between 191,835 – 339,437 an increased water demand for non-residential uses of 38,894 GPD in comparison to General Plan 1986).
## Table 78: Estimated Water Demand Increase at Full Buildout (Post 2020) of Vacant and Underdeveloped Acreage

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Usage Factor/e/ (GPD) 1.0 = 377.5 GPD</th>
<th>Use Factor by Acreage</th>
<th>1986 GP Vacant, Underdeveloped Acreage</th>
<th>1986 GP Water Demand Increase at Buildout</th>
<th>2020 Vacant, Underdeveloped Acreage</th>
<th>2020 GP Water Demand Increase at Buildout</th>
<th>Difference 1986 Buildout versus 2020 Buildout (GPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1.0/dwelling unit</td>
<td>4.3 du/acre</td>
<td>508.21 acres @ 4.3 du/acre = 2,185 du (377.5)</td>
<td>824,838</td>
<td>431.43 acres @ 4.3 du/acre = 1,855 du (377.5)</td>
<td>700,263</td>
<td>-124,575</td>
</tr>
<tr>
<td>Commercial, Mixed Use (non-shopping center)/c/</td>
<td>0.1/employee = 37.75 GPD per employee</td>
<td>10.65 employees per acre /a/</td>
<td>48.31 acres @ 10.65 = 515 (37.75)</td>
<td>19,441</td>
<td>113.66 @ 10.65 = 1,210 (37.75)</td>
<td>45,677</td>
<td>+26,236</td>
</tr>
<tr>
<td>Shopping Center Commercial</td>
<td>0.1/employee = 37.75 GPD per employee</td>
<td>17 employees per acre /b/</td>
<td>N/A</td>
<td>0</td>
<td>29.63 acres @ 17 employees/acre = 503.71 (37.75)</td>
<td>19,015</td>
<td>+19,015</td>
</tr>
<tr>
<td>Industrial, Rail</td>
<td>0.1/employee = 37.75 GPD per employee</td>
<td>18 employees per acre /c/</td>
<td>11.14 acres @18/acre= 200.5 (37.75)</td>
<td>7,569</td>
<td>45.83 acres @ 18/acre = 825 (37.75)</td>
<td>31,144</td>
<td>+23,575</td>
</tr>
<tr>
<td>Public</td>
<td>0.1/employee = 37.75 GPD per employee</td>
<td>15 employees per acre /d/</td>
<td>67.06 acres @ 15/acre = 1,005.9 (37.75)</td>
<td>37,973</td>
<td>14.20 acres @ 15/acre = 213 (37.75)</td>
<td>8,041</td>
<td>-29,932</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>889,821</td>
<td></td>
<td>804,140</td>
<td>-85,681</td>
</tr>
</tbody>
</table>

/a/ Based on assumption that use factor will be approximately mid-way between Shopping Center Commercial and Residential, on average
/b/ Based on average employees/acre for Crossroads, Sonora Plaza and Timberhills ranging between 13 and 20 employees per acre
/c/ Based on quasi-industrial development with Auto-B-Craft, Reno’s Brakes, Sonora Transmissions, AutoTech on 2.4 acres.
/d/ Based on possible use similar to Library and Senior Center on adjacent 14 acres.
/e/ Tuolumne Utilities District Water Service User Classification Schedule, TUD Water Rules, 2006
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Usage Factor/f/( (GPD))( 1.0 = 377.5)( GPD)</th>
<th>Use Factor by Acreage</th>
<th>1986 GP Vacant, Underdeveloped Acreage</th>
<th>1986 GP Water Demand Increase at Buildout</th>
<th>2020 Vacant, Underdeveloped Acreage</th>
<th>2020 GP Water Demand Increase at Buildout</th>
<th>Difference 1986 Buildout versus 2020 Buildout (GPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1.0/dwelling unit</td>
<td>233-624 dwelling units/e/</td>
<td>N/A</td>
<td>87,958-235,560</td>
<td>N/A</td>
<td>87,958-235,560</td>
<td>No Change</td>
</tr>
<tr>
<td>Commercial, Mixed Use (non-shopping center)/c/</td>
<td>0.1/employee = 37.75 GPD per employee</td>
<td>10.65 employees per acre /a/</td>
<td>48.31 acres @ 10.65 = 515 (37.75)</td>
<td>19,441</td>
<td>113.66 @ 10.65 = 1,210 (37.75)</td>
<td>45,677</td>
<td>+26,236</td>
</tr>
<tr>
<td>Shopping Center Commercial</td>
<td>0.1/employee = 37.75 GPD per employee</td>
<td>17 employees per acre /b/</td>
<td>N/A</td>
<td>N/A</td>
<td>29.63 acres @ 17 employees/acre = 503.71 (37.75)</td>
<td>19,015</td>
<td>+19,015</td>
</tr>
<tr>
<td>Industrial, Rail</td>
<td>0.1/employee = 37.75 GPD per employee</td>
<td>18 employees per acre /c/</td>
<td>11.14 acres @18/acre= 200.5 (37.75)</td>
<td>7,569</td>
<td>45.83 acres @18/acre = 825 (37.75)</td>
<td>31,144</td>
<td>+23,575</td>
</tr>
<tr>
<td>Public</td>
<td>0.1/employee = 37.75 GPD per employee</td>
<td>15 employees per acre /d/</td>
<td>67.06 acres @ 15/acre = 1,005.9 (37.75)</td>
<td>37,973</td>
<td>14.20 acres @15/acre = 213 (37.75)</td>
<td>8,041</td>
<td>-29,932</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td>152,941 – 300,543</td>
<td>191,835 – 339,437</td>
<td>+38,894</td>
<td></td>
</tr>
</tbody>
</table>

/a/ Based on assumption that use factor will be approximately mid-way between Shopping Center Commercial and Residential, on average
/b/ Based on average employees/acre for Crossroads, Sonora Plaza and Timberhills ranging between 13 and 20 employees per acre
/c/ Based on quasi-industrial with Auto-B-Craft, Reno’s Brakes, Sonora Transmissions, AutoTech on 2.4 acres.
/d/ Based on possible use similar to Library and Senior Center on adjacent 14 acres.
/e/ Based on projection, Housing Analysis, this study.
/f/ Tuolumne Utilities District Water Service User Classification Schedule, TUD Water Rules, 2006
4.9.1.5. SPECIAL PROGRAMS

Resource Conservation Districts
The U.S. Department of Agriculture Natural Resource Conservation Service (formerly the Soil Conservation Service) provides technical support for local non-profit community-outreach and education organizations called Resource Conservation Districts (RCDs). RCDs are special districts composed of volunteer board members appointed by local governments. RCDs stress resource conservation without government regulation. Tuolumne County is not currently included in a Resource Conservation District (although it is part of a Resource Conservation & Development Area, a different organization performing some services similar to those of the RCD and also sponsored by the USDA).

RCDs have a long history of working cooperatively with local agricultural interests and, increasingly, with other resource conservation interests, particularly communities interested in watershed management and maintenance of water quality. Watershed planning and watershed stewardship programs are being increasingly facilitated and implemented by RCDs throughout California. As a result, California, at the urging of the California Association of Resource Conservation Districts, recently passed legislation which provides funding for hiring watershed planners and coordinators.

In short, RCDs can provide special assistance for resource conservation planning and implementation programs, especially for those related to the conservation and management of water resources. In addition, RCDs have access to special funding sources for these activities unavailable to many governmental agencies. And, given the RCDs non-governmental status and emphasis on voluntary stewardship, RCDs are increasingly succeeding in accomplishing resource conservation on private property in cooperation with landowners and with the preservation of private property rights—an area where government regulatory programs have frequently failed.
4.10. Water Resources: Goals, Policies and Implementation Programs

Goal:

4.E Conserve the quality and quantity of the city’s and county’s water resources.

Policies:

4.E.1 Reduce non-point source pollution from urban, residential and other land uses.

4.E.2 Reduce erosion and sedimentation in waterways.

4.E.3 Maintain and enhance the water quality of Sonora Creek, Woods Creek and Dragoon Gulch.

4.E.4 Provide managed public access to waterways.

4.E.5 Conduct ongoing water quality monitoring to assess the success of the city's water management programs.

4.E.6 Support efforts to increase Tuolumne Utilities District's (TUD) water supply.

4.E.7 Support efforts to improve the capacity of the city’s and county’s sewage treatment facilities.

Implementation Programs:

4.E.a Consider the Establishment of a Voluntary Watershed Stewardship Program

Consider the establishment of a voluntary, stewardship-based watershed stewardship program emphasizing the reduction of non-point source pollutants from urban and residential uses. Consider a partnership with an existing resource conservation district to implement the program. Models for these programs are available through: a) the Northeast Regional Agricultural Engineering Service, Farm*A*Syst/Home*A*Syst Program and its published guide: *Home*A*Syst, An Environmental Risk-Assessment Guide for the Home* and b) The San Joaquin County Resource Conservation District Watershed Homeowner’s Manual available through the USDA Natural Resources Conservation Service Stockton Field Office and online at [www.sjcrd.org](http://www.sjcrd.org). Investigate funding for a watershed coordinator through the state-funded watershed coordinator program.
4.E.b **Promote the Establishment of an Ongoing Water Quality Monitoring Program**

Sponsor the formation of a state-certified citizen monitoring program to monitor water quality within Woods Creek and Sonora Creek. Enlist the aid of local schools to participate in the program. Establish set monitoring locations along the creeks above and below areas of industrial, commercial and residential concentration areas located along the streams and above and below storm drain outlets to the creeks.

Consider monitoring the following baseline water quality parameters in accordance with the US EPA Office of Water *Volunteer Stream Monitoring: A Methods Manual*: stream flow, dissolved oxygen (DO) and biochemical oxygen demand (BOD), temperature, pH, turbidity, phosphorous, nitrates, total solids, conductivity, total alkalinity, and fecal bacteria. Monitoring for specific contaminants known, or expected to occur, may be added as the program progresses. Normally, volunteer monitors are responsible for the collection of water samples for specific contaminants. However, the samples are normally forwarded to professional labs for detailed analysis.

Consider partnerships with a) local schools to promote student monitoring (Storm Drain Detectives), b) the California Department of Fish and Game, Fisheries, c) the Tuolumne County Environmental Health Department, d) and others similar agencies and organizations.

4.E.c **Continue to Maintain Setbacks Along Sonora Creek, Woods Creek and Dragoon Gulch**

To protect water quality and its associated biological resources, the city has designated minimum streamside setbacks of 50 feet on both sides of Woods Creek, Sonora Creek and Dragoon Gulch (as measured from the top of the bank of the creek or drainage channel) on the *Sonora General Plan 2020 Land Use Maps*. These designations are interim and subject to change upon completion of floodplain studies of Woods Creek and Sonora Creek through the city limits being undertaken by the Resource Conservation & Development District or equivalent studies.

The city shall establish a Recreation/Open Space (or comparable) zoning district and rezone these setback/buffer areas as Recreation and/or Open Space. This zoning district shall permit only small, public-utility or recreation-related structures and other similar uses consistent with the preservation of water quality and protection of biological resources. Reductions in the established setbacks may be acquired through issuance of a variance. Structures encroaching within the established setbacks as of the Effective Date of *Sonora General Plan 2020* may be expanded provided that the expansion does not encroach farther into the established drainage setback.
Expansions of existing structures away from the drainage, but not towards the drainage are permitted).

**Equivalent Programs:** Chapter 4 (Conservation and Open Space) - Implementation Program 4.D.a, Chapter 6 (Safety) - Implementation Program 6.B.f, Chapter 11 (Community Identity) - Implementation Program 11.A.j, Chapter 12 (Recreation) - Implementation Programs 12.B.c and 12.C.a

4.E.d **Support and Undertake Efforts to Restore Portions of Sonora Creek**

Support and undertake efforts to remove hardscapes (e.g., paved or concreted structures) and deteriorating structures covering Sonora Creek to re-expose the creek and assist in implementing the Sonora General Plan 2020 Conservation and Open Space Element. Where feasible, incorporate pocket parks, trail heads and stream-side mini-parks along the proposed Sonora Creek Trail in areas where the creek or its banks are currently paved. Consider the use of redevelopment funds, subject to redevelopment law restrictions and requirements, to assist in funding this program.

**Equivalent Programs:** Chapter 4 (Conservation and Open Space) - Implementation Program 4.D.b, Chapter 11 (Community Identity) - Implementation Program 11.A.k, Chapter 12 (Recreation) - Implementation Program 12.C.b

4.E.e **Prepare a Grading Ordinance/Promote Best Management Practices**

Prepare, and consider for adoption, a grading ordinance to protect scenic resources addressing: When a grading plan shall be prepared, required contents of a grading plan, anticipated grades before and after construction, the total amount of soil to be moved, significant vegetation or other natural features to be removed, location and design of retaining walls, erosion control standards, preparation of erosion control plans, recommended erosion control methods, when a grading permit is required, soil disposal, revegetation, drainage, requirements for erosion and sedimentation control plans and other elements, as identified. The ordinance, or a companion publication (either prepared as an original publication or adopted from existing publications) should be prepared/adopted in conjunction with the grading ordinance and illustrate Best Management Practices. Resources for recommended Best Management Practices are listed in Sonora General Plan 2020 Appendix 4B. The ordinance should further establish that no grading permit or permits to allow grading or vegetation removal of more than ten percent of a parcel shall be issued until a site plan, development plan, building permit or other entitlement has been issued for a specific development project.

**Equivalent Programs:** Chapter 4 (Conservation & Open Space) - Implementation Program 4.C.h, Chapter 6 (Safety) - Implementation Program 6.A.j, Chapter 11 (Community Identity) - Implementation Program 11.A.i
4.E.f  Provide Access to Waterways which Respects Private Property and Conserves Sensitive Resources

Through implementation of Sonora General Plan 2020 Recreation Element Implementation Programs 12.B.b, 12.B.c., 12.C.a, 12.C.b) the city shall provide regulated public access to portions of Woods Creek, Sonora Creek and, potentially, to Dragoon Gulch. These and other public access areas which may be developed by the city in conjunction with implementation of its Recreation Element, shall be designed to discourage trespass on private property and shall include fencing, landscaping and/or other barriers, as necessary, to protect privacy on private property located near public access points.

4.E.g  Require Connections to Public Sewer

Require connections to public sewer for new development where reasonably available or where potential harmful area wide impacts to groundwater exist based on known hazards as a result of outdated private systems.

4.E.h  Confirm Water Availability for New Development

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.

The City of Sonora shall continue to monitor the status of TUD’s efforts to increase wastewater treatment and disposal capacity. Should the state reject TUD’s plan or critical portions of the Tuolumne Utilities District Reclamation System Improvements Feasibility Study (as that study may be amended) for increasing system capacity such that it would limit TUD’s ability to provide adequate wastewater treatment or storage, then the city will cooperate with TUD and the state to regulate the rate of new development in accordance with TUD’s capacity to provide wastewater service.

Related Program: Chapter 7 (Public Facilities & Services) - Implementation Program 7.A.i

4.E.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

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.
4.E.j **Coordinate with the Resource Conservation District**

Work in coordination with the Tuolumne County Resource Conservation District to assist in preparing, implementing and funding voluntary, stewardship-based, resource management programs—especially those which maintain and enhance water quality and quantity.

Equivalent Program: Chapter 4 (Conservation & Open Space) - Implementation Program 4.D.g

4.E.k **Water Quality Plan**

Consider participating with Tuolumne County to implement the provisions of the *Tuolumne County Water Quality Plan* (2007) relevant to improving surface water quality. Alternatively, consider preparation of a similar plan for the City of Sonora.

4.E.l **Regional Watershed Efforts**

Participate in regional watershed planning efforts to the maximum extent feasible (e.g., provide city representation on a regional watershed planning committee, or similar entity).
4.11. Agricultural Resources

Implementation Program:

4.F.a *Agricultural Uses on Residential Estate Parcels*

Amend Chapter 17.14 of the Sonora Municipal Code to allow, as a permitted use on parcels zoned Residential Estate, with a minimum of five acres:

Agricultural use such as raising and grazing of livestock, poultry or other animals; growing and harvesting of trees, fruits, vegetables, flowers, grains or other crops; storage packing or processing of agricultural products produced on the property, without changing the nature of the products; sale on the property of products produced thereon; provided that such uses are carried on by a resident of the property, are incidental to the residential use thereof, and are not a nuisance to the contiguous properties.
Chapter 5. Noise

5.1. Requirements

Government Code Section 65302(f) requires general plans to include a Noise Element which identifies and appraises noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- Highways and Freeways
- Primary arterials and major local streets
- Passenger and freight on-line railroad operations and group rapid transit systems
- Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation
- Local industrial plants, including, but not limited to, railroad classification yards
- Other ground stationary noise sources identified by local agencies as contributing to the community noise environment

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (L_{dn}). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified above in 1-6. Noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state’s noise insulation standards.

Section 46050.1 of the Health and Safety Code further requires that revisions to noise elements in general plans shall be more standardized, comprehensive and utilitarian than had been previously and shall use the guidelines for preparation and content of noise elements as provided by the Office of Planning and Research and summarized in Government Code Section 65302(f).

Pursuant to the California Department of Health Services, *Guidelines for the Preparation and Content of the Noise Element of the General Plan*, 1998 (as included in the State of California General Plan Guidelines, State Office of Planning and Research), the fundamental goals of the Noise Element are to:
• Provide sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process. In so doing, the necessary groundwork will have been developed so that a community noise ordinance may be used to resolve noise complaints.

• Develop strategies for abating excessive noise exposure through cost-effective mitigating measures in combination with zoning, as appropriate, to avoid incompatible land uses.

• Protect those existing regions of the planning area whose noise environments are deemed acceptable and also those locations throughout the community deemed “noise sensitive.”

• Use the definition of community noise environment, in the form of CNEL or L_{eq} noise contours as provided in the Noise Element for local compliance with the State Noise Insulation Standards. These standards require specific levels of outdoor to indoor noise reduction for new multi-family residential construction in areas where the outdoor noise exposure exceeds CNEL (or L_{eq}) 60 dB.

The City of Sonora maintains representation on the Airport Land Use Commission for the Columbia Airport. Minor disturbances related with borade bombers flying over the city during fires and occasionally received, but airport-related noise disturbances are not significant for the city.

5.2. Issues and Opportunities

5.2.1. Noise-Generating Sources In/Adjacent to Sonora

The City of Sonora has identified the following noise-generating sources located within or adjacent to the city (See Figure 16):

• Highways and major arterial roadways
• Trains operating along the Sierra Railroad
• Construction activities
• The Sonora Police Department firing range
• Trotter Welding/Breshear’s Petroleum/Joe Martin Trucking
• Heliports

Highways and Arterial Roadways

Noise generated by vehicles and trucks along Highways 108 and 49 and along major arterial roadways, such as Greenley Road, is the primary contributor to Sonora’s community noise levels. Table 80 illustrates the distance, in feet, that noise exceeding 60 dB extends from these roadways (i.e., the noise contour levels). Table 80 illustrates the distance (in feet) from the centerline of highways and roadways that noise levels of 60dB or greater exist along Sonora’s major transportation routes (existing and through the year 2020):
**Table 80: Distance to $L_{dn}$ Contours and Traffic Data City of Sonora and Adjacent Areas**

(Source: *Noise Background Report for Tuolumne County, California*, prepared by Brown-Buntin Associates, Inc., Visalia, California as amended by the Tuolumne County Community Development Department, 1996)

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Average Annual Daily Traffic</th>
<th>Distance to $L_{dn}$ Contours (Distance from center of roadways in feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Year 2020</td>
</tr>
<tr>
<td>Route 49: Highway 49 from the Sonora City Limits to Parrotts Ferry Road</td>
<td>13,800</td>
<td>21,250</td>
</tr>
<tr>
<td>Route 108: Highway 108 from Montezuma Junction to Lime Klin Rd.</td>
<td>13,800</td>
<td>24,980</td>
</tr>
<tr>
<td>Highway 108 from Lime Klin Rd. to Tuolumne Rd.</td>
<td>33,500</td>
<td>60,640</td>
</tr>
<tr>
<td>Greenley Road: Greenley Road from Mono Way to Lyons St.</td>
<td>5,630</td>
<td>10,190</td>
</tr>
</tbody>
</table>

/\ Day/Night traffic split (Day is defined as 7 a.m. - 10 p.m. and Night as 10 p.m. to 7 a.m.)
Figure 16: Noise Contours and Noise Sources
Sierra Railroad
The Sierra Railroad line passes through the southern portion of the city, crossing South Washington Street near its intersection with Hospital Road, and passing in front of Tuolumne General Hospital as it winds its way eastward. Under current operating conditions, a train makes one round-trip to the lumber mill in Standard through Sonora daily (passing through Sonora twice each day). Occasional passenger trains from Railtown 1897 State Historic Park in Jamestown and occasional work trains also may pass through Sonora. Freight trains through Sonora could increase to two round-trips daily depending upon operations at the lumber mill in Standard (Ingold, 2001).

The Sierra Railroad has investigated increasing it freight hauling operations from time to time. Materials would likely be hauled by rail from their site of origin to either the lumber mill in Standard and/or through the City of Sonora and on to the Central Valley. In the event of increased freight operations, it is expected that existing freight trains would simply add additional cars and operate on existing freight schedules thereby increasing the length of trains while maintaining the number of trains passing through Sonora (Beil, 2001).

Noise levels from railroad operations in Tuolumne County were quantified in 1996 using the Wyle Laboratories analytical method recommended by the California Office of Noise Control for Noise Element studies (which considers reference noise levels from various types of trains, distance from tracks, speed and the characteristics of the track). According to this analysis, the 65 and 60 dB Ldn contours for the Sierra Railroad are located less than 100 feet from the tracks. This indicates that noise exposure, as defined by the Ldn probably is not significant from the railroad, although some intermittent interruption of activities due to train noise may affect persons located near the tracks.26

The proximity of Tuolumne General Hospital, as a noise sensitive facility, to the Sierra railroad line would normally be an indicator that careful consideration should be made regarding the noise environment. However, neither the Sonora Police Department nor the Sierra Railroad Company have received complaints related to noise from trains along the Sierra Railroad. In fact, the trains, particularly when the steam engines are running, may provide a diversion for hospital patients, particularly long-term care patients. Therefore, while the potential for significant noise impacts exist, no implementation programs are proposed to address rail operations under current conditions, but, instead, programs will focus on recognizing the noise-generating potential of the railroad in making land use planning decisions for new development located along the tracks within the city (Ingold, 2001b).

Construction
Because construction noises are transient, there has not been a concerted effort to reduce the noise levels of the equipment involved. However, as the city expands and as the older areas are renewed and rehabilitated, the noise from construction will become more

26 Source: Noise Background Report for Tuolumne County, California, prepared by Brown-Buntin Associates, Inc., Visalia, California as amended by the Tuolumne County Community Development Department, 1996.
noticeable. The following table lists some of the loudest noise levels anticipated to occur during construction activities.

**Table 81: Noise Levels Generated at Construction Sites**

[Numbers in parentheses are typical dB(A) levels at 50 feet]

<table>
<thead>
<tr>
<th>Operation</th>
<th>Domestic Housing</th>
<th>Office Buildings</th>
<th>Public Works</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground-clearing and Excavation</td>
<td>Truck (91)</td>
<td>Truck (91)</td>
<td>Truck (91)</td>
</tr>
<tr>
<td></td>
<td>Scraper (88)</td>
<td>Scraper (88)</td>
<td>Scraper (88)</td>
</tr>
<tr>
<td></td>
<td>Rock Drill (98)</td>
<td>Rock Drill (98)</td>
<td>Rock Drill (98)</td>
</tr>
<tr>
<td>Foundations</td>
<td>Truck (91)</td>
<td>Truck (91)</td>
<td>Truck (91)</td>
</tr>
<tr>
<td></td>
<td>Concrete Mixer (85)</td>
<td>Concrete Mixer (85)</td>
<td>Concrete Mixer (85)</td>
</tr>
<tr>
<td></td>
<td>Pneumatic Tool (85)</td>
<td>Pneumatic Tool (85)</td>
<td>Pneumatic Tool (85)</td>
</tr>
<tr>
<td>Building Construction</td>
<td>Concrete Mixer (85)</td>
<td>Derrick Crane (88)</td>
<td>Paver (89)</td>
</tr>
<tr>
<td></td>
<td>Pneumatic Tool (85)</td>
<td>Jack Hammer (88)</td>
<td>Scraper (88)</td>
</tr>
<tr>
<td>Finishing</td>
<td>Rock Drill (98)</td>
<td>Rock Drill (98)</td>
<td>Truck (91)</td>
</tr>
<tr>
<td></td>
<td>Truck (91)</td>
<td>Truck (91)</td>
<td>Paver (89)</td>
</tr>
</tbody>
</table>


**Sonora Police Department Firing Range**

The City of Sonora Police Department maintains an outdoor practice firing range at the south end of Southgate Drive in the extreme southwestern limits of the city near the Tuolumne Utility District’s sewer treatment ponds.

The firing range is used by safety service and law enforcement agencies (Ellis, 2001). The range is used approximately six times per year by the Sonora Police Department and up to eight times a year by the CHP. Historically, some isolated complaints were received from a nearby residence during sale of the home. The Sonora Police Department worked with the landowner, conducted noise level surveys and resolved the issues by altering hours of operation at the firing range. Hours of operation are regulated by city policy. Given the limited use of the site, the isolated complaints and the resolution of the complaints, no programs are proposed to address the firing range until and unless a problem is identified.
Trotter Welding/Breshears Petroleum/Joe Martin Trucking
Pursuant to the 1996 *Noise Background Report for Tuolumne County*, Trotter Welding, Breshears Petroleum and Joe Martin Trucking, located along Sanguinetti Road, just off Route 108 in East Sonora (near the eastern boundary of the existing city limits) were identified as a stationary noise generating operation. Noise sources at the site include small pumps, motors, torches and truck movements. The 60 dB Ldn contour for this business has been located at a distance of 180 feet from the source (see Figure 16).

Heliports
Sonora Regional Medical Center’s new hospital on Greenley Road has an on-the-ground helipad for medical helicopters located at the western end of the hospital (away from Greenley Road). It is anticipated that up to 50 flights per year may be generated by the hospital from this helipad (Devitt, 2001). Tuolumne General Hospital reports that it also uses air-flight providers approximately 50 times per year and plans a cooperative use of the new Sonora Regional Medical Center’s helipad. Therefore, approximately 100 flights per year are anticipated from the new helipad at the new Sonora Regional Medical Center.

The flight plan for the helicopters will be to and from a southerly direction. Because this flight plan will travel primarily over roadways and existing commercial developments, impacts related to noise will be largely reduced. Residents located west of the helipad will be buffered from the helipad by the hillside which divides the hospital from residential uses to the west.

Other Noise Generators
As prescribed in the California Department of Health Services, *Guidelines for the Preparation and Content of the Noise Element of the General Plan*, noise complaints received by the Sonora Police Department were reviewed to identify other noise-generating sources. Other noise-related complaints received by the Sonora Police Department include:

- Barking dogs
- Car stereos
- Noisy vehicles at Sonora High School
- Motorcycles
- Mother Lode Fairgrounds
- Sonora High School football field

Barking Dogs
Complaints related to barking dogs are received with relative frequency (Police Department, 2001).

Vehicle-Related
Vehicle-related complaints also are relatively common and include complaints related to car stereos (especially those playing heavy, loud, bass); noisy vehicles near Sonora High School (e.g., students gunning engines, peeling out); and complaints related to motorcycles.
traveling in large groups during annual events (e.g., Calaveras County Frog Jump). The City of Sonora also has received complaints related to noise generated by large trucks braking on Washington Street. The California Vehicle Code (2001) establishes noise limits for motorcycles and vehicles which are included in General Plan 2020 Appendix 5A.

**Fairgrounds**
A more limited number of complaints are received from residents of Southgate during certain events at the Mother Lode Fairgrounds and relative to construction activities within the city.

**Construction**
Please refer to discussions pertaining to noise levels from construction activities in the preceding section.

**Sonora High School Football Field**
Limited complaints also are received concerning noise at the Sonora High School football field (e.g., band noise during games or special events). However, the Sonora Police Department has found that the public is generally accepting of noise generated by events at the Sonora High School football field.

### 5.2.2. Community Noise Exposure Inventory

A requirement of the Noise Element is to analyze the current and future impacts on community residents of noise emanating from identified noise-generating sources. By plotting the 65 and 60 dB figures using Figure 16, and projecting them through the year 2020 using Table 80, the following estimates of community residents who may be subject to noise levels in excess of 60 and 65 dB for the years 1995 and 2020 may be estimated as follows:

**Table 82: Community Noise Exposure Inventory**

<table>
<thead>
<tr>
<th>Unit of Measure</th>
<th>Year 1995</th>
<th>Year 2020/b/</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>65 dB</td>
<td>60 dB</td>
</tr>
<tr>
<td># of households</td>
<td>50</td>
<td>75</td>
</tr>
<tr>
<td># of persons (@ 2.06/household)a/</td>
<td>103</td>
<td>154.5</td>
</tr>
</tbody>
</table>

/a/ Census 2000, Profile of Demographic Characteristics, City of Sonora
/b/ Extrapolated from 1995 numbers
/c/ See following discussion for details

The numbers in the preceding table are important for future planning efforts to protect city residents from excessive noise levels due to vehicular traffic and stationary noise-generators. Specific areas of concern related to noise and based on the preceding table include:
Along Highway 49 from the Sonora City Limits to Parrots Ferry Road
(For the purposes of this analysis, the noise contours terminating at the city limits along Hwy. 49 north of the city limits were extended through the city limits along Washington Street (Hwy. 49))

- Northcam Heights Subdivision, with 11 single-family units, will be affected by the expansion of the 60dB noise contour from 344 to 458 feet from the centerline of Highway 49. It is anticipated that this will result in the exposure of an additional 11± households to 60dB noise levels.

- Vacant lands designated as medium density residential along Hwy. 49 pursuant to Sonora General Plan 2020 in the northern portion of the city (Assessor's Parcel Numbers: 35-090-25 and 35-150-03 totaling 0.8± acres) will develop within the existing and 2020 projected 60dB and 65dB noise contours. It is anticipated that this will result in the exposure of an additional 6± households to 60dB and 65dB noise levels.

- The projected expansion of the 60dB noise contour from 344 to 458 feet from the centerline of Hwy. 49 (North Washington Street) will extend the existing 60dB noise contour from its current limit affecting residences between Washington Street and the west side of Shepherd Street to encompass that area encompassing homes between Washington Street and those on the eastern side of Shepherd [assuming that noise contours north of the city limits extend along both sides of Washington Street (Hwy 49) south to Stockton Road within the city limits]. It is anticipated that this will result in the exposure of an additional 28± households to 60dB noise levels by 2020.

- The projected expansion of the 65dB noise contour from 159 to 213 feet from the centerline of Hwy. 49 (North Washington Street) will extend the existing 65dB noise contour from its current limit affecting residences between Washington Street and the west side of Stewart Street to encompass that area encompassing homes between Washington Street and those on the eastern side of Stewart [assuming that noise contours north of the city limits extend along both sides of Washington Street (Hwy 49) south to Stockton Road within the city limits]. It is anticipated that this will result in the exposure of an additional 25± households to 65dB noise levels by 2020.

Highway 108 from Lime Kiln Road to Tuolumne Road

- Land identified for future medium-density residential development (Assessor Parcel Number 56-340-02, totaling 4± acres) will be exposed to 60dB and 65dB contours under both existing noise conditions and projected 2020 noise conditions. It is estimated that this will result in the exposure of an additional 16-32± households to 60dB and 65dB noise levels by 2020.
Greenley Road from Mono Way to Lyons Street

- The Sunrise Hills residential subdivision is located outside of existing and projected noise contours for 60dB and 65dB generated along Greenley Road and, therefore, is not expected to be affected.

- A portion of two of the existing three apartment complexes located between Morningstar Drive and Lyons Street along Greenley Road will become increasingly exposed to traffic noise from Greenley as the 60dB noise contour expands from 41 to a projected 60 feet from centerline of the roadway. It is estimated that 5± additional multi-family units within these two complexes may be affected.
5.3. Goals, Policies and Implementation Programs

Goal:

5.A Maintain or reduce noise levels throughout the city as necessary to achieve noise compatibility between residential, commercial, public facility and other surrounding land uses.

Policies:

5.A.1 Prevent the introduction of new noise-producing uses in noise-sensitive areas.

5.A.2 Prevent the encroachment of noise-sensitive land uses upon existing noise-generating facilities.

5.A.3 Identify and Implement solutions for resolving noise complaints within the city.

Implementation Programs:

5.A.a **Adopt and Implement a Noise Ordinance**

Adopt a noise ordinance to implement the programs identified in the Noise Element of the Sonora General Plan 2020. The noise ordinance will including, but is not limited to, addressing noise reduction in new residential construction in the following locations as necessary to reduce interior noise levels to 60dB or less in the following locations:

- Within 215 feet of the centerline of Hwy. 49 (including Washington Street)
- Within 229 feet of the centerline of Highway 108 from the western city limits to South Washington Street (formerly Lime Kiln Road)
- Within 382 feet of the centerline of Highway 108 from South Washington Street to Tuolumne Road
- Within 60 feet of the centerline of Greenley Road (entire length)
Chapter 5: Noise

5.A.b **Adopt Exterior Ambient Community Noise Exposure Levels (CNEL)**
Adopt the exterior ambient community noise exposure levels (CNELs) in Figure 17 for application to all new development in the City of Sonora.

5.A.c **Continue to Enforce State Noise Insulation Standards and Uniform Building Code Standards for Interior Noise Levels**
Continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) establishing interior noise exposure for multi-family housing, hotels and motels. Reference these requirements in the city’s noise ordinance (See Program 5.A.a).

5.A.d **Adopt Construction/Maintenance Activity Noise Management Standards**
Include in the city’s noise ordinance (see Program 5.A.a), construction and maintenance activity noise management standards to be applied to new development and maintenance activities which may adversely affect neighboring land uses including, but not limited to:

- Limit construction/maintenance activity hours
- Require acoustic muffling per Caltrans standards; and
- Establish standards for small engines (e.g. two-cycle engines, leaf-blowers, chainsaws).

5.A.e **Require Acoustic Analyses for New Development Near Noise-Sensitive Land Uses or Proposed Near Pre-Existing Noise Generators**
Require an acoustic analysis for new development with the potential for adverse noise-generation to perform an acoustic analysis whenever such development is located near existing residential areas, schools, hospitals, nursing homes, churches, libraries or similar noise-sensitive receptor land uses. Similarly, when new, potentially noise-sensitive development is proposed adjacent to an identified noise generator, require preparation of an acoustic analysis. Acoustical Analyses prepared pursuant to this element shall:\ 1) Be the financial responsibility of the applicant; 2) Be prepared by a qualified person (as determined by the city) experienced in the fields of environmental noise assessment and architectural acoustics; 3) Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and significant noise sources. Where actual field measurements cannot be conducted, all sources of information used for calculation purposes shall be fully described; 4) Estimate existing and projected (20-year) noise levels and compare those

---
27 Source: Noise Background Report for Tuolumne County, California, prepared by Brown-Buntin Associates, Inc., Visalia, California as amended by the Tuolumne County Community Development Department, 1996.
Chapter 5: Noise

levels to the adopted policies of the Noise Element.Projected future noise levels shall take into account noise from planned streets, highways and road connections; 5) Recommend appropriate mitigation to achieve compliance with adopted policies of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses; and 6) Estimate noise exposure after the prescribed mitigation measures have been implemented.

5.A.f **Adopt Guidelines for Controlling Stationary Noise**

Adopt guidelines for controlling stationary noise at the source through the use of insulation, berms, building design/orientation, buffer strips, staggered operating hours, maintaining existing and/or planting new vegetation, and other techniques. Maintain up-to-date reference materials illustrating new noise-controlling measures which may be incorporated into the design of new projects located adjacent to identified noise-generating land uses or with the potential to generate adverse noise levels [e.g., Caltrans Noise Manual, Fundamentals and Abatement of Highway Traffic Noise (U.S. DOT, Federal Highway Administration, National Highway Institute Report No. FHWA-HHI-HEV-73-7976-2)].

5.A.g **Protect On-Going Existing Noise-Generating Land Uses**

Protect on-going operations of existing land uses identified within the City of Sonora’s General Plan 2020 where such land uses are operating below the maximum noise levels recorded in 1996 and contained in the City of Sonora’s Noise Element. If these identified uses propose expansions or changes in use which would increase noise levels, then such new uses or expansion shall be subject to the provisions of the Noise Element and applicable implementing ordinances.

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 including, but not limited to:

**General:** Use the City of Sonora Police Department’s Community Service Officers to assist in resolving noise disputes, including those resulting from barking dogs.

**Barking dogs:** Coordinate with Animal Control to provide enforcement agencies and public counters with information on available dog training (maintaining a list of local animal trainers and a schedule of dog-training
classes). Continue to use the city’s existing nuisance ordinance, when necessary to resolve noise disputes related to barking dogs.

**Fairgrounds:** Conduct noise surveys of residential interior spaces from which noise complaints are regularly received. Investigate establishing a Community Development Block Grant program to assist in implementing an insulation improvement program to assist homeowners undertaking home rehabilitation projects along Southgate in reducing interior noise levels.

**Noisy vehicles/loud stereos:** Provide coordination between local high schools, the CHP, and City of Sonora Police Department (Sonora Resource Officer) to include, as part of the local driver’s education curriculum, information related to noise limits established in the California Vehicle Code and the effects to engines of revving and similar noise-generating actions. Continue to enforce existing vehicle noise standards.

**Truck brakes:** Consider extending (or replacing lost signage related to) the current prohibition against the use of “Jake” brakes along all of Washington Street.

**Motorcycles:** Continue to enforce established noise limits established in the California Vehicle Code.

5.A.i **Coordination with Circulation, Housing and Conservation and Open Space Elements**

Continue to coordinate the goals, policies and implementation programs of the Noise Element with those of the Circulation, Housing and Conservation and Open Space Elements when updating the **Sonora General Plan 2020** and adopting implementing ordinances.

Related Program: Chapter 2 (Circulation) - Implementation Program 2.A.i
Figure 17: Exterior Community Noise Exposure - $L_{dn}$ or CNEL, (in Decibels, dB)

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>55</th>
<th>60</th>
<th>65</th>
<th>70</th>
<th>75</th>
<th>80</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential-Low density, single family, duplex, mobile homes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential-Multi-family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transient Lodging-Motels, Hotels</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schools, Libraries, Churches, Hospitals, Nursing Homes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auditoriums, Concert Halls, Amphitheaters</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sports Arena, Outdoor Spectator, Sports</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playgrounds, Neighborhood parks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf Courses, Riding Stables, Water Recreation, Cemeteries</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office Buildings, Business Commercial and Professional</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial, Manufacturing, Utilities, Agriculture</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Key:

- **Normally Acceptable:** Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

- **Conditionally Acceptable:** New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional Construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

- **Normally Unacceptable:** New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

- **Clearly Unacceptable:** New construction or development should generally not be undertaken.

**Note to Figure 17:** Where the location of an outdoor activity area is unknown, the exterior noise level standard shall be applied to the property line of the receiving land uses. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of the noise barriers or other property line noise mitigation measures.
Chapter 6. Safety

Requirements
The Safety Element is a required element of Sonora General Plan 2020. Pursuant to Government Code Section 65302(g), the purpose of the Safety Element is to protect the community from unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic or geologic hazards known to the city. The element also must address flooding, wild land and urban fires.

The Safety Element must include mapping of known seismic and other geologic hazards, address evacuation routes, military installations, peak load water supply requirements, and minimum road widths and clearances around structures as those items relate to identified fire and geologic hazards.

The element must be prepared after consultation with the California Department of Conservation, Division of Mines and Geology (now the California Geological Survey) and the Office of Emergency Services. Prior to adoption, the Safety element must be submitted to the California Geological Survey along with technical studies used in developing the element.

Issues and Opportunities
Emergency or disaster situations which could affect the City of Sonora include:

- Geological Hazards (earthquakes, unstable slopes, collapsing mines, limestone, erosive soils, volcanic activity)
- Floods
- Hazardous Materials
- Fire
- Water Supply
- Transportation Accidents
- Severe Weather
- Agricultural Disasters
- Radiological Incidents
- Civil Disturbances
- Utility Failures

Population
The City of Sonora has a population of approximately 4,600 persons (2004). However, this population can rise to an estimated 25,000 individuals during the day due to the presence of the Tuolumne County administrative and service offices and courts located within the county seat of Sonora. Day-time population within the city limits is further increased by visitors inhabiting hotels within the city, tourists, and shoppers from throughout the county visiting the county’s main shopping district.
within the city limits. Special events, such as the Mother Lode Fair, Mother Lode Round-Up and similar events further inflate the city’s population. As a result, staffing levels to provide adequate police and fire protection and emergency services must go far beyond that necessary to protect the city residents, but must also provide services for non-residents, workers, and visitors.

Chapter Organization
For organizational purposes, this element is divided into the following sections:

**Geologic Hazards**
Addressing seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic or geologic hazards known to the city including those associated with collapsing mines and limestone. Volcanic activity also is addressed in this section.

**Flood Hazard & Dam Failure**
Addressing the potential for flooding within the city and evaluating the potential for dam failures to impact the city.

**Fire Protection**
Addressing levels of service provided by the Sonora Fire Department, CAL FIRE, Tuolumne County Fire Department and including minimum road widths and clearances around structures.

**Law Enforcement & Civil Disturbances**
Addressing levels of service provided by the Sonora Police Department, Tuolumne County Sheriff’s Department, California Highway Patrol and the Tuolumne County’s court system.

**Emergency Services**
Addressing hospitals, ambulance (ground and air) services, and evacuation routes.

**Hazardous Materials**
Addressing those establishments identified within and near the City of Sonora which store these materials and the potential for hazardous material spills.

**Water Supply & Utility Failures**
Addressing peak load demand for the City of Sonora and issues associated with water quality and water quantity during emergencies and addressing interruption of sewer services, electrical, communication, gas and other utility services.

**Other Issues**
Transportation Accidents
Severe Weather
Agricultural Disasters
Radiological Incidents
There are no military installations located in the City of Sonora. Therefore, issues related to protection of military installations are not addressed herein.

6.1. Geologic Hazards

The *Updated Geotechnical Safety Issues Report*, January 1996 [hereinafter *1996 Update*], by Geotechnical Research and Development, Sutter Creek, was prepared in conjunction with the update of the 1996 Tuolumne County General Plan. The report includes maps showing the approximate boundaries of faults, areas of slope instability (based on steep slopes) and limestone soils throughout Tuolumne County. That report is hereby incorporated by reference. Tuolumne County also maintains Geotechnical Interpretive Diagrams. Geotechnical Interpretive Diagrams for the Sonora, Columbia and Columbia SE Quadrangles have been adopted in conjunction with the *Sonora General Plan 2020* adoption and are hereby incorporated by reference as the *Sonora General Plan 2020 Geotechnical Diagrams*. These maps and documents are summarized as follows:

6.1.1. Seismic Hazards

Seismic hazards within Tuolumne County include potential ground rupture, ground shaking, and ground failure during earthquakes.

**Ground Rupture**

Tuolumne County is located east of the Foothills Fault System which includes two primary fault zones: the Melones Fault Zone along the eastern edge of the Foothill Fault System and the Bear Mountain Fault Zone located on the western side of the Foothills Fault System. The Melones Fault Zone is classified as “active” (i.e., has demonstrated displacement within the last 100,000 years). The Bear Mountain fault zone is classified as “indeterminable active” (i.e., definitive evidence has not been established).

Pursuant to the *1996 Update*, four “capable” faults (i.e., faults with tectonic displacement within the last 35,000 years which could produce a quake) are located in Tuolumne County:

- Negro Jack Point
- Bowie Flat
- Rawhide Flat West (estimated maximum Magnitude 6.2 quake capability)
- Rawhide Flat East (estimated maximum 6.2 Magnitude quake capability)

The locations of these faults and their proximity to the City of Sonora are illustrated in the *Sonora General Plan 2020 Geotechnical Diagrams* available for review at Sonora City Hall.

Based on history data, particularly work performed on the Auburn and New Melones Dam sites (Woodward Clyde, 1975, 1977 and 1978), the California Geologic Service determined that the Melones Fault Zone is capable of generating a Richter 6.5 maximum credible earthquake. The modified Mercalli intensity of the Melones fault zone for a maximum credible earthquake would be expected to be on the order of VIII or IX—a quake resulting in moderate to major damage (Table 4, page 29 of the Tuolumne County General Plan Master EIR Documentation). Woodward and
Clyde further estimated the recurrence of a maximum credible earthquake along the fault to be on the order of 25,000 years (as compared to 250 years on the San Andreas Fault System). Per the 1996 Update:

“The implication of this long recurrence interval is that the area has a very low probability of being subjected to a ‘maximum event’ during the life of the project.”

Maximum credible earthquakes on the Rawhide Flat East and Rawhide Flat West faults are estimated to be Magnitude 6.2 (Dames and Moore, 1993) with a recurrence interval of 10,000-30,000 years (Woodward Clyde, 1978).

While moderate rather than devastating quakes are more likely to occur in Sonora; the 1990 Sonora Emergency Operations Plan states that the danger to life and property in the city resulting from earthquake is significant. The Plan cites an historic quake which nearly destroyed the downtown district resulting in significant damage to residences and resulting in destruction of the majority of unreinforced masonry structures. Historical records reference quakes felt in the city in 1868, 1870, 1876, 1877 with one of the largest and most sustained quakes occurring on March 26, 1872 in conjunction with the Inyo County quake. Aftershocks of the 1872 quake continued through August of 1872.

The 1996 Update, concludes that the probability of a development project being impacted by a fault within Tuolumne County (and hence the City of Sonora) is remote compared with the same development project being impacted by one of the other three fault systems in Northern California located outside of Tuolumne County:

- The Coast Ranges-Sierran Block boundary zone (40 miles west of the Foothills fault system and conservatively estimated to be capable of a Magnitude 7 quake)
- The Sierra Nevada frontal fault system (the eastern boundary of the county is near this system, but the City of Sonora and the majority of the developed county is located approximately 60 miles south of the system which is conservatively estimated to be capable of a Magnitude 7.5 quake), and
- The San Andreas fault system (in the general vicinity of San Francisco and including the Hayward, Calaveras, and Greenville faults which produced the Magnitude 8.25 San Francisco quake of 1906 and Magnitude 7.1 Loma Prieta quake of 1989)

Ground Shaking
Based on the likelihood of an earthquake of moderate magnitude occurring within the area (see preceding analysis), the 1996 Update concludes:

“Tuolumne County is located in a potentially active seismic area. Although the long period of time for the recurrence interval between significant effects implies that the project area will not be effected [sic] during the project’s life, it should be expected that a remote chance exists for the site to be subjected to moderate ground shaking.”
The International Conference of Building Officials (ICBO) designated all of the United States into four zones based on likelihood of earthquake in the area. The larger the number (1-4), the higher the likelihood of earthquake occurring. All of California is designated as either Zone 3 or Zone 4. Tuolumne County is located within Seismic Zone 3. The Uniform Building Code (UBC) includes building standards for each zone with construction standards for the strongest buildings able to withstand significant ground shaking required in Zone 4 with lesser standards for strength in Zone 1. Compliance with the construction standards of the UBC (Current Edition) for Seismic Zone 3 reduces the likelihood of damage to structures from ground shaking associated with moderate earthquakes in the City of Sonora.

Ground Failure
Ground shaking results in liquefaction, lateral spreading, lurching and differential settlement which may occur in unconsolidated, fine grained, water-saturated sediments typically found in valleys. Based on the known geology and topography of the city, it is not anticipated that these types of seismically-related ground failures would occur within the city unless development has been located on incompetent (i.e., inadequate or defective) fill materials. Soils disturbed by grading may result in differential settlement of soils without proper implementation of engineered grading plans.

Seiches and Tsunami
Seiches are earthquake-generated waves within enclosed or restricted bodies of water such as lakes or reservoirs. The waves are generated by oscillation or rocking back and forth (like rocking in a bathtub until the "waves" grow large enough to spill out of the tub). Seiches are most commonly observed in swimming pools during earthquakes (although swimming pools normally hold insufficient water to create a threat to life and property from seiches). There are no lakes or reservoirs within close enough proximity to the City of Sonora to present a likely hazard. Further, there is no evidence that seiches have ever occurred in Tuolumne County’s lakes and reservoirs. Therefore, seiches present an unlikely threat to the City of Sonora.

Because the City of Sonora has no land within proximity to a seacoast, there is no potential for tsunami (i.e., tidal wave).
Figure 18: Earthquake Shaking Potential, California

Earthquake Shaking Potential for California
Spring, 2003

Important messages about earthquakes for Californians to remember:

1. Earthquakes have produced over $550 billion in losses in California since 1971. The next large earthquake may produce even greater losses. 

2. A large earthquake in or near a major urban center in California will disrupt the economy of the entire state and much of the nation. Effective disaster planning by state and local agencies and by private businesses can dramatically reduce losses and speed recovery.

3. Current building codes substantially reduce the costs of damage from earthquakes, but the codes are intended only to prevent widespread loss of life by keeping the buildings from collapsing, not to protect the buildings from damage.

4. The Northridge and Loma Prieta earthquakes had occurred closer to major population centers. Seattle would have been much higher. The earthquake in Japan (over 5,000 deaths), Taiwan (over 2,000 deaths), and Turkey (over 20,000 deaths) all left whole cities in rubble.

5. After a large earthquake, residents and businesses may be isolated from basic needs, such as water, food, and medical care. The state will guide emergency services to the most damaged regions and will help the public identify the areas most heavily affected.

6. Efforts to reduce the losses from earthquakes have already proven effective. California's extensive building codes, the strength of its structural standards, and the experience of the construction industry have all contributed to this success. (The state has also been fortunate in that it has not yet experienced a major earthquake.) The state has plans for emergency services, such as emergency shelters, medical care, and transportation to evacuate residents of the affected areas.

7. The state is aware of the potential for future earthquakes and is taking steps to prepare for them. The state has developed a comprehensive earthquake preparedness plan, which includes emergency response and recovery measures for major urban centers. The state is also implementing a comprehensive earthquake mapping program to identify areas at risk of future earthquakes.

Level of Earthquake Hazard

These regions are at very high risk of severe damage from future earthquakes and require immediate action to reduce the risk.

These regions are at high risk of severe damage and require careful planning and construction to minimize the impact of future earthquakes.

These regions are at moderate risk of severe damage and require careful planning and construction to minimize the impact of future earthquakes.

These regions are at low risk of severe damage and require minimal action to reduce the risk.

These regions are at very low risk of severe damage and require no action to reduce the risk.

Efforts to reduce the losses from earthquakes have already proven effective. California's extensive building codes, the strength of its structural standards, and the experience of the construction industry have all contributed to this success. (The state has also been fortunate in that it has not yet experienced a major earthquake.) The state has plans for emergency services, such as emergency shelters, medical care, and transportation to evacuate residents of the affected areas.

The state is aware of the potential for future earthquakes and is taking steps to prepare for them. The state has developed a comprehensive earthquake preparedness plan, which includes emergency response and recovery measures for major urban centers. The state is also implementing a comprehensive earthquake mapping program to identify areas at risk of future earthquakes.
6.1.2. Geologic Hazards

Unstable Slopes/Landslides/Erosive Soils/Erosion

Soils within the City of Sonora are generally shallow. The nature of the soils underlying surface soils provide a good indicator of the likelihood of erosion, potential for shrinking and swelling, and slope stability.

The potential for erosion of soils increases with the steepness of a slope. Generally, slopes in excess of 30% present a high potential for slope failure/erosion. Areas within the city with slopes of 30% or more are illustrated on the Sonora General Plan 2020 Diagrams.

Grading activities remove natural vegetative cover that protects soils from erosion. As a result, grading plans should include erosion control plans with a specified timeline for implementation to reduce the erosion of soils.

A map of soils types with a description of soil characteristics within the City of Sonora are found in General Plan 2020 Appendix 6B.

Subsidence and Differential Settlement – Mines, Limestone

Subsidence is settling of the ground surface in response to fluid withdrawals, mine excavations, solution cavity (i.e., cave) collapse or hydromcompaction. Differential settlement is a form of subsidence in which one soil mass settles at a different rate than an adjacent soil mass.

Settlement due to fluid (e.g., oil, water) withdrawal is theoretically possible in the extreme western portion of the county, but is unlikely since oil deposits have not been discovered in Tuolumne County and large withdrawal of groundwater by agriculture does not exist on a large scale.

Past mining activity has created a subsurface system of miles of tunnels and shafts, primarily excavated in hard rock. These tunnels and shafts have collapsed in the past and will continue to collapse in the future as the tunnels and shafts continue to fill with water and supporting timbers decay and crumble. Localized subsidence has been observed near the former openings of some of the city’s historic mines and has historically resulted in sinking homes and sinking streets. It is likely that subsidence in the vicinity of water lines, sewer lines, or drainage structures could also affect the ability of those facilities to function.28

28 Rumors persist of tunnels beneath the sidewalks and roadways in Sonora reportedly constructed and used by the Chinese to allow for underground passage necessary to avoid persecution by Whites or for use as joss houses (Union Democrat, 2004). Based on research by Priscilla Wegars, Ph.D., Volunteer Curator, Laboratory of Anthropology, University of Idaho, (www.uidaho.edu/LSI/AACC/RESEARCH.HTM#tunnels):

"Many communities where large numbers of Chinese people once lived are today rumored to have so-called 'Chinese tunnels' under downtown buildings and streets. This myth continues to be perpetuated despite overwhelming evidence to the contrary.

During Priscilla Wegars' extensive research on the Chinese in the West, she has never found any documentation or substantiation for these rumored 'Chinese tunnels.' In cities where the Chinese owned buildings and utilized the basements, the latter may have been subdivided or..."
In 2004, the owners of the St. James Episcopal Church (i.e., the Red Church) initiated a survey of its holdings with the use of ground penetrating radar when the rectory began to shift and sink. This followed the removal of the church’s youth center in 2002 when that building also began sinking. The results of the church-initiated study confirmed the collapse of workings from portions of the Big Bonanza and Little Bonanza mines located beneath the rectory. Radar readings also identified “voids” within 20 feet of the ground surface beneath some of the roadways in the vicinity of the church (Lundin, 2004). Anecdotal evidence indicates that these roadway sections are subject to repeated maintenance—potentially due to the effects of settling and subsidence resulting from collapse of the underground mines beneath the roadways. Sometimes the effects of subsidence on city streets is more substantial, as in the 1960s when a portion of Washington Street collapsed into a mine tunnel during a heavy storm—luckily the collapse occurred at night, preventing injuries (Union Democrat, 2004).

The 1996 Update similarly warns of potential damage from subsidence caused by collapsing mines:

“Caution is warranted when projects are contemplated in former mining areas due to the potential for collapse of near surface abandoned mine workings due to increased surface loading by grading or building loads”.

Limestone is found throughout Brown’s Flat at the northern boundary of the City of Sonora and may extend down through portions of North Washington Street and adjacent areas. Limestone is a generic term for carbonate bedrock subject to solution cavities (i.e., the formation of “caves”) when limestone is dissolved by groundwater. If these “caves” are located near the ground surface, collapse can occur resulting in sink holes. Similarly, the location of private septic systems within limestone areas is problematic due to the drainage of sewage into caves, with minimal leaching, and ultimately into groundwater. Because new development within the city is required to connect to a public sewer system, the threat of groundwater contamination from septic systems is unlikely.

Differential settlement occurs when a structurally incompetent man-made or natural fill area is located adjacent to a competent fill or bedrock. Foundation loads partitioned into smaller areas as living quarters or opium-smoking establishments, with hallways, but these in no way can be considered ‘tunnels.’

In Lewiston, Idaho, for example, Erb Hardware Company President Jeanine Bennett graciously led Wegars on a tour of the store’s basement areas, in response to a local newspaper’s suggestion that it contained entrances to such “tunnels.” Instead, the arched openings actually lead to passageways under the sidewalk (today either in use as storage areas, or blocked up) that were once used for delivery access, or to admit light. The architectural term for these passageways is “sidewalk vaults.”

Although the sidewalk openings (metal doors) or glass blocks to allow light (round or rectangular; eventually colored purple by the sun), no longer exist in the sidewalk around Erb’s, they can be seen in the sidewalks of many towns and cities throughout the West. The passageways underneath them are simply access channels, and have no connection with early Chinese residents. The same can be said for the so-called “Chinese tunnels” rumored to exist in Boise and Pocatello, Idaho; Baker City and Pendleton, Oregon; Seattle and Tacoma, Washington; Victoria, BC, and many other places.”
spanning the two differing soil masses are supported unequally and result in uneven settling of the foundation. This can be avoided through proper evaluation of soils prior to construction with testing and foundation engineering employed to resolve the problem prior to construction.

Volcanic activity
There are no active volcanoes identified in Tuolumne County. However, volcanic eruptions from Mammoth Lakes, located approximately 77 air miles (150 driving miles) southeast of the city, could occur. Explosive eruptions would create volcanic ash or streams of hot ash and rock mixed with hot gases into the air. Non-explosive eruptions could result in lava flows and domes with associated gas emissions.

The City of Sonora is most likely to be impacted by the clouds of volcanic ash that could result from an eruption in Mammoth Lakes (an ash layer of up to a few inches and including anything from fine dust to fist-size rocks). Large rock fragments are likely to blow only six miles from the volcano and therefore are not expected to impact the City of Sonora.

Ash from one-half to a few inches thick could:

- halt traffic (clogging engines)
- disrupt electrical services, transportation, business, water supply and communications services
- hamper visibility
- create darkness (depending on severity of the eruption)
- affect those with respiratory problems
- muddy water
- result in chemical contamination of water
- cause rapid wearing of machinery
- clog air filters
- block drains and water intakes
- injure vegetation
- generate electrical storms (potentially starting fires or disrupting radio communications)
- short-circuit electrical systems (damp ash)

Unlike earthquake or wildland fires for which many city residents have had some limited experience, most city residents would be unlikely to know how to respond to a volcanic eruption [e.g., close and lock windows and exterior doors; turn off fans, heating and air conditioning systems; close the fireplace damper; go to an interior room without windows; bring in pets; use duct tape and plastic sheeting (heavier than food wrap) to seal all cracks around the door and vents into the room]. To assist in reducing panic and facilitating self-help in emergency situations, the city should consider citizen preparedness in its emergency response planning efforts.
6.2. Geologic Hazards: Goals, Policies and Implementation Programs

Goal:

6.A Protect persons and property from geologic hazards.

Policies:

6.A.1 Assess and keep appraised of the potential risks to persons and property from geological hazards within or with the potential to affect the city.

6.A.2 Reduce exposure to risks in hazardous areas by directing development away from these areas.

6.A.3. Provide guidance to citizens for preparing for and responding to emergencies related to earthquakes, volcanic eruptions and other geological hazards which may affect the city.

6.A.4 Strive to maintain adequate levels of police, fire and other emergency services necessary to protect persons and property from geological hazards which may affect the city.

Implementation Programs:

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.

Equivalent Program: Chapter 4 (Conservation & Open Space) - Implementation Program 4.A.d

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

**Equivalent Program**: Chapter 4 (Conservation & Open Space) - Implementation Program 4.A.e

### 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 potential or similar geologic hazard to conduct an evaluation of potential geotechnical hazards. Adopt standards for consultants qualified to prepare such reports and content of reports.

### 6.A.d Require Geotechnical Hazard Evaluations for Critical Use and High Occupancy Structures

Require developers of dams and critical use and high occupancy structures to undertake geologic and seismic studies to locate all capable fault traces. Require development to be located within 100 feet of capable fault zones to demonstrate that project design and construction will accommodate an expected fault offset of the county’s design earthquake and continue to function.

### 6.A.e Continue to Enforce the Provisions of the Applicable Building Code

Continue to enforce the provisions of the Applicable Building Code for the appropriate Seismic Risk Zone to ensure adequate building standards to withstand maximum credible earthquakes in the area.

### 6.A.f Continue to Inspect Old Buildings in Conjunction with Rehabilitations

Continue to inspect the city’s older buildings in conjunction with rehabilitations. Inspections should focus on trim or other ornamental or functional structures overhanging sidewalks and roadways to evaluate the potential risk to human safety posed by heavy objects falling during earthquakes.

### 6.A.g Designate Identified Hazard Areas Through Appropriate Zoning Where Feasible

Zone areas within 100 feet of capable fault areas or other identified geological hazard areas as Open Space, Parks and Recreation or, if appropriate, Public (e.g., land owned by the U.S. Bureau of Land Management). Allow recreational uses without structures (e.g., trails) within hazard zones where appropriate.
6.A.h **Continue to Implement the City’s Hillside Preservation Ordinance’s Best Management Practices**

Continue to implement the best management practices for construction on hillsides as contained (and referenced) in the city’s hillside preservation ordinance.

*Related Programs:* Chapter 4 (Conservation & Open Space) - Implementation Program 4.C.c, Chapter 11 (Community Identity) - Implementation Program 11.A.c

6.A.i **Require Engineering Studies for Development in Unstable Areas**

In conjunction with Program 6.A.j, 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 1 ½:1 unless registered civil engineer or certified engineering geologist can demonstrate that the fill slope will be stable and not prone to erosion.

6.A.j **Prepare a Grading Ordinance/Promote Best Management Practices**

Prepare, and consider for adoption, a grading ordinance to protect scenic resources addressing: When a grading plan shall be prepared, required contents of a grading plan, anticipated grades before and after construction, the total amount of soil to be moved, significant vegetation or other natural features to be removed, location and design of retaining walls, erosion control standards, preparation of erosion control plans, recommended erosion control methods, when a grading permit is required, soil disposal, revegetation, drainage, requirements for erosion and sedimentation control plans and other elements, as identified. The ordinance, or a companion publication (either prepared as an original publication or adopted from existing publications) should be prepared/adopted in conjunction with the grading ordinance and illustrate Best Management Practices. Resources for recommended Best Management Practices are listed in *Sonora General Plan 2020 Appendix 4B*. The ordinance should further establish that no grading permit or permits to allow grading or vegetation removal of more than ten percent of a parcel shall be issued until a site plan, development plan, building permit or other entitlement has been issued for a specific development project.

*Equivalent Programs:* Chapter 4 (Conservation & Open Space) - Implementation Programs 4.C.h, 4.E.e; Chapter 11 (Community Identity) - Implementation Program 11.A.i

6.A.k **Adopt Standard Erosion Control Measures**

In conjunction with Program 6.A.j, adopt standardized measures for protecting soil stability and to prevent erosion.
6.A.i  **Keep Appraised of New Information**
Continue to monitor the Department of Conservation, California Geological Survey website for release of ground shaking maps for City of Sonora and Tuolumne County. Update emergency plans and the Safety Element, as necessary in response to the release of new data.

6.A.m  **Continue to Include Earthquake Response and Response to Volcanic Eruptions in Emergency Services and Operations Plans**
Continue 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.

6.A.n  **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 earthquakes, volcanic eruptions and other emergencies. Provide handouts to the public for emergency response procedures for citizens available from FEMA.

**Related Programs:** Chapter 6 - Implementation Programs 6.E.g, 6.G.b, 6.H.a
6.3. Flood Hazard & Dam Failure

Flooding may occur from heavy, prolonged rain and/or rapid spring thaw. Widespread or localized flooding could involve extensive life and property loss, interruption of transportation and communication systems, and similar facilities.

The City of Sonora is located within the Upper Tuolumne River Watershed. Primary waterways within the City of Sonora Sphere of Influence include:

- Woods Creek
- Sonora Creek
- Dragoon Gulch
- Sullivan Creek
- Shaws Flat Ditch
- Jamestown Ditch

Water bodies within the city’s planning area include:

- Tuolumne Utilities District Sonora Water Treatment Plant (Bald Mountain)
- Tuolumne Utilities District Sonora Reservoir (Saratoga Road)
- Tuolumne Utilities District Sewer Treatment Plant ponds

The flood potential of these waterways and water bodies within the City of Sonora has not been evaluated by the Federal Emergency Management Agency (FEMA) National Flood Insurance Program. History indicates that flooding can occur quickly and result in major property damage in the City of Sonora as illustrated on May 16, 1996 when Sonora Creek came within inches of claiming steam engine #3 at the entrance to the Mother Lode Fairgrounds. Damage during the 1996 flooding also took portions of the Sonora Hotel and flooded several downtown businesses when severe thunderstorms and runoff overwhelmed Sonora and Woods Creeks and the city’s drainage system.

Dam Failure

Dam failure could occur in one of the 45 dams in Tuolumne County causing loss of life and property, flooding, interruption of transportation and communication systems, etc. None of the dams required by the Federal Energy Regulatory Commission (FERC) to prepare inundation area maps show the City of Sonora within a potential area of inundation. The dam failure most likely to affect the City of Sonora is the failure of the Phoenix Lake Dam which could inundate Sullivan Creek and its associated tributaries. The threat from a failure of the Phoenix Lake Dam was illustrated in November, 1875 when heavy rains caused the failure of the dam and washed away the Sullivan Creek Bridge and killing three or four persons. Unlike the county’s larger dams, FERC regulations do not require the operators of the Phoenix Lake Reservoir to prepare an inundation map indicating areas which could be affected by dam failure. Consequently, the potential impacts to the City of Sonora resulting from failure of the Phoenix Lake Dam have not been evaluated.
6.4. Flood Hazard & Dam Failure: Goals, Policies and Implementation Programs

Goal:

6.B Protect persons and property from flooding and inundation from dam failures.

Policies:

6.B.1 Assess and keep appraised of the potential risks to persons and property from flooding and inundation from dam failures within the city.

6.B.2 Inform citizens of potential risks associated with flooding and inundation from dam failures within the city.

6.B.3 Provide guidance to citizens for preparing for and responding to floods and inundation from dam failures affecting the city.

6.B.4 Strive to maintain adequate levels of police, fire and other emergency services necessary to protect persons and property from floods and inundation from dam failures within the city.

Implementation Programs:

6.B.a Facilitate Assessment of Hazards Associated with Dam Failure at Phoenix Reservoir

Gather information on ballpark cost estimates to prepare an inundation map in the event of failure of the Phoenix Lake Dam. Initiate contact with Tuolumne County and the Phoenix Lake Homeowners Association to discuss potential funding to map the potential inundation area resulting from failure of the Phoenix Lake Dam, along Sullivan Creek and associated tributaries and on the City of Sonora. Incorporate the findings of that study, if completed, into the city’s Emergency Operations Plan including methods for notifying affected landowners of the threat and, if necessary, preparation of a dam failure evacuation plan.

6.B.b Facilitate Identification and Mapping of Flood Zones in the City

In conjunction with preparation of or updates to the city’s FEMA-mandated Local Hazards Mitigation Plan, identifying funding sources for and facilitate mapping of the city’s flood zones. Make this information available at the public counter.
6.B.c **Consider Preparation of a Flood Damage Prevention Ordinance**

Consider preparation of a flood damage prevention ordinance to guide development within flood zones identified pursuant to **Program 6.B.b**. In the absence of maps identifying flood zones and flood elevations (or equivalent) along waterways within the city; the following is required:

Prior to approval of new development occurring within 75 feet of both sides of Sonora Creek, Woods Creek and Dragoon Gulch (measured from the top of the bank of the drainage); the applicant shall identify flood elevations and provide documentation that new development will be located outside of the 100-year flood elevation, prior to approval of new development. The city may waive this requirement if ample evidence is available on-site (e.g., site topography) to clearly establish that new development will occur outside of the 100-year flood elevation.

6.B.d **Continue to Maintain and Upgrade Drainage Facilities**

Continue to address maintenance and upgrades of the city’s drainage facilities. Consider preparation of a Drainage Facilities Management Plan to forecast when systems may require replacement and the potential costs and funding sources necessary to maintain the city’s drainage facilities. Continue to pursue sources of funding to ensure ongoing maintenance of the city’s storm drains.

6.B.e **Mitigate Impacts on Downstream Drainage Facilities and Property**

In conjunction with **Program 6.A.j**, address requirements for preparation of drainage plans addressing potential impacts on downstream drainage facilities and properties and requiring implementation of measures identified to reduce or eliminate those impacts.

6.B.f **Continue to Maintain Setbacks Along Sonora Creek, Woods Creek and Dragoon Gulch**

To protect water quality and its associated biological resources, the city has designated minimum streamside setbacks of 50 feet on both sides of Woods Creek, Sonora Creek and Dragoon Gulch (as measured from the top of the bank of the creek or drainage channel) on the **Sonora General Plan 2020 Land Use Maps**. These designations are interim and subject to change upon completion of floodplain studies of Woods Creek and Sonora Creek through the city limits being undertaken by the Resource Conservation & Development District or equivalent studies.

The city shall establish a Recreation/Open Space (or comparable) zoning district and rezone these setback/buffer areas as Recreation and/or Open Space. This zoning district shall permit only small, public-utility or recreation-related structures and other similar uses
consistent with the preservation of water quality and protection of biological resources. Reductions in the established setbacks may be acquired through issuance of a variance. Structures encroaching within the established setbacks as of the Effective Date of Sonora General Plan 2020 may be expanded provided that the expansion does not encroach farther into the established drainage setback (i.e., Expansions of existing structures away from the drainage, but not towards the drainage are permitted).

Equivalent Programs: Chapter 4 (Conservation and Open Space) - Implementation Program 4.D.a, 4.E.c, Chapter 11 (Community Identity) - Implementation Program 11.A.j, Chapter 12 (Recreation) - Implementation Programs 12.B.c and 12.C.a

6.B.g **Coordinate with the County to Address the Impacts of Upstream Development on the City**

Consider requesting that the county send notifications of all development projects located within the city’s watershed to the city for response. Continue to comment on county projects with the potential to increase runoff, increase flood hazards and tax drainage systems within the city. Meet with the county to consider preparation of a retention basin master plan or standardized mitigation requirements to offset cumulative impacts of individual projects occurring upstream of the City of Sonora and resulting in increased runoff, increased flood hazards and overtaxing of drainage systems within the city.

6.B.h **Coordinate with the County to Improve Methods of Debris Removal in Streams to Reduce the Potential for Damage of Downstream Facilities**

Meet with the county to discuss county methodology for monitoring and facilitating debris removal in streams which may flow downstream and damage bridges and other facilities within the city. Consider preparation of standardized mitigation requirements on new development requiring management of stream debris in conjunction with monitoring vegetation clearances for fire safety.
6.5. Fire Protection

Wildfire along the urban-wildland interface or a series of such fires could result in major losses to property, life and natural resources. The City of Sonora Fire Department, Tuolumne County Fire Department and CAL FIRE all maintain facilities within the city limits.

6.5.1. City Fire Department

It is the mission of the Sonora City Fire Department to serve and protect the community, to provide public education, training, fire prevention, fire suppression, emergency rescue, disaster preparedness, mutual aid support, advances in modern technology and other services in order to minimize the loss of life and property, damage to the environment, and adverse economic impacts due to natural and man-made emergencies or events, while still preserving the City's historic character and charm.

The City of Sonora Fire Department is responsible for fire suppression and fire prevention within all areas within the city limits on both improved and unimproved properties and including wildlands within the city limits and all areas within the urban/wildland interface within the city limits (i.e., the I Zone).

The City of Sonora maintains a Fire Department consisting of five full-time and four part-time positions. The Department operates three shifts with one Fire Captain and 2 firefighter trainees per shift. During weekdays, the Fire Chief, Fire Prevention Captain and a Part-time assistant also are on duty. The department relies on 4 part-time fire engineers and 10-15 volunteer firefighters for additional staffing. This level of staffing is below that level maintained in 1982.

Figure 19: Sonora Fire Department
The city has and continues to face problems with recruitment and retention of personnel for its police and fire departments due to competition from neighboring cities and counties for pay and benefit packages, a limited pool of qualified law enforcement officers and firefighters, and lack of job advancement opportunities inherent in small departments. The problem of retention and recruitment has resulted in turnover of full-time police personnel of 50% of the Police Force in the past four years and 40% of the Fire Department.

In response, a special election was held August 31st, 2004, adopting “Measure I” — a ½ cent sales tax increase to become effective January 1, 2005. Measure I assists in funding both staff and equipment necessary to maintain and improve police and fire protection within the City of Sonora (Public Facilities funding from Measure I is discussed in General Plan 2020 Chapter 7, Public Facilities and Services Element).

Funding from Measure I provides the following:

- Hire three additional personnel necessary to raise staffing levels to two paid employees per shift
- Fund a city-wide fire hazard reduction program
- Improve wages and benefits to better recruit and retain qualified fire personnel
- Upgrade front-line fire and medical equipment
- Increase opportunities for education and training
- Expand Office Assistant position from part to full-time

The Department responds not only to calls within the city limits, but maintains an automatic aid agreement with all fire agencies within a five-mile radius of the city. The Department responded to an all-time high of 797 calls in 2003. Response time averages 3.6± minutes.
Calls in 2003 within the city limits were distributed approximately as follows:

### Table 83: 2003 Sonora Fire Calls

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Number</th>
<th>Injuries</th>
<th>Estimated Property Damage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Structure Fires</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private dwellings</td>
<td>7</td>
<td>3</td>
<td>$75,300</td>
</tr>
<tr>
<td>Apartments</td>
<td>2</td>
<td>0</td>
<td>$48,500</td>
</tr>
<tr>
<td>Public assembly</td>
<td>5</td>
<td>0</td>
<td>$1,501</td>
</tr>
<tr>
<td>Schools &amp; colleges</td>
<td>1</td>
<td>0</td>
<td>$2,500</td>
</tr>
<tr>
<td>Health care and penal institutions</td>
<td>2</td>
<td>0</td>
<td>$20</td>
</tr>
<tr>
<td>Storage in structures</td>
<td>1</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>6</td>
<td>0</td>
<td>$150</td>
</tr>
<tr>
<td><strong>Structure Fires: Subtotal</strong></td>
<td><strong>24</strong></td>
<td><strong>3</strong></td>
<td><strong>$127,971</strong></td>
</tr>
<tr>
<td><strong>Other Fires</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highway vehicles</td>
<td>10</td>
<td>0</td>
<td>$26,400</td>
</tr>
<tr>
<td>Other vehicles</td>
<td>4</td>
<td>0</td>
<td>$1,300</td>
</tr>
<tr>
<td>Outside structures, not vehicles</td>
<td>7</td>
<td>0</td>
<td>$15</td>
</tr>
<tr>
<td>Brush, grass &amp; wildlands</td>
<td>2</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Rubbish</td>
<td>1</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Other</td>
<td>5</td>
<td>0</td>
<td>$120</td>
</tr>
<tr>
<td><strong>Other Fires: Subtotal</strong></td>
<td><strong>29</strong></td>
<td><strong>0</strong></td>
<td><strong>$27,835</strong></td>
</tr>
<tr>
<td><strong>Incidents (Non-Structure Fires)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rescue, emergency medical responses</td>
<td>409</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>False alarm responses</td>
<td>53</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Mutual aid given</td>
<td>103</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Hazardous materials responses</td>
<td>21</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Other hazardous responses</td>
<td>144</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Subtotal All Incidents (Non-Structure Fire)</strong></td>
<td><strong>744</strong></td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>Total All Incidents</strong></td>
<td><strong>797</strong></td>
<td><strong>3</strong></td>
<td><strong>$155,806</strong></td>
</tr>
</tbody>
</table>

The Fire Department provides Fire Safety Programs including:

- **Stop, Drop & Roll** – Teaching children the basics if their clothes catch on fire
- **PreSchool Fire Safety** – setting up programs in preschools
- **E.D.I.T.H.** – Exit Drills in the Home
- **Fire Evacuation Planning** – Helping businesses prepare for emergency evacuation plans
- **Fire Extinguisher Training** – Providing lecture/practical fire extinguisher training for employees
- **Home and Business Fire Safety Inspections Safety Inspections** – Provide fire safety inspections to help and correct fire hazards.

The department also provides fire engine visits, station tours and similar community-based services.

In addition to calls, the Fire Department provides Fire Prevention Services including Fire Safety Inspections (114 inspections in 2003).
Emergency response equipment includes:

Table 84: Sonora Emergency Response Equipment

<table>
<thead>
<tr>
<th>Description</th>
<th>Type/a</th>
<th>Year</th>
<th>Manufacturer</th>
<th>Model</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pumper I</td>
<td>I</td>
<td>1996</td>
<td>HME Central States</td>
<td></td>
</tr>
<tr>
<td>Ariel/Quint I</td>
<td>I</td>
<td>1996</td>
<td>Spartan 3D</td>
<td>3D</td>
</tr>
<tr>
<td>Rescue Squad III</td>
<td>III</td>
<td>1988</td>
<td>Ford E-One</td>
<td>E-One</td>
</tr>
<tr>
<td>Chief’s Truck</td>
<td>N/A</td>
<td>1994</td>
<td>Chevy Chev</td>
<td>Chevy</td>
</tr>
<tr>
<td>Pumper II</td>
<td>II</td>
<td>1972</td>
<td>Ford Van Pelt</td>
<td></td>
</tr>
<tr>
<td>Pumper I</td>
<td>I</td>
<td>2003</td>
<td>HME West States</td>
<td></td>
</tr>
</tbody>
</table>

/a/ Designations are based on pumping capacity, water storage and the number of passengers which can be carried by the engine

The largest water storage capacity in the city’s fleet of engines is 800 gallons.

Medical equipment
All first responders must have a minimum Basic Life Support (BLS) training. All paid fire personnel must have Emergency Medical Technician I (EMT I) training.

In addition to Basic Life Support (BLS) medical equipment, the Sonora Fire Department has four auto external defibrillators (AEDs) including one on the rescue squad, one on the first responder engine, one in the Chief’s truck, and a back-up). Oxygen, C-spine kit (Cervical spine kit), and burn kits also supplement BLS medical equipment.

Arson Investigation
The Sonora Police Department conducts arson investigations within the city with the assistance of the City of Sonora Fire Department and an arson dog belonging to one of the station’s fire captains.

Urban/Wildland Interface – Road and Construction Standards
The Sonora Fire Department enforces the provisions of the California Fire Code (which includes references to the National Fire Code) and the California Building Code for construction within the urban-wildland interface. Specifically, those standards address the creation of "defensible space" for buildings and accessory buildings through reducing vegetative cover adjacent to structures. The California Fire Code is also implemented to establish standards for road widths sufficient for safe ingress and egress of emergency vehicles to and within developments within the city.

Section 17.60.040(J) of the municipal code allows building heights in excess of two stories with building heights generally restricted to three stories in commercial and multi-family zones subject to granting of a conditional use permit (and a finding of necessity and desirability) consistent with the Sonora Fire Department’s capacity to

---

29 As of October, 2004, discussions are ongoing in the fire protection community regarding the potential for adopting a National Fire Protection Code and consideration of adopting international fire codes. As of this writing, the California Fire Code and California Building Code remain in force.
provide fire protection. This requirement may be modified through acquisition of a variance in conjunction with the adoption of mitigation as necessary to offset additional impacts associated with buildings in excess of three stories.

ISO's Public Protection Classification (PPCTM) Program
To help establish appropriate fire insurance premiums for residential and commercial properties, insurance companies rely on information about a municipality’s fire protection services. ISO provides that information through the Public Protection Classification (PPC™) program.

ISO collects information on a community's public fire protection and analyzes the data using the Fire Suppression Rating Schedule (FSRS) and assigns a Public Protection Classification from 1 to 10. Class 1 represents the best public protection, and Class 10 indicates less than the minimum recognized protection. (In Northern California, only the City of Stockton carries an ISO classification of 1).

By classifying a community’s ability to suppress fires, ISO helps the communities evaluate their public fire protection services. The program provides an objective, countrywide standard that helps fire departments in planning and budgeting for facilities, equipment, and training. And by securing lower fire insurance premiums for communities with better public protection, the PPC program provides incentives and rewards for communities that choose to improve their firefighting services.

The city’s 2003 Public Protection Classification Survey (PPC) resulted in a new ISO Classification of 4 for all properties within the city limits. The city’s ISO classification of 4 is a significant improvement over the previous split classification of 6/9. Improved staffing is likely to improve further the city’s ISO classification.

6.5.2. Tuolumne County Fire Department
The Tuolumne County Fire Department (TCFD) Station 59 is located at 2 Forest Road within the city limits. TCFD provides automatic mutual aid support to the City of Sonora Fire Department within the city limits.

6.5.3. CAL FIRE
CAL FIRE maintains a facility at 2 Forest Road within the city limits. The agency is responsible for wildland fire protection in the unincorporated areas of Tuolumne County and provides back-up services to the City of Sonora Fire Department. Wildland areas prone to fire within the city limits include the area behind Sonora High School, above the Mother Lode Fairgrounds, and in the region of Trunkenmiller Road. CAL FIRE has been exploring relocating its ground facilities to Standard. A relocation of CAL FIRE facilities to Standard would increase the response time necessary to provide CAL FIRE wildland fire response to the city by several minutes.

CAL FIRE also operates the Columbia Air Attack Base which provides aerial fire suppression support during wildland fire situations (or to prevent urban fires from spreading into adjacent wildlands).
6.6. Fire Protection: Goals, Policies and Implementation Programs

Goal:

6.C Protect persons and property from the hazards of urban and wildland fires.

Policies:

6.C.1 Continue to assess the adequacy of fire protection staffing levels, equipment and facilities to protect persons and property within the city from urban and wildland fires.

6.C.2 Reduce exposure to wildland fire hazards by directing development away from areas with a high wildland fire potential.

6.C.3. Provide guidance to citizens for preparing for and responding to emergencies related to urban and wildland fires which may affect the city.

6.C.4 Strive to maintain adequate fire, police and other emergency services necessary to protect persons and property from urban and wildland fires.

Implementation Programs:

6.C.a Strive to Maintain an ISO Classification of 4 or Less

Strive to maintain a level of service for fire protection within the city of Sonora consistent with an ISO rating of 4 or less.

Equivalent Program: Chapter 7 (Public Facilities and Services), Implementation Program 7.A.1


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 and including, but not limited to:
• Adopting Figure 20 identifying areas of moderate, high and very high fire hazard within the city limits (Very High Fire Hazard Severity Zone (VHFHSZ) Map.

• Adopting guidelines for new development in urban/wildland interface areas for each of the fire hazard zones identified on the city’s VHFHSZ map including consideration for adopting the International Fire Code Council Urban Interface Code (or equivalent provisions of the California Fire Code) for new development in Urban/Wildlife interface areas and designated as a very high fire hazard severity zone.

• Including provisions for when to prepare and guidelines addressing content of Vegetation Management Plans including, but not limited to: clearing hazardous vegetation surrounding existing residential structures—especially in conjunction with changes or expansions of existing use and addressing management of diseased vegetation and non-native invasive species as they relate to wildland fire hazard.

• Consider adopting Public Resources Code 4291 to address evacuation and emergency vehicle access, water supplies and fire flow, fuel modification for defensible space and home signing.
Figure 20: Fire Hazard Severity Zone Classification – City of Sonora
6.C.c **Support Circulation Improvements**
Continue to support local and regional circulation improvements which facilitate the response of emergency resources during emergencies.

**Related Programs:** Chapter 1 (Land Use) - Implementation Program 1.H.a; Chapter 2 (Circulation) - Implementation Programs 2.A.i; Chapter 6 (Safety) - Implementation Program 6.C.c, Chapter 8 (Air Quality) - Implementation Program 8.A.b

6.C.d **Continue to Require Fire Safe Design Standards for New Development**
Continue to require fire safe design standards for new development consistent with the provisions of Chapter 15.12 of the municipal code and applicable state and federal regulations.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.F.g

6.C.e **Continue Review of Development Applications by the City of Sonora Fire Department**
Continue to seek input from the City of Sonora Fire Department for land development proposals for identification of measures necessary to mitigate or reduce fire hazard which may result from new development.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.F.h

6.C.f **Continue to Mitigate Impacts to City Fire Protection Resources**
Continue to mitigate impacts of new development on the city’s ability to maintain a level of service equivalent to an ISO classification of 4 or less. For example, require built-in fire suppression equipment in new development which may directly or cumulatively impact the City of Sonora Fire Department’s ability to maintain its current level of service.

**Equivalent Programs:** Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.m

6.C.g **Continue to Maintain and Expand Fire Prevention Inspection Activities**
Continue to maintain and expand fire prevention inspection activities as necessary to reduce the risk of loss of life and property to fire.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.F.i

6.C.h **Continue to Maintain State-of-the Art First Responder Equipment and Trained Personnel for Life Support and Fire Suppression**
Continue to maintain state-of-the art first responder equipment and trained personnel for life support and fire suppression levels of service consistent with an ISO Classification of 4 or less.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.F.j
6.C.i  **Continue to Provide Fire Prevention Education**
Continue to provide fire prevention education to schools, public interest groups and other interested parties.

6.C.j  **Continue to Implement the Citywide Weed Abatement Program**
Continue to implement the citywide weed abatement program.

6.C.k  **Support Retention of the Columbia Air Attack Base**
Support retention of Columbia Air Attack Base (e.g., through resolutions, letters of support, attendance at hearings in which the retention of the air attack base may be discussed) as an essential asset contributing to the protection of people and property in Sonora.

6.C.l  **Continue to Work Cooperatively with CAL FIRE, the Tuolumne County Fire Department (TCFD), and U.S. Bureau of Land Management (BLM) Lands**
Continue to work cooperatively with the Tuolumne County Fire Department, CAL FIRE, the United States Forest Service and BLM in matters of mutual aid, automatic aid, regionalization of services to the benefit of all parties. Meet with BLM to formulate and implement a plan for reducing fire hazards on BLM wildlands adjacent to the city consistent with the agency's resources management goals.

6.C.m  **Assess the Need for a Second Fire Station in Conjunction with Annexations**
The city should analyze whether or not a second fire station will be necessary to serve the city in conjunction with future annexations. The analysis should address when and where such a station might be needed and how the station might be funded.

Related Program: Chapter 1 (Land Use) - Implementation Program 1.G.b (annexation plan)

6.C.n  **Consider Reimbursement for Fire Services In Future Annexations**
Include provisions for reimbursement of City of Sonora fire services during consideration of annexation agreements between the City of Sonora and the county to provide reimbursement to the city by the county for the expansion of services which will be required in conjunction with the annexation.

Related Program: Chapter 1 (Land Use) - Implementation Program 1.G.b (annexation plan)
6.C.o  Consider Establishing Special Districts to Address Fire Suppression in areas with Overlapping Jurisdictional Boundaries

Consider establishing special districts, or a similar alternative, to address fire suppression and assist in funding fire support activities in which the City of Sonora is first responder within areas located outside of the city limits (i.e., within the county—for example, Cabezut Basin).

6.C.p  Continue to Seek/Maintain Funding for Fire Protection

Continue to seek and maintain a reliable source of funding for fire protection within the city limits.

6.C.q  Reevaluate Automatic Aid Agreements if CAL FIRE/TCFD Relocate Outside the City Limits

If the CAL FIRE and/or the Tuolumne County Fire Department relocate outside of their present location within the city limits (e.g., to Standard); reevaluate existing automatic aid agreements to assess the affects of the move on the Sonora Fire Department’s response time and requests for service outside of the city limits.

Related Programs: Chapter 7 (Public Facilities and Services) - Implementation Programs 7.A.k, 7.A.n

6.C.r  Investigate Establishment of New Water Storage Facilities and Upgrades to the City’s Water Delivery Infrastructure

In cooperation with the Sonora Fire Department and the Tuolumne Utilities District (TUD), assess the benefits of and identify additional locations for new water storage facilities. 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, 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.

Equivalent Program: Chapter 6 (Safety) - Implementation Program 6.Gh; Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.o

6.C.s  Coordinate with Local Fire Safe Councils

Participate in the planning efforts of and work cooperatively with the local Fire Safe Councils undertaking fuel load reduction efforts in areas within and adjacent to the city including, but not limited to, working with the Highway 108 Fire Safe Council to address fuel load reduction along the Highway 108 corridor (www.tuolumnefiresafe.org).
6.C.t \textit{Maintain Vegetation Clearances along Emergency Access Routes}

Continue to maintain vegetation clearances along emergency access transportation routes encompassing, at a minimum, the existing width of the roadway.
6.7. Law Enforcement

Civil Disturbances
Public demonstrations tied to conflicts focused towards government agencies, businesses involved in labor disputes, or religion-based disputes may occur in the county. In addition to the Columbia College campus, and the U.S. Forest Service Headquarters on Greenley Road, Sonora’s downtown business area is recognized as one of the most likely locations for civil disorder to occur.

Figure 21: Sonora Police Department (2006)

Police Protection

The Mission of the Sonora Police Department is to affirmatively promote and provide, as much as is practicable given existing resources, a feeling of security and safety among all persons within our agency’s jurisdiction.

To provide the highest quality professional police services to the citizens of Sonora; to protect life and property; to suppress crime; to apprehend offenders; to regulate and control traffic; and to provide various general services to the citizenry.

It shall be the mission of every police department employee to provide the highest quality of service available to be rendered. There exists a bond between the citizenry and the police department. This trust shall continually be cultivated through the delivery of optimal public safety services.

Historically, the Sonora Police Department has provided general services to the community in addition to the mandated law enforcement functions of the department. These services shall be carried out with the same vibrancy as the law enforcement function.
The City of Sonora maintains a Police Department consisting of 25 staff including 13 sworn officers plus support staff. The city also relies on five reserve police officers and a 12-member senior volunteer program. Staffing levels for the City of Sonora Police Department have not increased since 1975.

The Police Department strives to maintain two patrol officers on duty 24-hours per day.

In general, there are three personnel on duty per shift including one supervisor and two officers. The Department operates a 24-hour Dispatch Center. The Department has five divisions: Patrol, Investigations, Animal Control, Parking and Administration.

The city has and continues to face problems with recruitment and retention of personnel for its police and fire departments due to competition from neighboring cities and counties for pay and benefit packages, a limited pool of qualified law enforcement officers and firefighters, and lack of job advancement opportunities inherent in small departments. The problem of retention and recruitment has resulted in turnover of full-time police personnel of 50% of the Police Force in the past four years and 40% of the Fire Department.

In response, a special election was held August 31st, 2004, adopting “Measure I” – a ½ cent sales tax increase to become effective January 1, 2005. Measure I assists in funding both staff and equipment necessary to maintain and improve police and fire protection within the City of Sonora (Public Facilities funding from Measure I is discussed in Sonora General Plan 2020 Chapter 7, Public Facilities and Services Element).

Funding from Measure I provides the following:

- Salary and benefit enhancements to assist in making and keeping the city competitive with law enforcement agencies in surrounding jurisdictions
- Hiring four additional officers to meet increased demands for services
- Update safety equipment
- Increase opportunities for education and training for existing staff
- Modernize computer systems, including car computers
- Add part-time and full-time positions for animal control, dispatch, parking enforcement and community service duties
In 2003, the Department responded to 14,547 calls for service (an annual increase of 13%). The nature of the calls included:

Table 85: Police Calls, 2003

<table>
<thead>
<tr>
<th>Type of Call (total number)</th>
<th>Total Number</th>
<th>Percentage of Total Calls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic stops</td>
<td>4,601</td>
<td>31.6%</td>
</tr>
<tr>
<td>Suspicious circumstances</td>
<td>1,675</td>
<td>11.5%</td>
</tr>
<tr>
<td>Agency assist</td>
<td>832</td>
<td>5.7%</td>
</tr>
<tr>
<td>Public Peace, flight, disorderly conduct</td>
<td>575</td>
<td>4.0%</td>
</tr>
<tr>
<td>Traffic violations, DUI, reckless driving</td>
<td>542</td>
<td>3.7%</td>
</tr>
<tr>
<td>Unclassified</td>
<td>532</td>
<td>3.7%</td>
</tr>
<tr>
<td>Alarm</td>
<td>497</td>
<td>3.4%</td>
</tr>
<tr>
<td>Traffic accidents</td>
<td>470</td>
<td>3.2%</td>
</tr>
<tr>
<td>Animal complaints</td>
<td>465</td>
<td>3.2%</td>
</tr>
<tr>
<td>Theft</td>
<td>435</td>
<td>3.0%</td>
</tr>
<tr>
<td>Parking</td>
<td>253</td>
<td>1.7%</td>
</tr>
<tr>
<td>Public intoxication</td>
<td>242</td>
<td>1.7%</td>
</tr>
<tr>
<td>Be on the lookout</td>
<td>232</td>
<td>1.6%</td>
</tr>
<tr>
<td>Warrant arrests</td>
<td>231</td>
<td>1.6%</td>
</tr>
<tr>
<td>Juvenile activities</td>
<td>231</td>
<td>1.6%</td>
</tr>
<tr>
<td>Vandalism, property damage</td>
<td>215</td>
<td>1.5%</td>
</tr>
<tr>
<td>Domestic violence, disputes, child abuse</td>
<td>213</td>
<td>1.5%</td>
</tr>
<tr>
<td>Hazardous situations</td>
<td>212</td>
<td>1.5%</td>
</tr>
<tr>
<td>Citizen assist</td>
<td>212</td>
<td>1.5%</td>
</tr>
<tr>
<td>Restraining orders, court orders</td>
<td>160</td>
<td>1.1%</td>
</tr>
<tr>
<td>Assault</td>
<td>133</td>
<td>0.9%</td>
</tr>
<tr>
<td>Welfare check</td>
<td>127</td>
<td>0.9%</td>
</tr>
<tr>
<td>Abandoned vehicles</td>
<td>118</td>
<td>0.8%</td>
</tr>
<tr>
<td>Burglary</td>
<td>106</td>
<td>0.7%</td>
</tr>
<tr>
<td>Threats</td>
<td>88</td>
<td>0.6%</td>
</tr>
<tr>
<td>Mental health</td>
<td>87</td>
<td>0.6%</td>
</tr>
<tr>
<td>Fraudulent activities</td>
<td>84</td>
<td>0.6%</td>
</tr>
<tr>
<td>Missing persons, non-runaway</td>
<td>78</td>
<td>0.5%</td>
</tr>
<tr>
<td>Misc. harassment</td>
<td>73</td>
<td>0.5%</td>
</tr>
<tr>
<td>Civil problem</td>
<td>72</td>
<td>0.5%</td>
</tr>
<tr>
<td>Vehicle theft</td>
<td>64</td>
<td>0.4%</td>
</tr>
<tr>
<td>Controlled substances</td>
<td>59</td>
<td>0.4%</td>
</tr>
<tr>
<td>Misc. code violations</td>
<td>52</td>
<td>0.4%</td>
</tr>
<tr>
<td>Repossession vehicle</td>
<td>42</td>
<td>0.3%</td>
</tr>
<tr>
<td>Weapons violation</td>
<td>36</td>
<td>0.2%</td>
</tr>
<tr>
<td>Trespass/unwanted person</td>
<td>31</td>
<td>0.2%</td>
</tr>
<tr>
<td>Fire call</td>
<td>31</td>
<td>0.2%</td>
</tr>
<tr>
<td>Forgery</td>
<td>27</td>
<td>0.2%</td>
</tr>
<tr>
<td>Abated vehicles</td>
<td>23</td>
<td>0.2%</td>
</tr>
<tr>
<td>Obstructing justice/resisting officer</td>
<td>17</td>
<td>0.1%</td>
</tr>
<tr>
<td>Liquor violations</td>
<td>10</td>
<td>--</td>
</tr>
<tr>
<td>Death</td>
<td>8</td>
<td>--</td>
</tr>
<tr>
<td>Sexual assault/sexual offenses</td>
<td>5</td>
<td>--</td>
</tr>
<tr>
<td>Robbery</td>
<td>4</td>
<td>--</td>
</tr>
<tr>
<td>Prowler, telephone, powerlines</td>
<td>3</td>
<td>--</td>
</tr>
<tr>
<td>Accidental injuries</td>
<td>3</td>
<td>--</td>
</tr>
<tr>
<td>Embezzlement</td>
<td>2</td>
<td>--</td>
</tr>
<tr>
<td>Graffiti</td>
<td>1</td>
<td>--</td>
</tr>
</tbody>
</table>
Special Programs provided by the Sonora Police Department include:

- **Police Explorer Post**
  Currently with 14 explorers, the program introduces young men and women to career opportunities in law enforcement. Explorers participate in traffic control, crime scene control, report writing, bicycle licensing, community relations programs, Department/Explorer meetings, training, fingerprinting, security work activities, departmental work activities, and patrol ride-alongs.

- **Police Associate Citizens Team (PACT)**
  These volunteers assist with serving subpoenas, patrolling handicap parking spaces, directing traffic and similar services depending on the volunteers abilities and interests for a minimum of four hours per week.

- **School Resource Officer/ Cops in Schools Program**
  A part-time police officer is devoted to Sonora High School. The program, initially funded through the federal Cops in Schools Program, is currently a jointly funded program of the city and Sonora High School.

- **Community Service Officers (COPS)**
  Depending on funding availability, the Department supports two part-time Community Service Officers, each working 20 hours per week to assist with non-crime related calls including traffic collisions, found property, subpoenas, crime scene processing and similar activities.

- **Problem Oriented Policing (POP)**
  The program focuses on detecting problems such as drug activity, juvenile and even traffic problems in cooperation with other agencies (e.g., Building and Planning, Fire, Probation) to address the issues and solve these problems in the community

- **Bike Patrol Program**
  Consists of eight officers including full-time and reserve officers. The program is designed to supplement regular street patrol in the city’s business district. The bike patrol also provides additional patrols for special events such as the Mother Lode Round Up and Mother Lode Fair.

The annual call volume for the Police Department has steadily increased since 1989. Despite a slight stabilization in numbers of calls for service between 1995 and 2000, the annual call volume began increasing again after 2000 at an accelerated rate. In 2003, call levels reached an all time high of 14,552 and are projected to reach 16,600± in 2004. The most frequently occurring crime within the city is larceny, followed by assaults and burglaries. With the increase in large retail stores located within the city limits, the volume of theft reports has also increased. Response time to calls averages less than three minutes.

The Police Department is located at 100 South Green Street (as of 2007). The facility provides 2,500 square feet.
Sheriff/Jail
The county jail and Tuolumne County Sheriff’s offices also are located within the city limits at 28 North Lower Sunset Drive. Discussions to relocate both the jail and Sheriff’s Department facilities have been ongoing. A preferred site has been selected and negotiations to purchase the site are ongoing. The site is currently located outside of the city limits, but future annexation of the site is a possibility.

California Highway Patrol
The California Highway Patrol maintains facilities at 18437 Fifth Avenue in Jamestown. The CHP patrols Highways 108 and 49 within the city limits. The CHP has discussed relocating its facilities, perhaps in conjunction with the establishment of a new Law and Justice Center, depending upon available access of the site eventually selected for the facility and its ability to provide quick access to the state highways.

Court System
Pursuant to a 1998 California Constitutional amendment, Tuolumne County consolidated its Municipal and Superior Courts into a single Superior Court system as did all 58 of California’s counties. Oversight of Superior trial courts is provided by the Administrative Office of the Courts, a part of the Judicial Council of California—the policy and rule-making body of the state court system.

Tuolumne County’s Superior Court system includes four judges and support staff located in two separate court buildings—both located within the city limits. The potential to relocate the county’s court facilities to a new location in conjunction with the establishment of a Law and Justice Center remains a possibility.
6.8.  Law Enforcement:  Goals, Policies and Implementation Programs

Goal:

6.D  Promote and provide security and safety for persons and property within the city.

Policies:

6.D.1 Continue to assess the adequacy of police staffing levels, equipment and facilities to protect persons and property within the city.

6.D.2 Strive to maintain an adequate level of police service necessary to protect persons and property in the city.

6.D.3 Limit criminal activities associated with certain kinds of development through implementation of land use planning techniques which reduce the likelihood of criminal activity.

6.D.4 Continue to coordinate law enforcement activities of the city with those of Tuolumne County, the State of California and agencies of the federal government.

Implementation Programs:

6.D.a  \textit{Continue to Monitor County Plans for Establishing a Law and Justice Center and Update the General Plan Accordingly}

Keep appraised of the county’s plans for establishing a Law and Justice Center and potential requests for annexing such a site into the city.  Update the \textit{Sonora General Plan 2020} land use designations and zoning for those sites vacated by existing law and justice facilities which will not be retained in public ownership.

\textbf{Equivalent Program:}  Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.n

\textbf{Related Program:}  Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.k

6.D.b \textit{Review of Development Applications by the City of Sonora Police Department}

Continue to seek input from the Sonora Police Department for land development proposals for identification of measures necessary to mitigate or reduce impacts to police services which may result from new development.
6.D.c  **Identify and Implement Land Use Planning Techniques to Reduce Crime**

Incorporate land use planning techniques to identify high-crime land uses and to integrate design methods to deter crime (e.g., hours of operation; lighting consistent with community character, use of private patrols and security personnel in large residential and commercial development).\(^{30}\)

6.D.d  **Consider Criminal Justice Reimbursement In Future Annexations**

Include provisions for reimbursement of City of Sonora police services in during consideration of annexation agreements between the City of Sonora and the county to provide reimbursement to the city by the county for the expansion of services which will be required in conjunction with the annexation.

**Related Program:** Chapter 1 (Land Use) - Implementation Program 1.G.b (annexation plan)

6.D.e  **Continue to Seek/Maintain Funding for Police Protection**

Continue to identify and maintain a reliable source of funding for police protection within the city limits.

---

6.9. Emergency Services Plan & Emergency Services

6.9.1. Emergency Operations Plan (EOP)

The City of Sonora adopted its Emergency Operations Plan in 1990 to provide guidance for the city’s response to emergency situations.

The EOP contains:

**Basic Plan:**
Describing the overall organizational and operational concepts for responding to emergency situations and an overview of potential hazards which the city could encounter.

**Functional Annexes:**
In effect, this section provides a single-page master chart (General Plan 2020 Appendix 6C) directing each of the city’s emergency agencies to checklists and step-by-step guidance for performing assigned duties during emergencies.

**Resource List:**
A listing of city employees and their special skills with respect to advanced first aid, basic first aid, clerical CPR training dispatch, drivers licenses and class, EMT/Paramedic training, equipment repair skills, firefighting, food service skills, heavy equipment operator skills, police background, procurement skill, search and rescue, sworn officers and similar skills. The resource list also identifies those with physical resources including automobiles, CB radio, computers, faxes, generators, scanners, vans, video cameras and similar emergency-related resources.

The EOP also includes:

- Designation of alternate seats for city government (the fire station as first alternate and Sonora Police Station as second alternate)
- Designation of alternates to the city administrator to act as Director of Emergency Services (in order: fire chief, police chief, director of public services)
- Designation of the Sonora Fire Department as the city’s medical coordinator

**Emergency Services Plan**

The City of Sonora is a participant in the preparation and implementation of the Tuolumne County Operational Area Emergency Services Plan (hereinafter, “Plan”) which was last updated in June, 1996. An update of the Plan is pending. The Plan and its subsequent updates are hereby incorporated by reference and address the county and city’s response to each of the hazards discussed in the preceding paragraphs. The Plan is available for review at the City of Sonora Administrative Offices located at 94 North Washington Street, Sonora, M-F, 8:00 a.m. through 3:00 p.m., excepting city holidays.
The plan addresses:

**Administration**
including responsibilities of government during disaster, emergency plan authorities and references, comprehensive emergency management planning, the incident command system, continuity of Government, and preservation of records.

**Management functions and responsibilities**
including activation of the Emergency Service Plan, resource management, assignment of responsibilities, mutual aid, incident command system, emergency operations center, emergency alerting and broadcast system, emergency broadcast system procedures, emergency public information, evacuation, emergency shelter and feeding, donation management, medical care, public health, mass casualties, mass fatalities, and recovery.

**Hazard specific operations**
Including aircraft accidents, agricultural disasters, civil disturbance, earthquake, flood/dam failure, hazardous materials, major fire, radiological incidents, severe weather, utility failure, volcanic activities, and water supply.

Chapter 8.30 of the City of Sonora Municipal Code establishes the guidelines for implanting the city’s Emergency Services Plan. Pursuant to the Plan, the Mayor of the Sonora City Council is the designated emergency services director for the Office of the Director of Emergency Services. The Vice-Mayor (i.e., mayor pro tem) serves as Director in the absence of the Mayor. The city administrator is the assistant director of emergency services in the Office of the Assistant Director of Emergency Services. The city administrator serves as the Director of the Office of Director of Emergency Services in the absence of the Vice-Mayor. The Director of the Office of the Emergency Services Coordinator is appointed by the city administrator.

The Mayor (or Mayor pro-tem or city administrator, as prescribed in Section 8.30.040 of the municipal code) is empowered, during a state of local emergency, to:

- Redirect city funds for emergency use
- Suspend standard city procurement procedures
- Require emergency services of any city officer or employee or, if necessary, the aid of citizens of the city
- Extend governmental authority to nonpublic resources (e.g., personnel and equipment)
- Enter into mutual aid agreements with other public and private agencies, including police and law enforcement, for use of resources
- Establish a curfew
- Evacuate persons
- Limit the number of persons who may congregate in public
- Restrict vehicular and pedestrian traffic
• Curtail or suspend commercial activity
• Direct rescue and salvage work
• Designate persons to coordinate the work of public and private relief agencies
• Control, restrict, and regulate the distribution and use of food, feed, fuel, clothing, other commodities, materials, goods and services by rationing, freezing, use of quotas, prohibitions on shipments, price fixing, allocation or other means
• Direct activities in connection with the use, conservation and salvage of essential materials, services and facilities (e.g., transportation, power, communication facilities)
• Other actions necessary for the management of resources following an emergency

As part of Plan implementation, the city participates in the joint city-county Operational Area Committee established by the Plan. City agencies participating on the Operational Area Committee include: City of Sonora Emergency Services, Sonora Police Department, and the Sonora Fire Department.

Designated emergency operations centers for the city are: The Sonora Fire Department with the Tuolumne County Office of Emergency Services and the U.S. Forest Service offices on Greenley Road as alternate locations.

Section two of the Plan addresses procedures for evacuations within the city and county. The Incident Commander, in coordination with the Sonora Police Department (or Tuolumne County Sheriff’s Department, as applicable), is responsible for ordering and managing evacuations within the city. For more widespread emergencies requiring evacuation, evacuation operations are coordinated by the Operational Area Law Enforcement Coordinator (City of Sonora Police Chief or Tuolumne County Sheriff, as applicable), however, the city remains responsible for its own evacuation notifications.

Best available evacuation routes, per the Plan procedures, will be provided in conjunction with the issuance of evacuation orders and will vary depending upon the nature and location of the emergency. During evacuations, the city will make transportation arrangements for groups requiring assistance for those facilities which do not already have evacuation plans in place. The City of Sonora Public Works Department (or Tuolumne County Public Works Department, as applicable) is responsible for identifying potential problem areas along evacuation routes (e.g., weight restrictions, narrow bridges, road sections susceptible to secondary effects of an incident); clearing debris from roads which have been designated as evacuation routes and coordinate with the Emergency Operations Center to estimate traffic capacity for designated evacuation routes and the amount of time for completing the evacuation.

The county has the authority to close county roads. Within the city limits, the city has authority to close city roads. Direction of traffic flow on county roads may be altered at the discretion of the California Highway Patrol and such changes will be
coordinated through the Operational Area Law Enforcement Coordinator. Authority to close state highways resides with the California Department of Transportation and, in an emergency, with the California Highway Patrol.

In general, primary evacuation routes identified by the City of Sonora include routes to the north, south, east and west of the city via major highways:

- South Washington Street south to Highway 108 (southern and western route)
- North Washington Street (Highway 49) north on Highway 49 (northern route)
- Mono Way East to Highway 108 (eastern route)

As identified in the Plan, Tuolumne County is part of Mutual Aid Region IV as established by the State Office of Emergency Services. Other counties in Region IV are: Nevada, Placer, El Dorado, Yolo, Sacramento, San Joaquin, Calaveras, Alpine and Stanislaus counties.

6.9.2. ✿ Emergency Medical Services ✿

Emergency medical response services are provided within the city by the City of Sonora Fire Department and the Tuolumne County Ambulance Service. The Tuolumne County Ambulance Service is operated by Tuolumne County with facilities at 1210 Sanguinetti Road. In general, four ambulances are normally in service with two back-up ambulances. However, the service has the capacity to provide up to 9 ambulances, if necessary. Tuolumne County pays for equipment and facilities and hires staff pursuant to a contract with another agency. The Tuolumne County Ambulance Service anticipates moving to Tuolumne Road near Standard Park in 2004.31 One ambulance will be retained within the city limits.

Air ambulance services are provided by up to seven air ambulance services. Air Med and Medi-Flight provide service to Doctor's Medical Center and Memorial Medical Center, respectively, in Modesto. Other providers of air ambulance services include the California Highway Patrol and Life Flight (Fresno-based).

Tuolumne County has two hospitals—both located within the city limits of Sonora: Tuolumne General Hospital and the Sonora Regional Medical Center (formerly Sonora Community Hospital).

Tuolumne General Hospital, established in 1856, is located at 101 Hospital Road and is owned and operated by Tuolumne County. In 1996 TGH partnered with UC Davis Health Systems to become one of California’s four rural telemedicine programs. The facility provides 79 beds and is staffed by 400 employees. Tuolumne General Hospital opened the Adult Day Health Care satellite program in 1996—now one of only 70 accredited in the state. TGH provides traditional medical and surgical services, acute psychiatric services, and long-term care.32

The Sonora Regional Medical Center opened a new facility in Sonora in 2004 at 1000 Greenley Road relocating from its former site at 4 South Forest Road. The

31 This move was completed in 2007
32 In 2007, the Tuolumne County Board of Supervisors voted to close the hospital, retaining some of its services to be relocated or transferred to alternative providers
facility is privately owned and operated by Adventist Health which operates 20 hospitals throughout California, Washington, Oregon and Hawaii. The Sonora Regional Medical Center provides 72 beds with an additional 68 skilled nursing beds, an intensive care and critical care unit, birth center, surgery, emergency, urgent care, diagnostic imaging, chemotherapy, skilled nursing, home care, durable medical equipment and occupational health. The facility is staffed by 120 physicians, 871 employees and 155 volunteers and handled 4,172 admissions, 507 deliveries, 20,118 emergency room visits, 230,752 outpatient visits and 16,772 home care visits in 2003.

American Red Cross
The American Red Cross provides disaster relief and recovery in Tuolumne County and within the City of Sonora. The Red Cross is most frequently called upon to provide relief to residents who have lost their home in a fire, although the agency also provides relief for large-scale disasters—one of the most notable being the 1987 Complex Fire in Tuolumne County. The Red Cross also trains local volunteers, assisting in the development of Citizen Emergency Response Teams (CERTs) and provides Cardiopulmonary Resuscitation (CPR), Auto External Defibrillator (AED) and First Aid training for individuals and professionals.

There is currently only one citizen within the city limits who has completed CERT training. Remaining members (23 of 24) of CERTs are located in unincorporated Tuolumne and Calaveras Counties. The existing CERT members are under the supervision of the Tuolumne County Office of Emergency Services. CERTs can be established to assist small populations such as a residential subdivision, mobilehome parks, or even a city. Team members receive ongoing training. There is no minimum number of individuals required to form a CERT.
6.10. Emergency Services: Goals, Policies and Implementation Programs

Goal:

6.E Undertake adequate preparation for and ensure an adequate response to emergency and disaster situations affecting the city.

Policies:

6.E.1 Prepare city staff, to the maximum extent feasible given available funding levels, to respond quickly and adequately to emergency and disaster situations affecting the city.

6.E.2 Provide guidance to citizens for preparing for and responding to emergencies to supplement and ensure the smooth implementation of the city’s emergency operations plan.

6.E.3 Support the formation of self-help/citizen response teams to aid city agencies in providing emergency response services to a large segment of the city’s population.

6.E.4 Strive to maintain adequate levels of police, fire and other emergency services necessary to protect persons and property during emergency situations affecting the city.

Implementation Programs:

6.E.a Update the 1990 City of Sonora Emergency Operations Plan
Update the 1990 City of Sonora Emergency Operations Plan with priority given to updating the emergency preparedness information, individual skills information, and available resources information contained in the Plan. Strive to update skills information and available resources information prior to December, 2005. Strive to complete a comprehensive update of the Plan prior to December, 2007. Include identification of staging areas in support of safe fire suppression activities (e.g., those areas designated as Public and Heavy Commercial on the General Plan 2020 Land Use Map) and incorporate the concepts of the National Incident Management System (NIMS).

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.
6.E.c  **Continue to Coordinate with Tuolumne County in Preparation and Implementation of the Tuolumne County Operations Area Emergency Services Plan**

Continue to participate in the preparation and implementation of the Tuolumne County Operations Area Emergency Services Plan and promote consistency between that Plan and the city’s Emergency Operations Plan. Continue to emphasize the need to recognize the role of city personnel and agencies, as well as county personnel and agencies, in the Tuolumne County Operations Area Emergency Services Plan.

6.E.d  **Sponsor Emergency Training for City Personnel**

Enlist the aid of the American Red Cross to conduct a training day to teach (or provide a refresher course) all city employees CPR, basic first aid, the operation of an automatic external defibrillator and blood borne pathogen training. Coordinate with Tuolumne County emergency services personnel to conduct a joint training event.

6.E.e  **Continue to Conduct Emergency Training Exercises**

Continue to conduct joint city/county emergency response training exercises.

6.E.f  **Continue to Maintain a City Safety Committee**

Continue to maintain and hold regular meetings of the City of Sonora Safety Committee to reinforce emergency preparedness.

6.E.g  **Provide Emergency Response/Preparation Guidelines for Citizens, Website Link**

Provide a link from the city’s website to the Federal Emergency Management Agency (FEMA) website for emergency response procedures for citizens for emergencies. Provide handouts to the public for emergency response procedures for citizens available from FEMA.

*Related Programs:* Chapter 6 (Safety) - Implementation Programs 6.A.n, 6.G.b, 6.H.a
6.11. Hazardous Materials

Pursuant to the 1990 City of Sonora Emergency Operations Plan, hazardous materials that could be encountered as a result of a spill or release within the city include:

- Herbicides
- Pesticides
- Chemicals in gaseous, liquid and solid form
- Flammable explosives
- Petroleum products
- Toxic Waste
- Radioactive substances

Hazardous materials may be associated with transportation accidents or occur in a fixed production or storage facility. Both accidental and sabotage-related releases are possible as are ones from clandestine drug labs. Both short-term and long-term contamination of an affected area is possible depending upon the situation. Businesses within or adjacent to the City of Sonora storing hazardous materials are listed in General Plan 2020 Appendix 6A. These facilities are predominantly associated with auto-related facilities and gas stations which store petroleum-based products.

The Tuolumne County Health Department, Division of Environmental Health is the Certified Unified Program Agency with oversight of hazardous materials for Tuolumne County. The city responds to calls related to hazardous material spills or releases and calls on the Tuolumne County Environmental Health Department for support, if needed. The primary responder for hazardous material-related calls within the city is the Sonora Fire Department.

The City of Sonora has adopted the Multi-jurisdictional Household Hazardous Waste Element prepared in cooperation with Tuolumne County in 1992. The goals of the Household Hazardous Waste Element are to reduce the amount of household hazardous waste generated through reuse and recycling, diversion from landfills, promoting alternatives to toxic household products and educating the public regarding household hazardous waste management.

Goal:

6.F  Protect people and property from risks associated with the use, transport, treatment and disposal of hazardous materials and wastes.

Policies:

6.F.1 Encourage citizen opportunities for recycling and disposal of household hazardous materials and wastes.

6.F.2 Strive to maintain adequate Fire Protection service levels as necessary to protect persons and property from spills or releases of hazardous materials.

6.F.3 Continue to work cooperatively with other jurisdictions to manage the use, transport, treatment and disposal of hazardous materials.

Implementation Programs:

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.

Equivalent Program: Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.g
Related Program: Chapter 3 (Housing) - Implementation Program 3.C.l

6.F.b Continue to Provide Public Information Related to Household Hazardous Waste Drop Off Days

Continue to provide handouts (available from the county) listing upcoming dates and locations for Household Hazardous Waste Drop-Off Days.

Equivalent Program: Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.h
6.F.c **Support Efforts to Increase Opportunities for Recycling and Disposal of Computer Components**

Support county efforts to sponsor household hazardous waste drop-off opportunities which allow for the recycling and disposal of computer components [e.g., monitors, keyboards, printers, computer processing units (CPU)]. Support may be provided through providing assistance in locating facilities in or near the city for drop-off and assisting in promoting public awareness of opportunities for disposal and recycling.

Equivalent Program: Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.i
Related Program: Chapter 4, (Conservation & Open Space) - Implementation Program 4.B.b

6.F.d **Continue to Participate in Updates of the Comprehensive Hazardous Waste Management Plan**

Continue to participate with the county in preparation of the Comprehensive Waste Management Plan.

Equivalent Program: Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.j

6.F.e **Continue to Participate on the County Solid Waste Committee**

Continue to provide city representation on the Tuolumne County Solid Waste Committee.

Equivalent Program: Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.k

6.F.f **Maintain an Inventory of Sites Storing or Using Hazardous Materials**

The Sonora Fire Department should continue to update General Plan 2020 Appendix 6A periodically. 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.

6.F.g **Continue to Require Fire Safe Design Standards for New Development**

Continue to require fire safe design standards, including proper storage and use of hazardous materials, for new development consistent with the provisions of applicable state and federal regulations as referenced in Chapter 15.12 of the municipal code.

Equivalent Program: Chapter 6 (Safety) - Implementation Program 6.C.d
6.F.h  **Review of Development Applications by the City of Sonora Fire Department**

Continue to seek input from the City of Sonora Fire Department for land development proposals for identification of measures necessary to mitigate or reduce risks associated with the use and storage of hazardous materials.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.C.e

6.F.i  **Continue to Maintain and Expand Fire Prevention Inspection Activities**

Continue to maintain and expand fire prevention inspection activities as necessary to reduce the risks associated with the use and storage of hazardous materials.

** Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.C.g

6.F.j  **Continue to Maintain State-of-the Art First Responder Equipment and Trained Personnel for Hazardous Materials**

Continue to maintain state-of-the art first responder equipment and trained personnel within the Sonora Fire Department as necessary to respond to hazardous spills and emissions.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.C.h
6.13. Water Supply & Utilities

The county has more than 133 water suppliers. The largest supplier of potable water is the Tuolumne Utilities District (TUD) which serves all of the City of Sonora. Emergency situations related to water supply are associated with water quantity and quality.

6.13.1. Water Quantity

The peak load water demand for the City of Sonora in 2002 was 3.5 million gallons per day (TUD, 2004). Three water storage facilities provide water for the City of Sonora—all are located within or adjacent to the city limits:

- Greenley Road water tank adjacent to Sonora Hills – 2.7 million gallons storage
- Sonora Water Treatment Plant water storage tanks on Bald Mountain Road - Storage capacity 2 million with potential expansion to 3 million gallons
- Sonora Reservoir at the end of Reservoir Road – 60,000 gallons

A failure of the county's more than 71 miles of water supply ditches; damage to one of TUD’s water storage facilities; or drought could result in a full or partial loss of water supply to the city.

In September, 2001, the Darby Fire burned through a wooden trestle, the Utica Flume, supporting a portion of the Utica Ditch—a part of the Calaveras County water supply system—nearly rendering the City of Angels without water and illustrating the vulnerability of water supply systems dependent upon ditch distribution.

Sonora's water supply travels from Lyons Reservoir, fed by the Stanislaus River, to Phoenix Lake which is the nearest water storage body serving Sonora. From Phoenix Lake, water travels to TUD’s Sonora Water Treatment Plant by underground pipe33. Between Lyons Reservoir and Phoenix Lake, however, there are numerous miles of ditch, some portions supported by wooden trestles susceptible to destruction from wildfire or by other means. Should the ditch system suffer damage between Lyons Dam and Phoenix Lake, TUD estimates that the City of Sonora has sufficient water stored at the Sonora Water Treatment Plant to serve the city for 7 days.

Drought occurs in approximately 7-11 year cycles in Tuolumne County. The 1990 Sonora Emergency Operations Plan states that, during periods of drought, emergency response measures will consist of land use planning practices consistent with water conservation goals and various water conservation methods. TUD also has adopted requirements for drought periods for the conservation of water.

33 A portion of the Shaw's Flat Ditch containing water remains open and provides a popular walking trail for residents. However, this portion of the ditch does not deliver water to the Sonora Water Treatment Plant. All water to that facility from Phoenix Lake is transported via pipeline.
Naturally occurring contamination (e.g., chemical, bacteriological, parasitic), accidental spills or sabotage could affect water quality. TUD has the means to bypass Phoenix Lake in the event of contamination and to continue providing the city with an uninterrupted water supply. However, contamination of Lyon’s Reservoir would threaten the water supply for most of Tuolumne County, including the City of Sonora.

6.13.2. Utility failures

Utility facilities within the county include liquid petroleum, electricity, water (see above), and sewage disposal. Interruptions to utility services delivered through above or below-ground pipelines, ditches or electrical lines could suffer service interruptions from earthquakes, floods, fire, wind storms, landslides, sabotage or similar events.

Goal:

6.G Facilitate the provision of an adequate supply of water, and essential utilities and communications for city residents during emergency situations.

Policies:

6.G.1 Provide the necessary tools to reduce the impacts of disruptions in water and other essential utilities and communications during emergency situations.

6.G.2 Proactively plan for emergency response during situations affecting the city water supply and essential services and communications.

6.G.2 Coordinate with public utility agencies in the preparation of emergency operations plans.

Implementation Programs:

6.G.a Evaluate the Benefits to the City of Sonora Water Supply of Proposed Upgrades to the TUD Water System

Ask TUD to provide the city with information related to how specific proposals to upgrade the TUD Water System will benefit the city—in particular during times of emergency. For example, should water managers propose replacing wooden trestles with fire safe materials, ask TUD officials to quantify how such projects would protect the city’s water supply.

6.G.b 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.

Related Programs: Chapter 6 (Safety) - Implementation Programs 6.A.n, 6.E.g, 6.H.a
Chapter 6: Safety

6.G.c **Provide Updated Land Use Data for Water and Sewer Master Planning Efforts**

Provide 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 TUD in planning for future water and sewer needs of the city.

**Equivalent Program:** Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.f

6.G.d **Review Water and Sewer Master Plans**

Continue 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.

**Equivalent Program:** Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.g

6.G.e **Coordinate Project Review**

Continue to notify the Tuolumne Utilities District (TUD) of pending projects, as an advisory agency, within the city limits. Consider all comments and requirements received from that agency prior to project approval.

**Equivalent Program:** Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.h


Support the efforts of the local HAM Radio Club to facilitate communications during emergency situations.

6.G.g **Support the Efforts of KVML to Provide Emergency Updates to Citizens**

Support the efforts of KVML Radio to provide emergency updates and information to citizens.
6.G.h *Investigate Establishment of New Water Storage Facilities and Upgrades to the City’s Water Delivery Infrastructure*

In cooperation with the Sonora Fire Department and the Tuolumne Utilities District (TUD), assess the benefits of and identify additional locations for new water storage facilities. 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, 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.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.C.r; Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.o
6.15. Other Safety Issues: Transportation, Severe Weather, Agricultural Disaster, Radiological Incidents

6.15.1. Transportation Accidents (including aircraft and rail accidents)

Major east-west commercial air transportation routes pass directly over parts of Tuolumne County. The Columbia Airport, located north of the city, and Pine Mountain Lake Airport located south of the city, also generate large numbers of private aircraft. From June through mid-October, the CAL FIRE operate firefighting aircraft out of the Columbia Airport Air Attack Base.

The Sierra Railroad traverses southern Sonora and crosses Sonora roadways in three locations: South Washington Street near its intersection with Hospital Road, Wards Ferry Road at its intersection with Sanguinetti Lane, and Sanguinetti Loop at Sanguinetti Road within the city limits. Under current operating conditions, a train makes one round-trip to the lumber mill in Standard through Sonora (i.e., passes through the city twice daily). Occasional passenger trains from Railtown 1897 State Historic Park in Jamestown and occasional work trains also pass through Sonora. Train derailments have resulted in the temporary closure of access to and from Sonora along South Washington Street to Highway 108.

Crash, derailment, or collision involving aircraft, trains, truck, or other passenger or cargo vehicles could occur within the city limits. Transportation accidents resulting in spills of hazardous materials are addressed in the Hazardous Materials portion of this element.

6.15.2. Severe Weather

Severe weather may occur in the form of wind, rain, snow, ice, extreme cold or heat and/or thunder storms. Tuolumne County (including the City of Sonora) also has occasionally been subject to tornado warnings. All of these conditions could result in loss in life and property, and interruption of transportation and communication systems.

6.15.3. Agricultural Disasters

Agriculture is one of Tuolumne County’s major industries. Any natural or man-caused event interrupting the growing cycle is likely to adversely impact agriculture in the county. Widespread agricultural damage could be caused by blight, chemical spills, drought, fire, flood, hail, or infestations. Agriculture within the city limits is minimal. Therefore, disasters affecting agriculture are unlikely to directly affect the City of Sonora.

6.15.4. Radiological Incidents

Radiological incidents may be caused by either a nuclear attack or peace-time emergency. Tuolumne County and the City of Sonora would not likely experience any of the direct effects of nuclear detonation (i.e., blast, shock, fires) as it lacks the military, industrial and commercial facilities likely to be targeted.
6.16. Severe Weather, Transportation, Radiological Incidents: Goals, Policies and Implementation Programs

Goal:

6.H Prepare city staff, agencies and citizens to respond in a coordinated and cooperative manner to emergency situations.

Policies:

6.H.1 Provide city staff, agencies and citizens with adequate information necessary to respond in a coordinated and cooperative manner during emergency situations.


Implementation Program:

6.H.a 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.

Related Programs: Chapter 6 (Safety) - Implementation Programs 6.A.n, 6.E.g, 6.G.b
Chapter 7. Public Facilities & Services

7.1. Requirements

A Public Facilities and Services Element is an optional general plan element. A Public Facilities and Services Element assists local jurisdictions in identifying the existing and potential future needs of public, quasi-public and privately-owned community service facilities within its jurisdiction for planning purposes. The element is useful in planning for future facility needs, anticipating reuse of buildings after relocation of public facilities, and in assessing present and future maintenance and upgrades which may be needed for public facilities. This element also describes the existing water and sewer capacity of the city and projects future need.

Figure 22: Sonora City Hall, 94 North Washington Street
7.2. Issues and Opportunities

The City of Sonora is the location for the majority of the public services and associated facilities provided to citizens by county, state, federal, non-profit and special districts.

County facilities used by city residents are paid, in part, through a Tuolumne County Services Impact Mitigation Fee collected on building permits issued both within the county and the city.

City facilities are established, maintained and enhanced, in part, through the city’s Redevelopment Agency (subject to Redevelopment Law restrictions and requirements). The Redevelopment Agency was established in 1985 with adoption of redevelopment district boundaries and a redevelopment plan by August, 1992. In addition to assisting in the provision of affordable housing (See General Plan 2020 Chapter 3, Housing Element), since activation of the Redevelopment Agency, the city also has used redevelopment funds to:

- Build a new fire station
- Acquire a new fire engine
- Relocate to new police station facilities
- Rehabilitation of the police station
- Relocate to new public works facilities
- Rehabilitation of the public works facility
- Enhance Woods Creek Park with the addition of restrooms and other improvements
- Contribute to the maintenance of the Sonora High School swimming pool
- Develop a parking facility on Church Street
- Acquire the Downtown Education Site
- Acquire the School Street Parking Lot
- Undertake improvements at the Opera Hall (e.g., kitchen facilities)
- Economic development activities
- Improve signage (street signs and parking lot signs)
- Undertake sidewalk improvements
- Undertake storm drain improvements
- Add trash receptacles to downtown
- Acquire land for a bicycle/pedestrian trail
- Complete an historic structure report

Ongoing and future redevelopment projects include:

- Business/commercial curb & sidewalk replacements
- Downtown restroom facilities
- Phase II of the historic resources inventory report and publication
- Economic development activities
• Vehicle replacements
• Replacement of fire hydrants
• Commercial areas improvement
• Storm drain replacement and enhancements
• Parking enhancements
• Residential paint voucher program
• Opera Hall enhancements
• Commercial/retail façade loan program
• Public facility enhancements
• Neighborhood improvement programs
• Gateway beautification projects

In addition, a special election was held August 31st, 2004, adopting “Measure I” – a ½ cent sales tax increase to become effective January 1, 2005. Measure assists in funding both staff and equipment necessary to maintain and improve police and fire protection within the City of Sonora (Measure I benefits for police and fire are addressed in Sonora General Plan 2020 Chapter 6, Safety Element).

Funding from Measure I benefits public works by providing for the following:

• Hire two additional personnel
• Provide additional funding for infrastructure improvements including streets, sidewalks and storm drains
• Provide additional funding for capital equipment, safety equipment and supplies and facility enhancements
7.3. City Facilities

City facilities located within the city limits include:

Table 86: City Facilities & Services within the City of Sonora (Excluding Road Rights-of-Way)

<table>
<thead>
<tr>
<th>Assessor's Parcel #</th>
<th>Address</th>
<th>Acres (approx)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-080-05</td>
<td>North Green Street at Snell</td>
<td>0.24</td>
<td>Vacant</td>
<td>Some parking, steep</td>
<td>Miscellaneous</td>
</tr>
<tr>
<td>1-080-36</td>
<td>111 School Street</td>
<td>4.00</td>
<td>Public Works &amp; Public Works Corporation Yard</td>
<td>252 parking spaces</td>
<td>Public Works &amp; Bonanza Park monument</td>
</tr>
<tr>
<td>1-091-01</td>
<td>326 Washington Street</td>
<td>0.38</td>
<td>Red Church Parking Lot</td>
<td>36 spaces</td>
<td>Parking</td>
</tr>
<tr>
<td>1-091-18</td>
<td>Snell &amp; Wyckhoff</td>
<td>15.00</td>
<td>Dragoon Gulch Park</td>
<td>Trail and park</td>
<td>Park</td>
</tr>
<tr>
<td>See also:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>34-100-04</td>
<td>West of Sonora Knolls &amp; Beldon Manor Unit 1 (Alpine Lane) Subdivision</td>
<td>0.26</td>
<td>Green Street Parking</td>
<td>18 spaces</td>
<td>Parking</td>
</tr>
<tr>
<td>1-181-14</td>
<td>125 Washington Street</td>
<td>0.36</td>
<td>Fire Museum &amp; Senior Lounge Rother's Corner Pocket Park Parking</td>
<td>13 spaces</td>
<td>Museum/Senior Lounge Park (Pocket) Parking</td>
</tr>
<tr>
<td>1-182-06</td>
<td>North of Sonora City Hall</td>
<td>0.21</td>
<td>Terzich Parking Structure</td>
<td>95 spaces</td>
<td>Parking</td>
</tr>
<tr>
<td>1-182-07</td>
<td>94 North Washington Street</td>
<td>0.14</td>
<td>Sonora City Hall</td>
<td>City Administrative Offices, Planning Department, Building Department,</td>
<td>City administration</td>
</tr>
<tr>
<td>Assessor's Parcel #</td>
<td>Address</td>
<td>Acres (approx)</td>
<td>Facility</td>
<td>Comments</td>
<td>Type</td>
</tr>
<tr>
<td>---------------------</td>
<td>----------------------------------------------</td>
<td>----------------</td>
<td>-----------------------------------</td>
<td>-----------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>1-202-01</td>
<td>North side of Sonora Creek between Washington Street and Green Street</td>
<td>0.22</td>
<td>Coffill Park</td>
<td>Special Programs, City Council Chambers Landscaped, benches</td>
<td>Park</td>
</tr>
<tr>
<td>1-202-13</td>
<td>Green Street, Adjacent to Coffill Park</td>
<td>0.11</td>
<td>Green Street Parking Lot</td>
<td>14 spaces</td>
<td>Parking</td>
</tr>
<tr>
<td>1-214-01</td>
<td>Adjacent to Bowling Alley/ Stewart and Lyons Streets</td>
<td>0.40</td>
<td>Oneto Parking Lot</td>
<td>50 spaces</td>
<td>Parking</td>
</tr>
<tr>
<td>1-217-05</td>
<td>Theall &amp; Stewart</td>
<td>0.38</td>
<td>Drabkin Parking Lot</td>
<td>37 spaces</td>
<td>Parking</td>
</tr>
<tr>
<td>1-230-08</td>
<td>Western end of Jackson</td>
<td>4.52</td>
<td>City Cemetery</td>
<td>--</td>
<td>Cemetery</td>
</tr>
<tr>
<td>1-238-03</td>
<td>Cannot be located</td>
<td>0.00</td>
<td>Cannot be located</td>
<td>Cannot be located</td>
<td>Cannot be located</td>
</tr>
<tr>
<td>1-253-11</td>
<td>100 South Green Street</td>
<td>0.26</td>
<td>Police Department Ralph Grigsby Park</td>
<td>Law enforcement Animal Control Parking Control Children's play area, tables, public bathrooms</td>
<td>Police Department Park</td>
</tr>
<tr>
<td>1-253-21</td>
<td>Intersection of Stockton Road and Bradford Street</td>
<td>0.08</td>
<td>Foster Prospector Park</td>
<td>--</td>
<td>Park (Pocket)</td>
</tr>
<tr>
<td>1-255-04</td>
<td>Corner of Bradford and Norlin Streets</td>
<td>0.16</td>
<td>Norlin Street Parking</td>
<td>21 spaces</td>
<td>Parking</td>
</tr>
<tr>
<td>2-010-07</td>
<td>542 Stockton Rd.</td>
<td>1.65</td>
<td>Tuolumne County Visitor’s Bureau &amp; Film Commission</td>
<td>--</td>
<td>Visitor’s Bureau</td>
</tr>
<tr>
<td>Assessor's Parcel #</td>
<td>Address</td>
<td>Acres (approx)</td>
<td>Facility</td>
<td>Comments</td>
<td>Type</td>
</tr>
<tr>
<td>---------------------</td>
<td>---------</td>
<td>----------------</td>
<td>----------</td>
<td>----------</td>
<td>------</td>
</tr>
<tr>
<td>2-010-68</td>
<td>Woods Creek Drive</td>
<td>4.10</td>
<td>Woods Creek Rotary Park</td>
<td>Tot lot, picnic facilities, tables, baseball field, par course</td>
<td>Park</td>
</tr>
<tr>
<td>2-010-70</td>
<td>Green Street, next to Art Center</td>
<td>0.30</td>
<td>Coffill Parking Lot</td>
<td>29 Spaces</td>
<td>Parking</td>
</tr>
<tr>
<td>2-152-05</td>
<td>250 South Washington</td>
<td>0.25</td>
<td>Sonora Opera Hall</td>
<td>--</td>
<td>Community Center</td>
</tr>
<tr>
<td>2-161-08</td>
<td>201 South Shepherd Street</td>
<td>0.33</td>
<td>Sonora Fire Station</td>
<td>--</td>
<td>Fire Station</td>
</tr>
<tr>
<td>2-161-12</td>
<td>Shepherd Street adjacent to Fire Station</td>
<td>0.30</td>
<td>Fire Station Parking Lot</td>
<td>40 Spaces</td>
<td>Parking</td>
</tr>
<tr>
<td>2-161-13</td>
<td>201 Stewart Street</td>
<td>0.25</td>
<td>Storage (Former Marion Barber Senior Lounge)</td>
<td>Top story: parking, Bottom story: Storage for the Sonora Farmer’s Market</td>
<td>Parking</td>
</tr>
<tr>
<td>2-164-12</td>
<td>Shepherd St., North of Mehun</td>
<td>0.19</td>
<td>Balestra Parking Lot</td>
<td>28 Spaces</td>
<td>Parking</td>
</tr>
<tr>
<td>34-090-07</td>
<td>West of Sonora Knolls &amp; Beldon Manor Unit 1 (Alpine Lane) Subdivision</td>
<td>10.00</td>
<td>Dragoon Gulch Park</td>
<td>Trail and park</td>
<td>Park</td>
</tr>
<tr>
<td>34-100-04</td>
<td>West of Sonora Knolls &amp; Beldon Manor Unit 1 (Alpine Lane) Subdivision</td>
<td>10.00</td>
<td>Dragoon Gulch Park</td>
<td>Trail and park</td>
<td>Park</td>
</tr>
<tr>
<td>44-070-02</td>
<td>Greenley &amp; Lyons Bald Mountain Roads</td>
<td>10.00</td>
<td>New City Cemetery aka Mountain Shadow Cemetery</td>
<td>--</td>
<td>Cemetery</td>
</tr>
<tr>
<td>56-020-43</td>
<td>Intersection of Stockton Road and Highway 108</td>
<td>24.50</td>
<td>Vacant</td>
<td>Vacant</td>
<td>Vacant</td>
</tr>
<tr>
<td>56-590-02</td>
<td>1140 Southgate North of Tuolumne</td>
<td>26.35</td>
<td>Storage</td>
<td>Storage</td>
<td>Storage</td>
</tr>
<tr>
<td>Assessor's Parcel #</td>
<td>Address</td>
<td>Acres (approx)</td>
<td>Facility</td>
<td>Comments</td>
<td>Type</td>
</tr>
<tr>
<td>---------------------</td>
<td>--------------------------------</td>
<td>----------------</td>
<td>---------------------------</td>
<td>--------------</td>
<td>------------</td>
</tr>
<tr>
<td>Confidential</td>
<td>Confidential</td>
<td>0.13</td>
<td>Shelter</td>
<td>--</td>
<td>Shelter</td>
</tr>
<tr>
<td>Subtotal City Ownership</td>
<td></td>
<td>115.07</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Easements or leased</td>
<td>2-151-10</td>
<td>0.14</td>
<td>Unocal Parking Lot</td>
<td>15 Spaces</td>
<td>Parking</td>
</tr>
<tr>
<td></td>
<td>Church and Washington Streets</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Salvation Army</td>
<td>0.47</td>
<td>Landscaped Easement</td>
<td>--</td>
<td>Park (Pocket)</td>
</tr>
<tr>
<td></td>
<td>North Highway 49</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Adjacent to Restano Way</td>
<td>0.03</td>
<td>Wrights Tire Parking Lot</td>
<td>7 Spaces</td>
<td>Parking</td>
</tr>
<tr>
<td></td>
<td>Greenley Road South</td>
<td>0.01</td>
<td>Landscaped area</td>
<td>--</td>
<td>Park (Pocket)</td>
</tr>
<tr>
<td>No #</td>
<td>North Washington St. –</td>
<td>0.01</td>
<td>Landscaped area</td>
<td>--</td>
<td>Park (Pocket)</td>
</tr>
<tr>
<td></td>
<td>Landscaped Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Welcome to Sonora</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(and Columbia Way)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subtotal (Easements)</td>
<td></td>
<td>0.66</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total – City of Sonora</td>
<td></td>
<td>115.73</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 7.3.1. Parking

Pursuant to the City of Sonora Parking Inventory (July 1, 2004); the following parking exists in the city:

- **681 Parking Lot Spaces**
- **638 Street Parking Spaces**
- **1,319 Total Parking Spaces**

The city maintains 16 off-street parking facilities as follows:

**Table 87: City of Sonora Off-Street Parking Facilities**

<table>
<thead>
<tr>
<th>Parking Lot/Structure</th>
<th>Location</th>
<th># of Spaces Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terzich Parking Structure</td>
<td>Adjacent to Sonora City Hall; 3-level</td>
<td>95</td>
</tr>
<tr>
<td>School Street Parking Lot</td>
<td>Across street from Sonora High School Swimming Pool</td>
<td>252</td>
</tr>
<tr>
<td>Clancy Parking Lot</td>
<td>Adjacent to Sonora Fire Station</td>
<td>20</td>
</tr>
<tr>
<td>Unocal Parking Lot</td>
<td>Fountain Lot across from Opera Hall</td>
<td>15</td>
</tr>
<tr>
<td>Senior Lounge/Fire Museum</td>
<td>Rother’s Corner</td>
<td>13</td>
</tr>
<tr>
<td>Drabkin Parking Lot</td>
<td>Theall &amp; Stewart</td>
<td>37</td>
</tr>
<tr>
<td>Balestra Parking Lot</td>
<td>Stewart St., South of Mehun</td>
<td>28</td>
</tr>
<tr>
<td>Green Street Parking Lot</td>
<td>Adjacent to Coffill Park</td>
<td>14</td>
</tr>
<tr>
<td>Red Church Parking Lot</td>
<td>Adjacent to Red Church</td>
<td>36</td>
</tr>
<tr>
<td>Shepherd Street Lot</td>
<td>Shepherd, North of Mehun</td>
<td>26</td>
</tr>
<tr>
<td>Coffill Parking Lot/b/</td>
<td>Green Street, next to Art Center</td>
<td>29</td>
</tr>
<tr>
<td>Norlin Street Parking Lot/b/</td>
<td>Corner of Bradford and Norlin Streets</td>
<td>21</td>
</tr>
<tr>
<td>Oneto Parking Lot</td>
<td>Adjacent to Bowling Alley/ Stewart and Lyons Streets</td>
<td>50</td>
</tr>
<tr>
<td>Green Street</td>
<td>Behind Sonora City Hall</td>
<td>18</td>
</tr>
<tr>
<td>Wrights Tire Parking Area</td>
<td>Adjacent to Restano Way</td>
<td>7</td>
</tr>
<tr>
<td>Fire Station Parking Lot</td>
<td>Adjacent to Sonora Fire Station on Shepherd St.</td>
<td>20</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>681</td>
</tr>
</tbody>
</table>

/b/ Permit parking only
On-street public parking is available on segments of the following streets:

**Table 88: City of Sonora On-Street Parking**

<table>
<thead>
<tr>
<th>Street</th>
<th>Location</th>
<th># Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bradford</td>
<td>Sunset to Green</td>
<td>50</td>
</tr>
<tr>
<td>Church</td>
<td>Washington to Shepherd</td>
<td>8</td>
</tr>
<tr>
<td>Dodge</td>
<td>Sunset to Green</td>
<td>14</td>
</tr>
<tr>
<td>Green</td>
<td>Snell to Church</td>
<td>34</td>
</tr>
<tr>
<td>Jackson</td>
<td>Stewart to Shepherd</td>
<td>5</td>
</tr>
<tr>
<td>Linoberg</td>
<td>Norlin to Pine</td>
<td>13</td>
</tr>
<tr>
<td>Lyons</td>
<td>Stewart to Barretta</td>
<td>12</td>
</tr>
<tr>
<td>Norlin</td>
<td>Dodge to Linoberg</td>
<td>21</td>
</tr>
<tr>
<td>Shepherd</td>
<td>(all)</td>
<td>69</td>
</tr>
<tr>
<td>Snell</td>
<td>Washington to Wycoff</td>
<td>8</td>
</tr>
<tr>
<td>Stewart</td>
<td>(all)</td>
<td>212</td>
</tr>
<tr>
<td>Stockton</td>
<td>SaveMart to Washington Street</td>
<td>15</td>
</tr>
<tr>
<td>Theall</td>
<td>Stewart to Shepherd</td>
<td>6</td>
</tr>
<tr>
<td>Washington</td>
<td>Elkin to Restano Way</td>
<td>163</td>
</tr>
<tr>
<td>Yaney</td>
<td>Sunset to Norlin</td>
<td>8</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>638</td>
</tr>
</tbody>
</table>

The City of Sonora maintains a parking district. Parking district boundaries are included in General Plan 2020 Appendix 2A.
7.4. County Facilities

Tuolumne County enacted a Tuolumne County Services Impact Mitigation Fee (CSIMF) in February, 1991 to support the provision of administrative, public protection, recreational, health, sanitation, public assistance, education (i.e., library) and other public capital facilities and services. The fee also is collected on building permits issued within the city limits.

Table 89: County Facilities & Services within the City of Sonora (Excluding Road Rights-of-Way)

<table>
<thead>
<tr>
<th>APN</th>
<th>Address (Physical)</th>
<th>Acres (approx)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-020-04</td>
<td>423 North Washington</td>
<td>0.68</td>
<td>District Attorney</td>
<td>Incorrect site address in assessment record</td>
<td>Law Enforcement</td>
</tr>
<tr>
<td></td>
<td>423 Shaws Flat</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-170-01</td>
<td>41 West Yaney</td>
<td>0.39</td>
<td>Courthouse</td>
<td>--</td>
<td>Law Enforcement</td>
</tr>
<tr>
<td>1-173-03</td>
<td>48 West Yaney</td>
<td>0.39</td>
<td>A.N. Francisco Building</td>
<td>Community Development Department: Fire Protection</td>
<td>County Services</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Building Division: Planning Division</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Public Works Environmental Health</td>
<td></td>
</tr>
<tr>
<td>1-180-01</td>
<td>Washington and Jackson Streets</td>
<td>0.26</td>
<td>Courthouse Park</td>
<td>--</td>
<td>Park</td>
</tr>
<tr>
<td></td>
<td>9 North Washington</td>
<td>0.24</td>
<td>Memorial Hall</td>
<td>Veteran’s Hall</td>
<td>Veterans</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(note: Veteran’s Services located at 20100 Cedar, outside city limits)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-184-09</td>
<td>44, 46, 52, 60 North Washington</td>
<td>0.35</td>
<td>Superior Court</td>
<td>UC Cooperative Extension Ag Extension</td>
<td>Law Enforcement</td>
</tr>
<tr>
<td></td>
<td>43 North Green (Recreation)</td>
<td></td>
<td></td>
<td>Recreation Dpt. &amp; Senior/Youth Partnership Pocket Park</td>
<td>County Services</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sheriff’s Department</td>
<td>UC Cooperative Extension</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Pocket Park</td>
<td>Park (Pocket)</td>
</tr>
<tr>
<td>1-238-14</td>
<td>28 Lower Sunset</td>
<td>0.38</td>
<td>Sheriff’s Department</td>
<td>--</td>
<td>Law Enforcement</td>
</tr>
</tbody>
</table>

Sonora General Plan 2020
### Chapter 7: Public Facilities & Services

#### Sonora General Plan 2020

<table>
<thead>
<tr>
<th>APN</th>
<th>Address (Physical)</th>
<th>Acres (approx)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-242-04</td>
<td>175 Yaney</td>
<td>0.15</td>
<td>Jail</td>
<td>--</td>
<td>Public Works</td>
</tr>
<tr>
<td></td>
<td>229 Jackson</td>
<td></td>
<td>Tuolumne County Facilities Management</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-251-05</td>
<td>158 West Bradford</td>
<td>0.28</td>
<td>Tuolumne County Museum &amp; History Center</td>
<td>Former jail</td>
<td>Museum</td>
</tr>
<tr>
<td>1-257-05</td>
<td>2 South Green Street</td>
<td>0.36</td>
<td>Genealogy</td>
<td>County Administration</td>
<td>Administration</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Administrator, Board of Supervisors, Tax Collector, Assessor etc.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>450 Stewart St.</td>
<td></td>
<td></td>
<td>Former Library</td>
<td></td>
</tr>
<tr>
<td>2-210-20</td>
<td>175 South Fairview Lane</td>
<td>1.36</td>
<td>Tuolumne County</td>
<td>--</td>
<td>Education</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Superintendent of Schools Office</td>
<td></td>
<td></td>
</tr>
<tr>
<td>44-150-31</td>
<td>Greenley Road</td>
<td>23.24</td>
<td>Special Education Office</td>
<td>--</td>
<td>Education/School</td>
</tr>
<tr>
<td>45-150-32</td>
<td></td>
<td></td>
<td>Sonora Elementary School</td>
<td></td>
<td></td>
</tr>
<tr>
<td>44-430-10</td>
<td>480 Greenley (Library)</td>
<td>28.40</td>
<td>49er Rotary Park</td>
<td>Skate park, children’s adventure park, lawn, steam donkey, picnic tables</td>
<td>Services, Park, Senior Center, Archives</td>
</tr>
<tr>
<td></td>
<td>480-90 Greenley (Archives)</td>
<td></td>
<td>County Library (Main Branch)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>540 Greenley (Seniors)</td>
<td></td>
<td>Senior Center</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>County Archives</td>
<td></td>
<td></td>
</tr>
<tr>
<td>56-082-06</td>
<td>732 South Barretta</td>
<td>0.84</td>
<td>Youth Center</td>
<td>--</td>
<td>Youth Center</td>
</tr>
<tr>
<td>56-083-05</td>
<td>Across from Youth Center</td>
<td>0.41</td>
<td>Vacant (used for parking at Youth Center)</td>
<td>--</td>
<td>Parking</td>
</tr>
<tr>
<td>56-090-30</td>
<td>101 Hospital Road</td>
<td>3.47</td>
<td>Tuolumne General Hospital</td>
<td>--</td>
<td>Hospital</td>
</tr>
<tr>
<td>56-150-15</td>
<td>End of East Live Oak Rd.</td>
<td>0.50</td>
<td>Tuolumne County Cemetery</td>
<td>--</td>
<td>Cemetery</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><em>Subtotal Ownership</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>62.33</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-236-04</td>
<td>Elm Street &amp; Yaney Street</td>
<td>0.14</td>
<td>Sheriff’s Dpt. Annex</td>
<td>Leased</td>
<td>Law Enforcement</td>
</tr>
</tbody>
</table>

---

*Sonora General Plan 2020*
Chapter 7: Public Facilities & Services

<table>
<thead>
<tr>
<th>APN</th>
<th>Address (Physical)</th>
<th>Acres (approx)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-183-03</td>
<td>39 N. Washington, Suite A</td>
<td>0.01</td>
<td>Clerk &amp; Elections</td>
<td>--</td>
<td>Services</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Fictitious Business Names</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Passports</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Voter Registration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>44-560-04</td>
<td>975 Morning Star</td>
<td>0.25</td>
<td>Dpt. of Child Support</td>
<td>--</td>
<td>Law Enforcement</td>
</tr>
<tr>
<td>1-182-11</td>
<td>68-72 Washington</td>
<td>0.01</td>
<td>Law Library</td>
<td>--</td>
<td>Law</td>
</tr>
<tr>
<td>56-090-08</td>
<td>197 Mono Way</td>
<td>1.29</td>
<td>Tuolumne County</td>
<td>Leased (from Diestel)</td>
<td>Services</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Behavioral Health &amp; Recovery Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>1.7</strong></td>
<td><strong>Subtotal Leased/Easement</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>64.03</strong></td>
<td><strong>Total County Facilities</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

//a/ The Tuolumne County General Plan establishes a level of service for libraries throughout Tuolumne County of 325 square feet (gross floor area) per 1,000 population. For the county’s estimated 2020 population of 97,096, an additional 13,851 square feet of library facilities will be required countywide. A portion of this is likely to be needed at the Sonora Main Library.

Note: Assessor’s Parcel 56-570-19, located adjacent to Sullivan Creek and part of the future Sullivan Creek Park is within the City of Sonora sphere of influence and totals 5.99 acres.
7.5.  State Facilities

In addition to Highway 49 and Highway 108, the State of California has the following facilities within the city limits:

**Table 90:** State Facilities & Services within the City of Sonora (Excludes Transportation Rights-of-Way)

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
<th>Acres (approx)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-010-04</td>
<td>2 South Forest Road</td>
<td>4.63</td>
<td>California Division of Forestry and Fire Protection</td>
<td>--</td>
<td>Forestry &amp; Fire Protection</td>
</tr>
<tr>
<td>2-080-2</td>
<td>220 Southgate Drive.</td>
<td>21.40</td>
<td>29th Agricultural District</td>
<td>--</td>
<td>Mother Lode Fairgrounds</td>
</tr>
<tr>
<td>2-080-03</td>
<td></td>
<td></td>
<td>Mother Lode Fairgrounds</td>
<td>--</td>
<td>Parking Lot</td>
</tr>
<tr>
<td>2-080-04</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-090-45</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>56-020-39</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>56-020-41</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>44-560-02</td>
<td>885 Morningstar</td>
<td>0.25</td>
<td>California Dpt. of Motor Vehicles</td>
<td>Leased</td>
<td>DMV</td>
</tr>
<tr>
<td>56-170-04</td>
<td>785 Mono Way</td>
<td>1.60</td>
<td>Caltrans Yard</td>
<td>--</td>
<td>Currently abandoned</td>
</tr>
<tr>
<td><strong>Total:</strong> State Facilities</td>
<td></td>
<td><strong>27.88</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sonora General Plan 2020
### 7.6. Federal Facilities

**Table 91: Federal Facilities & Services within the City of Sonora**

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-184-09</td>
<td>52 Washington</td>
<td>0.01</td>
<td>University of California Cooperative Extension Farm &amp; Home Advisor</td>
<td>Leased</td>
<td>University of CA</td>
</tr>
<tr>
<td>2-010-03</td>
<td>10 S. Forest</td>
<td>2.14</td>
<td>United States Forest Service – Corporate Yard</td>
<td></td>
<td>Forest Service</td>
</tr>
<tr>
<td>1-217-01</td>
<td>83 South Stewart</td>
<td>0.01</td>
<td>U.S. Post Office Downtown Substation</td>
<td>Leased</td>
<td>Post Office Military Recruiting</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Army, Navy, Marines- Recruiting Office</td>
<td></td>
<td></td>
</tr>
<tr>
<td>56-090-24</td>
<td>781 South Washington</td>
<td>0.86</td>
<td>U.S. Post Office Main Branch</td>
<td></td>
<td>Post Office</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total – Federal Facilities</strong></td>
<td>3.02</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


### 7.7. Other Facilities

Table 92: Other Facilities & Services within the City of Sonora: Schools, Utilities, Hospitals

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schools/a/</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-011-17</td>
<td>430 North Washington</td>
<td>23.23</td>
<td>Sonora Union High School/b/</td>
<td>Recreation facilities: Football, track and field, tennis courts, baseball field, pool, picnic areas; (12 acres total)</td>
<td>School – Public High School</td>
</tr>
<tr>
<td>1-012-03</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35-230-12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35-230-06</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-160-04</td>
<td>251 South Barretta</td>
<td>8.50</td>
<td>Cassina High School (Sonora Dome)</td>
<td>Recreation facilities: Lighted baseball diamond, soccer field (3.9 acres total)</td>
<td>School – Public Continuation, vocational</td>
</tr>
<tr>
<td>2-160-03</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-170-06</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-010-33</td>
<td>80 North Forest Road</td>
<td>2.02</td>
<td>Mother Lode Adventist Junior Academy (private)</td>
<td>--</td>
<td>School – Public Nursery School - Private</td>
</tr>
<tr>
<td>44-150-38</td>
<td>830 Greenley Road</td>
<td>23.24</td>
<td>Sonora Elementary School/c/</td>
<td>Recreation facilities: Swings, sandbox, jungle gym, hard courts, soccer/football/baseball play field, PM club (6.5 acres total)</td>
<td>School – Public Elementary</td>
</tr>
<tr>
<td>44-150-24</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subtotal Schools</td>
<td></td>
<td>56.99</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Communications (phone, internet, radio) – Excluding printed media</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-010-58</td>
<td>142 Ponderosa Drive</td>
<td>2.07</td>
<td>Pacific Bell</td>
<td>Leased</td>
<td>Telephone Internet</td>
</tr>
</tbody>
</table>
### Sonora General Plan 2020

**Chapter 7: Public Facilities & Services**

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-152-50</td>
<td>340 South Washington</td>
<td>0.20</td>
<td>KVML/Clarke Broadcasting Corp</td>
<td>--</td>
<td>Radio</td>
</tr>
<tr>
<td>2-165-12</td>
<td>301 Shepherd</td>
<td>0.25</td>
<td>Mother Lode Internet Clarke Broadcasting Corp.</td>
<td>--</td>
<td>Internet</td>
</tr>
<tr>
<td>2-181-21</td>
<td>31 William Street 420 Stewart</td>
<td>0.44</td>
<td>Pacific Bell</td>
<td>--</td>
<td>Telephone</td>
</tr>
<tr>
<td>56-150-25</td>
<td>231 Hospital Road</td>
<td>0.15</td>
<td>Sonnet</td>
<td>--</td>
<td>Internet</td>
</tr>
</tbody>
</table>

**Subtotal Communications**

<table>
<thead>
<tr>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal Communications</td>
<td>3.11</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tuolumne Utilities District (Water/Sewer)/d/</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-080-34</td>
<td>0.34</td>
<td>Tuolumne Utilities District Sewer Easement</td>
<td>--</td>
<td>Wastewater</td>
</tr>
<tr>
<td>44-020-22</td>
<td>0.15</td>
<td>Tuolumne Utilities District Easement</td>
<td>--</td>
<td>Water</td>
</tr>
<tr>
<td>44-020-23</td>
<td>0.15</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>44-140-08</td>
<td>4.80</td>
<td>Tuolumne Utilities District Water Treatment, Water Tank</td>
<td>--</td>
<td>Water</td>
</tr>
<tr>
<td>56-590-05</td>
<td>21.24</td>
<td>Tuolumne Utilities District Wastewater Treatment</td>
<td>--</td>
<td>Wastewater</td>
</tr>
</tbody>
</table>

**Total Tuolumne Utilities District**

<table>
<thead>
<tr>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>44-170-06</td>
<td>11.46</td>
<td>Sonora Regional Medical Center</td>
<td></td>
<td>Hospital</td>
</tr>
</tbody>
</table>

**Hospitals**

<table>
<thead>
<tr>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>56-090-30</td>
<td>3.47</td>
<td>Tuolumne General Hospital</td>
<td>Chapter 6, Safety Element, describes the medical services offered by the facility.</td>
<td>Hospital</td>
</tr>
</tbody>
</table>

**Subtotal Hospitals**

<table>
<thead>
<tr>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central California Conference Association, Seventh-Day Adventist/Sonora Community Hospital/Sonora Regional Medical Center</td>
<td>14.93</td>
<td>Rentals (offices, residential), play fields</td>
<td>--</td>
<td>Rentals, school play fields</td>
</tr>
<tr>
<td>1-120-19</td>
<td>14.02</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-120-30</td>
<td>North Forest Road and various</td>
<td>14.02</td>
<td></td>
<td></td>
<td>Rentals, school play fields</td>
</tr>
</tbody>
</table>

---

Sonora General Plan 2020
### Chapter 7: Public Facilities & Services

#### Sonora General Plan 2020

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-201-11</td>
<td>229 South Washington Street</td>
<td>0.05</td>
<td>Central California Bank</td>
<td>--</td>
<td>Bank</td>
</tr>
<tr>
<td>1-290-15</td>
<td>449 Alpine Lane (309 Live Oak Terrace)</td>
<td>0.30</td>
<td>Residence</td>
<td>--</td>
<td>Residence</td>
</tr>
<tr>
<td>1-290-21</td>
<td>415 Alpine Lane</td>
<td>0.30</td>
<td>Residence</td>
<td>--</td>
<td>Residence</td>
</tr>
<tr>
<td>2-010-33</td>
<td>80 North Forest</td>
<td>2.02</td>
<td>School</td>
<td>Private</td>
<td>School</td>
</tr>
<tr>
<td>2-010-69</td>
<td>87 North Forest</td>
<td>1.09</td>
<td>Offices</td>
<td>--</td>
<td>Offices (medical)</td>
</tr>
<tr>
<td>2-010-72</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-010-71</td>
<td>40 North Forest</td>
<td>2.79</td>
<td>Church</td>
<td>--</td>
<td>Church</td>
</tr>
<tr>
<td>2-020-04</td>
<td>206 Sylvan Lane</td>
<td>0.60</td>
<td>Offices</td>
<td>--</td>
<td>Offices (medical)</td>
</tr>
<tr>
<td>2-020-05</td>
<td>7 Sylvan Lane</td>
<td>0.68</td>
<td>Offices</td>
<td>--</td>
<td>Offices (medical)</td>
</tr>
<tr>
<td>2-020-10</td>
<td>End of Forest Road</td>
<td>0.20</td>
<td>Chaplain’s house</td>
<td>--</td>
<td>Church</td>
</tr>
<tr>
<td>2-020-15</td>
<td>End of Forest Road</td>
<td>2.58</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-020-21</td>
<td>60 North Forest Road</td>
<td>0.73</td>
<td>School gym</td>
<td>--</td>
<td>Gym/School</td>
</tr>
<tr>
<td>2-210-23</td>
<td>180 S. Fairview</td>
<td>0.01</td>
<td>Offices</td>
<td>--</td>
<td>Offices (medical)</td>
</tr>
<tr>
<td>2-210-36</td>
<td>193 S. Fairview</td>
<td>1.13</td>
<td>Sierra Medical</td>
<td>--</td>
<td>Offices (medical)</td>
</tr>
<tr>
<td>2-210-37</td>
<td>161 Forest</td>
<td>0.63</td>
<td>Offices</td>
<td>--</td>
<td>Offices (medical)</td>
</tr>
<tr>
<td>2-210-38</td>
<td>179 South Fairview</td>
<td>2.08</td>
<td>Sierra Hospital</td>
<td>--</td>
<td>Medical</td>
</tr>
<tr>
<td>2-220-04</td>
<td>1 South Forest Road</td>
<td>5.53</td>
<td>Former Sonora Community Hospital</td>
<td></td>
<td>Medical</td>
</tr>
<tr>
<td>44-170-06</td>
<td>1000 Greenley Road</td>
<td>11.46</td>
<td>Sonora Regional Medical Center &amp; Medical offices</td>
<td>Chapter 6, Safety Element, describes the medical services offered by the facility.</td>
<td>Hospital Medical offices</td>
</tr>
<tr>
<td>44-170-13</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>56-130-17</td>
<td>Guzzi Lane</td>
<td>5.45</td>
<td>Medical Offices Parking</td>
<td>--</td>
<td>Medical Offices Parking</td>
</tr>
<tr>
<td>56-130-21</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>56-130-22 (roadway)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Central CA Chapter Assn.</strong></td>
<td><strong>51.65</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Other Services**

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-181-27</td>
<td>514 South Stewart</td>
<td>--</td>
<td>Mountain Women’s Resource Center</td>
<td>Support for female victims of domestic</td>
<td>Community Assistance</td>
</tr>
</tbody>
</table>

*Sonora General Plan 2020*
### Chapter 7: Public Facilities & Services

<table>
<thead>
<tr>
<th>APN</th>
<th>Address</th>
<th>Acres (approx.)</th>
<th>Facility</th>
<th>Comments</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-258-12</td>
<td>53 West Bradford</td>
<td>--</td>
<td>Central Sierra Planning Council</td>
<td>Regional Planning</td>
<td>Regional planning agency</td>
</tr>
<tr>
<td>1-053-12</td>
<td>427 North Washington</td>
<td>--</td>
<td>Amador-Tuolumne Community Action Agency</td>
<td>HeadStart, energy assistance, food bank, community assistance</td>
<td>Community Assistance</td>
</tr>
<tr>
<td>1-241-29</td>
<td>341 Jackson</td>
<td>0.31</td>
<td>David Lambert Community Drop-in Center</td>
<td>Leased</td>
<td>Services</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Other Services</th>
<th>Total: Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.31</td>
</tr>
<tr>
<td></td>
<td>125.11/e/</td>
</tr>
</tbody>
</table>

/a/ In addition, there are numerous home schools located within the city. The Amador-Tuolumne Community Action Agency also operates a Head Start Preschool Program at Sonora Elementary School. Columbia College offers community classes at the Downtown Education Center.

/b/ Sonora Union High School owns 136.96 acres on the southwest corner of Tuolumne and Wards Ferry Roads (Assessor’s Parcel 97-130-04) for potential future expansion relocation of portions of the campus.

/c/ Sonora Elementary School has indicated that future expansion is likely. Tuolumne County owns Assessor’s Parcel 44-430-10, a 14± acre parcel which has been identified as a possible site for future school expansion.

/d/ The Tuolumne Utilities District Water Tank located at 19757 Greenley, Assessor’s Parcel 44-430-02 is adjacent to (but outside of) the Sonora City Limits.

/e/ Adjusted for duplicate entries. Total with duplicate entries equals 153.52 acres.
7.7.1. Cemeteries
There are six cemeteries located within the city limits, three are maintained by special districts, two are maintained by the City of Sonora and one is owned by Tuolumne County:

- Masonic Cemetery- Golden Street and Cemetery Lane (APN 2-201-14)
- Odd Fellows Cemetery-High Street (APN: 2-182-20)
- Sonora Hebrew Cemetery – Yaney (APN: 1-238-12)
- Mountain Shadow Cemetery/New City Cemetery – Lyons Bald Mountain Road (APN: 44-070-02)
- Old City Cemetery- West end of Jackson Street (APN: 1-230-08)
- Tuolumne County Cemetery – End of East Live Oak (APN: 56-150-15)

7.7.2. Water
7.7.2.1. WATER QUALITY
Sonora is located in the Upper Tuolumne River Watershed (#18040009). Water quality within Sonora is regulated by the State Regional Water Quality Control Board’s Central Valley Region 5. There are currently no waters designated as impaired pursuant to Section 303(d) of the Federal Clean Water Act within the Upper Tuolumne River Watershed either above or immediately below Sonora.

Primary waterways identified by the United States Geological Survey (USGS) within the city’s sphere of influence are:

Table 93: Waterways City of Sonora Sphere of Influence

<table>
<thead>
<tr>
<th>Drainage Name</th>
<th>United States Geological Survey Classification</th>
<th>Description of Reach</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woods Creek</td>
<td>Perennial</td>
<td><strong>Headwaters:</strong> Originates on the northwestern slope of Yankee Hill, north of Big Hill Road approximately 1/4 mile west of the intersection of Big Hill and Yankee Hill Roads in T2N, R15E, Section 8. Enters Don Pedro Reservoir after merging with Sullivan Creek approximately 1-1/4 miles east of the Hwy. 120/Simms Road intersection and approximately 0.67 mile west of Jacksonville Road in T1N, R14E, Section 34 and T1S, R14E, Section 3.</td>
</tr>
<tr>
<td>Drainage Name</td>
<td>United States Geological Survey Classification</td>
<td>Description of Reach</td>
</tr>
<tr>
<td>---------------------</td>
<td>-----------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Sonora Creek</td>
<td>Intermittent</td>
<td><strong>Headwaters:</strong> Originates on the northeastern slope of Bald Mountain in T2N, R15E, Section 17, approximately 0.2 mile east of Bald Mountain Road North.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Enters Woods Creek at the north entrance to the Mother Lode Fairgrounds in T2N, R14E, Section 36.</td>
</tr>
<tr>
<td>Dragoon Gulch</td>
<td>Intermittent</td>
<td><strong>Headwaters:</strong> 2,000 ft. north of Racetrack Road at the 2,000'± contour in T2N, R14E, Section 26.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Enters Woods Creek at Woods Creek Park in T2N, R14E, Section 36.</td>
</tr>
<tr>
<td>Sullivan Creek</td>
<td>Perennial</td>
<td><strong>Headwaters:</strong> Near Sugar Pine in T2N, R16E, Section 3 becoming perennial in T2N, R16E, Section 8 near Brentwood Park.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Empties into Don Pedro Reservoir after merging with Woods Creek approximately 1-1/4 miles east of the Hwy. 120/Simms Road intersection and approximately 0.67 mile west of Jacksonville Road in T1N, R14E, Section 34 and T1S, R14E, Section 3.</td>
</tr>
<tr>
<td>Shaw’s Flat Ditch</td>
<td>Perennial</td>
<td><strong>Headwaters:</strong> Phoenix Reservoir, T2N, R15E, Section 28.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The ditch was piped in 1992 from the Phoenix Reservoir and the Sonora Water Treatment Plant. However, flowing water is maintained in the original ditch from Chaparral Rd, through the Greenley Basin, through the Sonora Water Treatment plant and north to the Pedro Wye then southwest to the Table Mountain Ditch (aka O’Neil Ditch) which empties into O’Neil Reservoir in T1N, R14E, Section 4 off Rawhide Road.</td>
</tr>
<tr>
<td>Jamestown Ditch</td>
<td>Piped</td>
<td><strong>Headwaters:</strong> Formerly branched off the Shaws Flat Ditch in T2N, R15E, Section 32, approximately 1/3 mile north of the Sullivan Creek Bridge.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The ditch has been piped and water no longer flows through any segment of this ditch (Klynn, 10/6/2004).</td>
</tr>
</tbody>
</table>
Other water bodies within the city’s planning area include:

- Tuolumne Utilities District Sonora Water Treatment Plant (Bald Mountain)
- Tuolumne Utilities District Sonora Reservoir (end of Reservoir Road)
- Tuolumne Utilities District Wastewater Treatment Plant ponds

### 7.7.2.2 Non-Point Source Pollution

Non-point source pollution includes contaminants which enter surface or ground water through runoff and/or filtration. Sources of these discharges are normally multiple and/or widely spread. In comparison, point source pollution includes contaminants which enter surface or ground water from a specific known (usually single) source (e.g., a factory).

Sources and types of non-point source discharges common in urban runoff which could be present in city’s waterways as runoff are detailed in *General Plan 2020 Appendixes 4E and 4F*. They include: fecal coliform bacteria, phosphorous, insecticides, herbicides, pesticides, DDT, chlordane, dieldrin, volatile organic compounds, traces of cadmium, traces of lead, traces of zinc, traces of mercury, zinc, polycyclic aromatic compounds (PAHs), organochlorine compounds and PCBs.

The Tuolumne County Environmental Health Department (Division of Environmental Health) performed water quality sampling for total coliform and fecal coliform bacteria in various locations along Woods Creek and Sonora Creek between 2001 and 2003. The Tuolumne Utilities District performed some bacteriological sampling in Woods Creek, Sullivan Creek, and Sonora Creek in 2001. The results of TUD and Tuolumne County Health Department (Division of Environmental Health) water quality sampling from 2001-2003 are summarized in *General Plan 2020 Appendix 4G*.

Coliform is a type of bacteria which may, in itself, pose no threat to health, but may indicate the presence of other disease-causing agents in water. The bacteria normally occur in low levels in surface waters (e.g., lakes, beaches, streams). Fecal coliform and *E. coli* (a coliform) are bacteria whose presence indicates that the water may be contaminated with human or animal wastes which can cause diarrhea, cramps, nausea, headaches, or other symptoms posing a special health risk for infants, young children, and people with severely compromised immune systems.

The California Department of Health Services has established the following draft guidelines (March, 2004) for maximum concentrations of total coliform and fecal coliform for beach use (i.e., surface waters):

- **Total Coliform:** 10,000 most probable number (mpn) per 100 milliliter (ml)
- **Fecal Coliform:** 400 mpn per 100 ml

The results of water quality sampling performed by TUD and the Tuolumne County Environmental Health Department for surface waters (*General Plan 2020 Appendix 4G*) indicate that levels of fecal coliform in Sonora Creek and Woods Creek within the city limits and within the city’s sphere of influence, regularly have exceeded state...
guidelines—sometimes by significant amounts. The *Tuolumne County Water Quality Plan*, completed in February, 2007 identifies the following as potential causes of high coliform readings found countywide: failing septic systems and unobstructed grazing practices.

The coliform standard for treated drinking water is governed by the United States Environmental Protection Agency. EPA drinking water standards are violated when water samples test positive in more than one or more than 5.0% of monthly sampling for total coliforms (dependent upon the size of the water system). Water systems with confirmed positive tests for the presence of fecal coliform (in any amount) are in violation of EPA drinking water standards.

TUD’s Sonora/Jamestown Water System serves a population of approximately 13,042 per the USEPA Safe Drinking Water Information System (SDWIS) as of July 17, 2004. TUD’s water quality report for the Sonora/Jamestown system in 2003 (TUD, 2004) records no violations of drinking water standards for coliform in the system. However, sampling in 1992-1993 indicated some lead and copper contamination within the system. Lead and copper levels have been brought into compliance per the EPA’s SDWIS system website (http://oasub.epa.gov/).

**NOTE:** Tuolumne County completed the Foothill Watershed Assessment and Tuolumne County Water Quality Plan in February, 2007. A summary of water quality measurements taken within creeks within the Sonora Sphere of Influence during 2005-2006 is included in Sonora General Plan 2020 Appendix 4G.

### 7.7.2.3. WATER QUANTITY

The city’s primary water source is public water supplied by the Tuolumne Utilities District (TUD). TUD maintains three water storage facilities within or adjacent to the city limits:

- Greenley Road water tank adjacent to Sonora Hills – 2.7 million gallons storage
- Sonora Water Treatment Plant water storage tanks on Bald Mountain Road - Storage capacity 2 million with potential expansion to 3 million gallons
- Sonora Reservoir at the end of Reservoir Road – 60,000 gallons

*General Plan 2020 Section 4.9.1.4* (herein) details the city’s estimated water needs through 2020.

TUD anticipates that new development throughout the county and in the city will receive service commitments for water based on timed agreements established on a “first come, first serve” basis.

### 7.7.3. Sewer Facilities

TUD provides public sewer service to the majority of the city. TUD operates a sewer treatment plant in the southwestern corner of the city adjacent to city-owned property - (Sonora Wastewater Treatment Plan – WWTP).
The facility currently provides service to 23,000± people with a design capacity of 2.6 million gallons per day (mgd). The average dry weather flow at the facility is approximately 1.6 mgd. The plant produces secondary treated and disinfected effluent is discharged to a large storage reservoir, Quartz Reservoir, prior to distribution for reclamation by agricultural end-users.

During winter months, input at the WWTP may increase to 2.6 mgd exceeding the facility’s capacity to clarify and digest the input. This “overflow” has resulted in a limited number of spills into Woods Creek.

An expansion of the facility’s sewage treatment processing system is underway. TUD has adopted a reclamation strategy, currently under review by the state that includes:

1) Seeking easements over or acquisition of additional lands to allow for disposal of biosolids (some new easements and expansions of existing sites already has occurred)

2) Increasing storage capacity (140± acres has been acquired for additional storage expected to come on-line in approximately 5 years)

3) An application (currently under state review) to reinstate discharges into Woods Creek

*General Plan 2020* Section 4.9.1.2 (herein) details the city’s estimated wastewater demands through 2020.

Private septic systems are regulated through the Tuolumne County Environmental Health Department and are of limited distribution. Private systems are concentrated southwest of J.S. West and Symons and near the northern city limits with limited numbers scattered in areas outside the public sewer service areas. Thin soils and porous rock (e.g., limestone) are two identified hazards associated with failed septic systems within the city’s sphere of influence. However, age has been the primary reason for septic system failure within the city according to the Tuolumne County Environmental Health Department. Most of these older failing systems have been replaced with public sewer service from TUD.
7.8. Goals, Policies and Implementation Programs

Goal:

7.A Maintain the City of Sonora as the county’s center for the provision of public services and facilities while sustaining levels of city-provided police, fire, administrative and public works services and infrastructure.

Policies:

7.A.1 Maintain or increase the levels of service currently available within the City of Sonora for police protection, fire protection, administrative services and public works facilities and infrastructure.

7.A.2 Maintain or improve the existing condition of city-owned facilities.

7.A.3 Recognize the need to accommodate future expansion and relocation plans of schools, county, state, federal and other service providers within the city limits.

7.A.4 Continue to recognize the need to accommodate county residents, workers, and visitors as well as city residents in planning for infrastructure improvements and levels of service.

7.A.5 Continue to pursue funding for public facilities and city services which spreads the cost of providing such facilities and services to all beneficiaries.

7.A.6 Maintain a cooperative relationship with the Tuolumne Utilities District and continue to participate in planning efforts that involve the provision of water and sewer services to the city.

Implementation Programs:

7.A.a Continue to Maintain a Redevelopment Agency and Implement a 5-Year Implementation Plan

Continue to maintain a Redevelopment Agency and implement a 5-Year Implementation Plan to support the maintenance and improvement of public facilities subject to Redevelopment Law restrictions and requirements.

---

34 See also Goal 2.D, Policy 2.D.1, and Implementation Program 2.D.a through 2.D.d regarding parking facilities.
7.A.b  **Maintain Public Facilities Funding**
Continue to seek and maintain a reliable source of funding in support of public facilities within the city limits.

7.A.c  **Participate in School Expansion/Relocation Planning Efforts**
Participate in planning efforts to expand or relocate school facilities within the city limits and encourage the following in those planning efforts:

- i. Joint use of school and park facilities
- ii. Integration with bike lanes, pedestrian facilities
- iii. Linkages to nearby residential areas through installation of bike lanes, pedestrian facilities
- iv. Location of schools within residential areas

7.A.d  **Continue to Support Maintenance of an Education Center**
Continue to cooperate with applicable agencies on the location of an education center in the city through continued active participation by the city on the Board of Directors of the Amador-Tuolumne Community Action

**Equivalent Program:** Chapter 3 (Housing) - Implementation Program 3.D.f

7.A.e  **Continue to Participate in the County Services Impact Mitigation Fee Program**
Continue to participate in the Tuolumne County Services Impact Mitigation Fee Program, or equivalent, to support the continued provision of county services which benefit city residents.

7.A.f  **Provide Updated Land Use Data for Water and Sewer Master Planning Efforts**
Provide 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 TUD in planning for future water and sewer needs of the city.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.G.c

7.A.g  **Review Water and Sewer Master Plans**
Continue 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.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.G.d
7.A.h  **Coordinate Project Review**  
Continue to notify the Tuolumne Utilities District (TUD) of pending projects, as an advisory agency, within the city limits. Consider all comments and requirements received from that agency prior to project approval.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.G.e

7.A.i  **Require Public Water Service for all New Development**  
Continue to require public water service for all new development, except as otherwise provided in the municipal code.

**Related Programs:** Chapter 4 (Conservation & Open Space) - Implementation Program 4.E.h

7.A.j  **Require Public Sewer Service for all New Development**  
Continue to require public sewer service for all new development, except as otherwise provided in the municipal code.

7.A.k  **Keep Appraised of Future Expansion/Relocation Plans of Service Providers**  
Continue to keep appraised of the future expansion or relocation plans of schools, county, state, federal and other service providers located within the city as necessary to accommodate those plans in future updates of the *Sonora General Plan 2020*.

**Related Programs:** Chapter 6 (Safety) - Implementation Program 6.C.q, Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.n

7.A.l  **Strive to Maintain an ISO Classification of 4 or Less**  
Strive to maintain a level of service for fire protection within the City of Sonora consistent with an ISO rating of 4 or less.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.C.a

7.A.m  **Continue to Mitigate Impacts to City Fire Protection Resources**  
Continue to mitigate impacts of new development on the city’s ability to maintain a level of service equivalent to an ISO classification of 4 or less. For example, require built-in fire suppression equipment in new development which may directly or cumulatively impact the Sonora Fire Department’s ability to maintain its current level of service.

**Equivalent Program:** Chapter 6 (Safety) - Implementation Program 6.C.f
7.A.n  **Continue to Monitor County Plans for Establishing a Law and Justice Center and Update the General Plan Accordingly**

Keep appraised of the county’s plans for establishing a Law and Justice Center and potential requests for annexing such a site into the city. Update the *Sonora General Plan 2020* land use designations and zoning for those sites vacated by existing law and justice facilities which will not be retained in public ownership.

*Equivalent Program:* Chapter 6 (Safety) - Implementation Program 6.D.a  
*Related Programs:* Chapter 6 (Safety) - Implementation Program 6.C.q, Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.k, Chapter 11 (Community Identity) - Implementation Program 11.A.s

7.A.o  **Investigate Establishment of New Water Storage Facilities and Upgrades to the City’s Water Delivery Infrastructure**

In cooperation with the Sonora Fire Department and the Tuolumne Utilities District (TDU), assess the benefits of and identify additional locations for new water storage facilities. 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, 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.

*Equivalent Programs:* Chapter 6 (Safety) - Implementation Program 6.C.r, 6.G.h
Chapter 8. Air Quality

8.1. Requirements

An Air Quality Element is an optional element for a general plan. However, because air quality must be addressed as part of the environmental review process pursuant to the California Environmental Quality Act [(CEQA), Public Resources Code Sections 21000 et. seq.] and Appendix G of the State CEQA Guidelines, many local governments include an Air Quality Element as part of their general plan. The City of Sonora included an Air Quality section within the Conservation and Open Space Element of the 1986 Sonora General Plan.

The Federal Clean Air Act (of 1970, amended 1990) and the California Air Resources Board’s California Air Pollution Control Laws (a.k.a. The Bluebook) establish the standards for air quality for the state and the nation. Jurisdictions which exceed established thresholds must prepare an Air Quality Management Plan detailing how that jurisdiction will reduce polluting air emissions as necessary to achieve adopted standards for air quality.

8.2. Issues and Opportunities

The City of Sonora enjoys some of the best air quality in the state. However, population increases within the city, county and throughout the state add to the number of air polluting sources and activities which include: vehicles, traffic congestion, open burning, wood-burning stoves, grading/heavy construction equipment, control/prescriptive burns and wildland fires. Pollutants transported from the San Joaquin Valley and Bay Area further degrade air quality within the city.

Sonora is located in the Mountain Counties Air Basin. The California Air Resources Board (CARB) operates an air quality monitoring station within the city limits on Barretta Street. Based on data gathered from this station, the City of Sonora’s air quality is affected by elevated levels of both ozone and carbon monoxide.

8.2.1. Ozone

Ozone is created by a chemical reaction between hydrocarbons (i.e., volatile organic compounds, or VOCs) and nitrogen oxides (NOx) in the presence of sunlight. Major sources of nitrogen oxides and hydrocarbons are combustion such as that found in factories and automobiles, gasoline vapors and the evaporation of solvents and fuels. Health effects of ozone include eye irritation and damage to lung tissues. Ozone also damages various materials including plants resulting in damage to city landscaping projects, heritage trees and other vegetation.

The state and federal air quality standards for ozone are:

---

35 Per State CEQA Guidelines Appendix 8, a significant adverse impact is assumed to exist if a project will contribute to or result in the violation of any ambient air quality standards.

36 42 United States Code 7401 et seq; and 42 Code of Federal Regulations 50 et seq.
Table 94: State and Federal Ozone Standards

<table>
<thead>
<tr>
<th>Pollutant</th>
<th>Averaging Time</th>
<th>Federal Primary Standard (parts per million)</th>
<th>State Standard (parts per million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ozone</td>
<td>1-hour</td>
<td>0.12 ppm</td>
<td>0.09 ppm</td>
</tr>
</tbody>
</table>

These ozone standards are being exceeded within the city and county. Because ozone creation involves sunlight, the highest ozone readings within the City of Sonora normally occur during the warm months between June and mid-September at the following rates:

Table 95: Number of Days Sonora has Exceeded State or Federal Air Quality Standards for Ozone (CARB Barretta Street Station)

<table>
<thead>
<tr>
<th>Year</th>
<th>Federal 8-hr Standard</th>
<th>Federal 1-hr Standard</th>
<th>State 1-hr Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>1992</td>
<td>1</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>1993</td>
<td>6</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>1994</td>
<td>7</td>
<td>0</td>
<td>7</td>
</tr>
<tr>
<td>1995</td>
<td>10</td>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>1996</td>
<td>13</td>
<td>0</td>
<td>20</td>
</tr>
<tr>
<td>1997</td>
<td>6</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>1998</td>
<td>23</td>
<td>0</td>
<td>19</td>
</tr>
<tr>
<td>1999</td>
<td>11</td>
<td>1</td>
<td>11</td>
</tr>
<tr>
<td>2000</td>
<td>4</td>
<td>0</td>
<td>7</td>
</tr>
</tbody>
</table>

Total Days Standard Exceeded Since 1992 | 81 | 2 | 85 |

When pollutant levels exceed state and/or federal standards on a regular basis, the area is designated by the state and federal regulatory agencies as a non-attainment area. This designation requires the affected jurisdiction to prepare an Air Quality Plan to reduce the levels of the high-concentration pollutants. Tuolumne County is non-attainment for the state 1-hour ozone standard and, potentially, for the federal 8-hour ozone standard. Tuolumne County currently is required to submit a State Implementation Plan (SIP) to Environmental Protection Agency (EPA) by June 15th, 2007. However, due to pending litigation (the D.C. Court of Appeals vacated the 8-hr
Ozone Implementation Rule), this requirement may change. The Tuolumne County Air Pollution Control District anticipates that the SIP will not include requirements for indirect sources and that CEQA thresholds countywide (including the city) will remain at 100 tons/year and 1,000 pound/day. In addition, the TCAPCD expects to adopt several new rules in 2007 addressing stationary sources.

Despite these measures, however, the primary source of ozone in the area remains transport of O₃ from the San Joaquin Valley and the Bay Area into Tuolumne County. Even with an Air Quality Plan (or State Implementation Plan), the city and county would be unable to effectively reduce O₃ originating outside of Tuolumne County.

8.2.2. Carbon Monoxide

Carbon monoxide gas is formed by the incomplete combustion of fuels. The primary sources of carbon monoxide in Sonora are automobiles, traffic congestion, smoke from wood-burning stoves, wildland fires and heavy construction equipment. At high concentrations, carbon monoxide reduces the amount of oxygen in the blood resulting in heart difficulties, reduced lung capacity and impaired mental abilities. The highest carbon monoxide readings within the City of Sonora normally occur during the cold months between November and February. Since monitoring began in 1992, the City of Sonora has exceeded neither the state nor federal standards for carbon monoxide concentrations.

Table 96: State and Federal Carbon Monoxide Standards

<table>
<thead>
<tr>
<th>Pollutant</th>
<th>Averaging Time</th>
<th>Federal Primary Standard (parts per million)</th>
<th>State Standard (parts per million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carbon Monoxide</td>
<td>8-hour</td>
<td>9.0 ppm</td>
<td>9.0 ppm</td>
</tr>
<tr>
<td></td>
<td>1-hour</td>
<td>35.0 ppm</td>
<td>20 ppm</td>
</tr>
</tbody>
</table>

However, certain “hot spots,” or areas with high levels of carbon monoxide, have been identified within the City of Sonora. For example, the intersection of Stockton Road and Washington Street is known to have elevated CO levels due to vehicle emissions trapped within the “canyon” created by buildings trapping vehicle exhaust at this intersection. In addition, during the winter months, smoke from wood-burning stoves may become trapped and concentrated within the low-lying Sonora basin which is bounded to the west and east by hillsides. The highest carbon monoxide reading for the Sonora area recorded since 1992 was 5.46 parts per million recorded on October 20, 1998, during the Paper Ridge Fire.

8.2.3. Suspended Particulate Matter (PM 2.5)

A 2001 decision by the U.S. Supreme Court will result in the establishment of air quality standards for PM 2.5 by the U.S. Environmental Protection Agency in the near future. One of the primary sources of PM 2.5 is smoke from wood-burning stoves. It is anticipated that PM 2.5 monitoring will begin within the City of Sonora in the near future and will provide another incentive to address the use of wood-burning stoves in the area.
8.2.4. Other

Other pollutants which can degrade air quality include: suspended particulate matter (PM-10), nitrogen dioxide, sulfur dioxide, and lead. These pollutants are not currently considered a threat to the City of Sonora and are not regularly monitored.

The following goals, policies and implementation programs are intended to maintain and improve the air quality within and around the Sonora area by reducing or eliminating the source and cause of air pollutants generated within and around the city limits.
8.3. Goals, Policies and Implementation Programs

Goal:

8.A Maintain and improve air quality to ensure the health and safety of residents and to continue to attract tourists and other sources of economic development while maintaining the area’s quality of life.

Policies:

8.A.1 Reduce traffic congestion and vehicle trips.
8.A.2 Minimize emissions from heating devices.
8.A.3 Reduce air emissions created by open burning of vegetation.
8.A.4 Participate in regional planning efforts aimed at improving air quality.

Implementation Programs:

8.A.a Promote Construction, Establishment and Use of Alternative Transportation Facilities
Promote and facilitate the construction of pedestrian facilities and bike paths connecting schools and high density residential areas and between commercial centers and nearby high density residential areas. Provide bike racks and/or bike storage facilities in downtown Sonora. Require new commercial development located adjacent to designated non-motorized trails and bike paths to provide bike racks.

Related Programs: Chapter 1 (Land Use) - Implementation Program 1.H.; Chapter 2 (Circulation) - Implementation Programs 2.B.a through 2.B.f, 2.C.e, 2.E.e-2.E.g

8.A.b Support Alternative Transportation Routes
Continue to provide city support for construction of alternative transportation routes which ease congestion and reduce idling time at intersections thereby improving air quality. Alternative routes which could achieve this goal include, but are not limited to, Cabezut Road extension, North/South Connectors (including consideration of routes connecting Jamestown to the North County, East Sonora to Columbia, routes within the city limits) and other alternative routes as identified in the Regional Transportation Plan.

Related Programs: Chapter 2 (Circulation) - Implementation Program 2.A.i, Chapter 6 (Safety) - Implementation Program 6.C.c
8.A.c  
**Maintain Moderate and High-Density Residential Land Use Designations Near the City’s Commercial Centers and Encourage their Development for Affordable Housing**

Maintain the HDR (High Density Residential) and MDR (Medium Density Residential) general plan land use designations and their compatible zoning districts on vacant land within walking distance to the city’s commercial centers.

Encourage the development of these lands for affordable housing through implementation of the following programs:

i. Amend the Sonora Municipal Code and *Sonora General Plan 2020* to require new development on lands zoned R-2 and R-3 (MDR and HDR land use designations) to meet the following **minimum** density requirements:

   - Medium Density Residential (R-2): 6 du/acre
   - High Density Residential (R-3): 11 du/acre

   This amendment shall include a provision for waiving the minimum density requirement where such densities cannot be met due to health and safety concerns as determined by the city or in which density’s are in conflict with the density standards established in the city’s hillside preservation ordinance.

ii. Implementation of the programs contained in the Housing Element (*General Plan 2020* Chapter 3), **Program 3.A.a** (This program encourages the establishment of small, affordable housing units distributed throughout the city and targeting infill parcels).

**Related Program:** Chapter 3 (Housing) - Implementation Program 3.A.a  
**Equivalent Program:** Chapter 1 (Land Use) - Implementation Program 1.D.b, Chapter 3 - Implementation Program 3.A.c

8.A.d  
**Establish Low/No Emission Standards for Heating**

Establish development standards requiring the installation of low or no emission stoves (e.g., gas or electric heating) for new development.

**Equivalent Program:** Chapter 4 (Conservation and Open Space) - Implementation Program 4.B.1

8.A.e  
**Mandate EPA-Certified Heating Devices**

Establish development standards which require installation of EPA-certified wood, oil, pellet or other heating devices.

**Equivalent Program:** Chapter 4 (Conservation and Open Space) - Implementation Program 4.B.m
8.A.f **Support Energy Conservation**

Promote residential and commercial construction design which incorporates passive solar heating, supplemental solar water heaters, energy efficient lighting, additional weather stripping, additional insulation or similar energy-conserving features. Promote incentive programs for projects which incorporate these features at a level which contributes to the maintenance of the area’s air quality.

*Related Program:* Chapter 3 (Housing) - Implementation Program 3.C.k  
*Equivalent Program:* Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.n

8.A.g **Partner with ATCAA and Energy Providers to Attain State and Federal Air Quality Standards**

Establish a partnership with the Amador-Tuolumne Community Action Agency (ATCAA) and energy providers to expand the use of EPA-Certified heating devices and to replace or repair stoves which do not meet state and federal air quality standards within the City of Sonora (i.e., those reducing smoke emissions) through ATCAA’s energy program. Include provisions within Community Development Block Grants and similar funding proposals for residential rehabilitation programs which improve air quality by reducing emissions through the installation of EPA-Certified heating devices or which repair or replace existing heating units as necessary to achieve EPA air quality standards.

*Related Program:* Chapter 3 (Housing) - Implementation Program 3.C.j

8.A.h **Promote Alternatives to Open Burning for Biomass Disposal**

Promote alternatives to open burning of yard debris and construction clearing. Continue city pick-up of yard debris. Support efforts to establish a biomass disposal site near the City of Sonora. Consider establishing a site within the city limits for biomass disposal to be chipped and used in city landscaping projects.

*Related Program:* Chapter 4 (Conservation & Open Space) - Implementation Program 4.B.a
8.A.i  **Facilitate an Air Quality Demonstration Show**

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.

8.A.j  **Participate in Regional Planning Efforts and Implement Adopted Plans where Mandated by Law**

Provide representation from the City of Sonora at regional planning events which address the issues and opportunities available for effective air quality management. Participate in planning efforts to prepare and implement a regional Air Quality Plan or State Implementation Plan (SIP) and implement those components applicable to the City of Sonora and as prescribed by state and federal regulations and continue to comply with the rules set forth by the TCAPCD.
Chapter 9. Cultural Resources

Cultural Resources
Cultural resources are remains and sites associated with human activities and include the following:

- Prehistoric and ethnohistoric Native American sites
- Historic archaeological sites
- Historic buildings
- Elements or areas of the natural landscape with have traditional cultural significance to the citizens of the City of Sonora, Tuolumne County, the State of California, the foothill region or the nation

9.1. Requirements

A Cultural Resources Element is an optional general plan element. However, because cultural resources must be addressed as part of the environmental review process pursuant to the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), many local governments include a Cultural Resources Element as part of the general plan.

California Public Resources Code Sections 21002(b), 21083.2 (Archaeological Resources), and 21084.1 (Historical Resources Guidelines) address the evaluation of environmental impacts on historical resources. The California Register of Historical Resources (California Register) has been adopted as the state’s authoritative guide to the state’s historical resources and to which properties are to be considered significant for the purposes of CEQA.

Pursuant to Section 21084.1 of the Public Resources Code, a project that may cause a substantial adverse change to in the significance of an historical resource is a project that may have a significant effect on the environment. The State CEQA Guidelines define an historical resource as:

- Listed in, or determined to be eligible for listing in, the California Register of Historical Resources
- Historical resources included in a local register of historical resources as defined in subdivision (k) of Section 5020.1
- A resource deemed significant pursuant to subdivision (g) of Section 5024.1
- The fact that a resource is not listed in or determined eligible for listing pursuant to any of the preceding does not preclude a determination that the resource may be an historical resource
9.2. Purpose

One of the primary purposes of this cultural resources element is to inventory, evaluate and identify those resources in the City of Sonora which may be eligible for the California Register and provide guidelines for their management in accordance with CEQA.

In addition, the City of Sonora recognizes the economic benefits of preserving cultural resources which encourages cultural heritage tourism (see glossary). Visiting historic sites and museums is the third most popular vacation activity for U.S. travelers (Heritage Tourism, Benefits of Heritage Tourism, The National Trust for Historic Preservation, undated). Cultural heritage travelers spend an average of $623 per trip (excluding transportation) versus $457 for other U.S. travelers (The Historic/Cultural Traveler, Travel Industry Association and Smithsonian Magazine, 2003).

Cultural heritage tourism provides multiple benefits, including:

- Creating jobs and businesses
- Increasing tax revenue
- Diversifying the local economy
- Creating opportunities for partnerships
- Attracting visitors interested in history and preservation
- Increasing historic attraction revenues
- Preserving local traditions and culture
- Generating local investment in historic resources
- Building community pride in heritage
- Increasing awareness of the site or area’s significance

Source: Heritage Tourism, Benefits of Heritage Tourism, The National Trust for Historic Preservation, undated

9.3. Historical Overview

The following is a condensation of a Historical Overview of Sonora, by Carlo M. De Ferrari, included in the Sonora Historic Resources Inventory, by Marvin et al., 2003, prepared for the City of Sonora. The overview is supplemented by materials from the “Contextual History of Tuolumne County” by Davis-King et al., 1994, prepared for Tuolumne County.

37 Derived from Contextual History of Tuolumne County Davis-King, et. al.; 1994 for the County of Tuolumne. Time Line of Events in Tuolumne County Through 1930 by Carlo De Ferrari
9.3.1.  Prehistory

Current knowledge of the prehistoric past in Tuolumne County is largely the result of major studies in Yosemite National Park, Stanislaus National Forest, and those conducted for water development projects. The studies at New Melones (Moratto, et al., 1988) indicate that:

> Over a span of millennia this part of California witnessed the ebb and flow of human populations, the emergence of an acorn-based subsistence economy, increasing sedentism, a diversity of settlement modes, expansion of trade networks, introduction of the bow and arrow, evolution of complex socio-political organization, and the advent of distinctive cult/ceremonial systems. Archaeology here sheds light on the transitions from early Holocene nomadic hunting and foraging to the protohistoric semisedentary village life of hunter-gatherers [Goldberg et al. 1986:iii]

Studies at New Melones indicate that human presence in the general vicinity of Sonora dates from 8000 to 5,500 years before present.

Approximately 600 years ago, changes in the archaeological record suggest that a new group of people infiltrated the area. These people are generally considered to be the precursors of the Me-Wuk with cultural traits defined by acorn processing in bedrock mills, and more permanent (or recognizable) settlements.

Since the advent of the Me-Wuk, the history of human settlement until the Gold Rush may be characterized as follows:

> …as a result of Ibero-American incursions and pressures, Indians from western California sought refuge in the Sierra… after A.D. 1770. … the epidemic of 1833 devastated foothill Indians and left many of their villages deserted forever…The Gold Rush of circa 1848-1860 severely disrupted settlements in the Mother Lode country and often triggered the relocation of entire villages. …Finally the establishment of…reservations…further coalesced Indian groups, reduced their numbers, and accelerated cultural and social changes.

9.3.2.  1848-49 The Gold Rush and the Founding of Sonora

The “modern” history of Sonora was sparked by the discovery of gold on January 24, 1848, in California on the South Fork of the American River.

Among the first miners to reach Tuolumne County were recently discharged veterans of the Mexican War and miners from the State of Sonora, Mexico, commonly referred to as “Sonoranians.” While references to “the great camp of the Sonoranians,” are found in early Gold Rush literature38; it is believed that this early “camp” was actually located in today’s Jamestown.

In the early days of the Gold Rush, most gold miners left the Tuolumne County gold placers as winter approached in fear that they would be cut off from supplies by

38 Alcalde Colton, *Three Years in California*, 1852
oncoming storms. Most miners wintered in Stockton, San Francisco, or in coastal communities extending to Southern California. Among those miners who left in the late Autumn and early winter of 1848-49 were the Sonoranian miners who returned to their homes in Mexico.

“There they inflamed their relatives and friends with stories of the abundance of gold in the newly discovered placers in California, and urged that they return with them to the diggings so that they would be on hand to share in the golden harvest when the winter storms had subsided. Little coaxing was required once the proof of their golden tales was displayed in the bags of dust and nuggets many had brought home with them.”

Upon returning to Sonora, the Sonoranians established a camp named Santa Iago approximately a half mile above Jamestown.

In 1848 there had been some friction between the Americans and the Sonoranians and other Spanish-speaking miners, but at that time, the gold seekers were few and the virgin placers extensive. Upon the occasions that the Americans forced Hispanic miners from their rich finds, Hispanic miners simply moved to other sites. In the spring of 1849, this occurred once again.

This time, however, the newly ended Mexican War was fresh in the minds of the American miners, and they considered California to be conquered territory in which the Americans should have exclusive right to exploit its golden riches. As the number of miners increased rapidly, the Sonoranians were forced from their Santa Iago diggings by this sentiment. The Sonoranians decided to move to rich placers upstream-- this time, however, they intended to keep their find a secret from the Americans. On March 17, 1849, the Sonoranians quickly vacated their camp and moved to the new diggings before miners downstream became aware of their departure. The new camp was on Wood’s Creek at the site of today’s Sonora High School grounds and extended upstream along present Columbia Way to the bridge crossing the creek. The new camp of Sonora was born.

It was a few days before the Americans became aware that nearly all of the Sonoranians had suddenly disappeared. Knowing of their reputation for locating placer deposits, the Americans began an immediate search and soon found the new camp. While in the area, the Americans did some prospecting themselves and uncovered equally rich diggings along the branch of Wood’s Creek that subsequently became known as Sonora Creek. An American camp soon came into existence along the creek in the area of today’s Coffill Park expanding the boundaries of what would become the City of Sonora.

For a short time, the American camp was called “Scott Town,” probably in honor of Charles G. Scott, a former soldier of the First Regiment of New York Volunteers in the Mexican War. The camp was soon engulfed by more numerous Sonoranians and others of Hispanic origin and became known as the Sonoranian Camp, later shortened to Sonora.

Thousands of eager gold seekers made their way to the new diggings discovered by the Sonoranians bringing with them merchants with a wide variety of tools and supplies, butchers, bakers, mule packers, teamsters, those aiming to open

Sonora General Plan 2020
Cultural Resources-370
restaurants and lodging houses, liquor dealers, gamblers, black legs, and speculators who were not particular about how they acquired their gold.

The largest foreign group was that of the Sonoranians themselves who were joined by Chileans (Chilenos), Peruvians, and a few Argentines. All were attracted to the camp not only because of gold, but because it was known as a mining center where the Spanish language was spoken and the Catholic religion and familiar Latin customs were widely observed.

Newcomers made their camps on unoccupied land lying along the sides of an old Indian trail extending from Sonoranian Camp on Wood’s Creek down a dry ravine called Senorita Gulch to the American settlement along Sonora Creek. This trail later became today’s Washington Street, the center of business activity for the mining camp and later, for the City of Sonora.

9.3.3. 1850s: Sawmills, City Incorporation, Miner’s Tax and Depression

Sawmills
In August, 1850, the erection of a steam sawmill, by Henri Charbonelle & Co., changed the appearance of the camp and surrounding hills. The mill, located near today’s intersection of Washington and Church Streets, immediately began to produce rough lumber sawed from the pine and cedar logs dragged down to the mill from the hillsides by oxen. The abundance of local lumber at a reasonable price followed by the erection of competing sawmills made lumber readily available for building. By early 1852, Sonora had assumed a cosmopolitan appearance with architecture reflecting the tastes of its American, European, and New World Hispanics far more than most of the other mining camps of the era.

I arrived at Sonora, the largest town of the southern mines. It consisted of a single street, extending for upwards of a mile along a sort of hollow between gently sloping hills. Most of the houses were of wood, a few were of canvas, and one or two were solid buildings of sun-dried bricks. The lower end of the town was very peculiar in appearance as compared with the prevailing style of California architecture. Ornament seemed to have been as much consulted as utility, and the different tastes of the French and Mexican builders were very plainly seen in the high-peaked overhanging roofs, the staircases outside the houses, the corridors round each story, and other peculiarities; giving the houses—which were painted, moreover, buff and pale blue—quite an old-fashioned air alongside of the staring white rectangular fronts of the American houses. There was less pretence and more honesty about them than about the American houses, for many of the latter were all front, and gave the idea of a much better house than the small rickety clapboard or canvas concern which was concealed behind it. But these facades were useful as well as ornamental, and were intended to support the large signs, which conveyed an immense deal of useful information. Some small stores, in fact, seemed bursting with intelligence, and were broken out all over with short spasmodic sentences in English, French, Spanish, German, covering all the available space save the door, and presenting to the passer-by a large amount of desultory reading as to the nature of the property within and the price at which it could be bought. This, however, was not by
any means peculiar to Sonora—it was the general style of things throughout the country.

The **Mexicans and the French also were very numerous, and there was an extensive assortment of other Europeans from all quarters, all of whom, save French, English and “Eyetalians,” are in California classed under the general denomination of Dutchmen more frequently “d----d Dutchmen,” merely for the sake of euphony.**

*J.D. Borthwick, Englishman, 1852*

**City Incorporation**

California passed legislation dividing California into 27 counties and designating a seat of government for each county in February, 1850. While the residents of Sonoranian Camp, or Sonora, as it was increasingly being called, were satisfied with their camp being designated as the county seat, they were incensed to discover that the name Sonora had been changed to Stewart in honor of an assemblyman representing them. A petition signed by the camp’s leading citizens and business owners was filed with the legislature, and that body responded by passing an amendatory act on April 15, 1850, naming Sonora as the county seat of Tuolumne County.

With statehood on September 9, 1850, the California Legislature approved the incorporation of the City of Sonora on May 1, 1851. The first city election was held May 19, 1851, to elect the common council in which 400 votes were cast to elect Mayor Charles F. Dodge and aldermen A.F. Chatfield, Abraham Tuttle, Israel P. Yaney, Hiram W. Theall, R.S. Gladwin, H.T. Fuller and Lewis C. Gunn.

At the first meeting of the common council, the first city officers were appointed: Leander Quint, city recorder; Daniel Sayre, city treasurer; Ethan Allen, city assessor; James F. McFarland, city marshal; and Alexander W. Luckett, city clerk.

**Foreign Miner’s Tax and Depression**

Two days prior to naming Sonora as the county seat, the legislature adopted the foreign miner’s tax. The law was titled “An Act for the better regulation of the Mines, and the government of Foreign Miners.” The act required each foreign miner to pay a monthly license fee of $20 to mine for gold in California. The avowed intent of the law was to raise revenue for the infant state, but also had the object of reserving for American miners as much of the gold fields as possible.

Unable to afford the monthly taxes, thousands of foreigners, principally Mexicans, departed from the mines with a bitter hatred for the Americans. Their departure triggered a massive local financial depression in Sonora and the other county gold camps. It also greatly affected the supply center of Stockton economically, as well as the teamsters and pack train owners who moved supplies between the two points. Funds were raised by affected local business interests, and an attempt was made to have the law declared unconstitutional; but the damage was done, and it was not

---

39 Sonora Historic Resources Inventory, City of Sonora, Tuolumne County, California; Foothill Resources, Ltd. With Historical Overview by Carlo M. De Ferrari, Tuolumne County Historian; November, 2003.
until a year later that the miners’ tax act was repealed and then replaced with another in which a more moderate and reasonable tax was prescribed.

9.3.4. 1860s-1870s: Civil War and the Chinese

By the 1860s, the loss of population due to the exhaustion of the vast surface placer gold deposits that had sustained her for many years sent Sonora into an economic decline. The Civil War also had its effect as some men left to serve in the armed forces.

During the late 1860’s and early 1870’s, thousands of Chinese miners came once they were free to work unmolested in the abandoned placers to extract the remaining gold dust deposits. Many of the Orientals remained to enter other fields of work, usually menial, and resided in the area east of Stewart Street, lying generally between Lyons and East Bradford streets. Originally, this section had been occupied by Mexicans and Hispanics and was known as the “Tigre.” Towards the end of the century, as Orientals became more numerous, it became Sonora’s “Chinatown.”

Well into the 1880s, the city’s economy was based primarily upon nearby farming and ranching, some gold mining, lumber production and a slowly growing tourist trade, as visitors to the Calaveras Grove of Big Trees passed through Sonora en route to the Yosemite Valley; however, the future prospect for most residents was not encouraging.

**Figure 23:** Monument Commemorating Sonora’s Chinatown of the 1860s and 1870s, Stewart Street
9.3.5. **1880s, 1890s and the Turn of the Century: the Second Gold Rush**

In the late 1880s and early 1890s, there was a sudden and tremendous revival of prosperity accurately named the “Second Gold Rush” which transformed the county and brought it into the 20th Century with a booming economy and restored confidence.

With the availability of strong wire, rope, or cable, and improved machinery and milling processes, together with underground mining techniques developed in the Comstock Lode of Nevada, it became physically and financially possible to open many quartz gold mines and begin the era of hard-rock mining along the Mother Lode.

Captain William A. Nevills pioneered the way with his famous Rawhide Mine (located west of Sonora). He displayed his success at the 1894 mid-winter fair in San Francisco, thereby ignited a fire for quartz mining which resulted in investors pouring money into the development of known claims as well as prospecting for new veins.

Much of that activity took place in Tuolumne County where the population grew rapidly, and the assessed value of property on the county’s tax rolls increased several fold, fed by the erection of new quartz mills, installation of hoisting machinery and the establishment of new businesses as well as the construction of homes to house the workers. This activity was further spurred by the arrival of the Sierra Railway and the birth of giant lumbering industries in the mountains to the east of the Mother Lode. It resulted in a quarter-century of prosperity for both Tuolumne County and its center of business activity, the City of Sonora.

Sonora itself had experienced brief gold excitement about two decades previously when several huge quartz vein deposits of gold, known as “pockets,” were uncovered in the depth of the Bonanza Mine at the northern edge of the city. This strike had benefited principally only the owners; yet, evidence of some of that wealth, approaching a million dollars it is said, is still displayed locally in the Nicol Mansion at 313 South Stewart Street which was erected in 1887 by Julia Nicol, widow of Charles Clark, one of the three Bonanza Mine partners.

![Figure 24: Nicol Mansion](image)

**Figure 24:** Nicol Mansion
Constructed 1887, 313 South Stewart Street
Some of the wealth extracted from the Bonanza mine also went into the erection of Sonora’s Opera Hall on South Washington Street, now restored and playing an active role in community life.

**Figure 25:**
Sonora’s Opera Hall, Constructed 1885, 150 South Washington Street  
Formerly the Star Flouring Mill

The increased tax revenues also brought about the construction of a long-needed county hospital in 1887, and within two years, the decrepit 1853 wooden courthouse was razed and replaced with a handsome new yellow pressed brick building that presently graces the center of the city.

Nor was education neglected. For the first time, local students could remain at home and receive a high school education in a new school erected at the northern edge of the city. Shortly later, a similar structure was provided for the city’s elementary school students. Commonly known today as “The Dome,” it stands overlooking the city on Barretta Street.

**Figure 26:** The Sonora “Dome”, Constructed 1909, 251 South Barretta Street
There were also private investments in other buildings during those prosperous times. In 1896 Mrs. William A. Nevills erected the city’s finest hostelry, the Victoria Hotel. Remodeled in the late 1920s and renamed the Sonora Inn, it still serves the traveling public. A second building born of that era is the 1903 brick Bradford Building at the southwest corner of Bradford Avenue and South Washington Street.

Figure 27: Bradford Building, Constructed 1903, 42 S. Washington Street

9.3.6. World War I to the Present

By World War I, most of the mines in Tuolumne County were again idle and many people moved away to work in the war-related industries in the San Francisco Bay Area. With the advent of the automobile and truck transportation, many agricultural products and manufactured items were imported rather than being produced locally. The Depression in 1929 sounded the death knell for most major industries including agriculture and timber, and the county slumbered along with the rest of the United States during the following decade.

Due to the increase in the price of gold and low operating costs during the Depression, a small mining boom occurred again during the mid-to-late 1930s (the nearest to Sonora to reopen being the Harvard Mine located between Sonora and Jamestown). World War II effectively put an end to any major mine reopenings and, with few exceptions, the mines of Tuolumne County were closed in 1942.

The centennials of the gold discovery in 1948 and statehood in 1950 brought a renewed interest in the gold country. Books were published, photographic and art exhibits mounted and tourists came in droves to see where it had all happened. The quaint towns with their narrow streets and frame buildings from another century were now a destination and Sonora was no exception.

At the height of the Gold Rush in 1852, the population of Tuolumne County is estimated to have numbered 17,000 individuals—a figure which was not reached again for 110 years when the 1963 population of the county again reached 17,000.

Additional information regarding milestones in Sonora’s history, the city’s newspapers, fire history and prominent people may be found in General Plan 2020 Appendix 9K.
9.3.7. Cultural Resource Studies

Many of the cultural resources of the city have been documented in the following studies:

- *Sonora Historic Resources Inventory, City of Sonora, Tuolumne County, California*; Foothill Resources, Ltd. With Historical Overview by Carlo M. De Ferrari, Tuolumne County Historian; November, 2003 (Sonora, 2003)

- Historic Inventory City of Sonora-Central Sierra Planning Council, Tuolumne County Historical Society, 1983

Sonora’s Historic Resources Inventory recorded 209 properties within the study boundaries identified in *General Plan 2020 Appendix 9A* including those constructed prior to 1945 and excepting those so drastically altered that they lacked potential for future restoration. The 2003 inventory provides a good indication of the nature and extent of resources within the city:

9.3.8. Resource Types

**Table 97:** 2003 Historic Resources Inventory Resources by Type

(Does not equal 209 properties inventoried due to multiple uses of some buildings)

<table>
<thead>
<tr>
<th>Type of Property</th>
<th>Total Number</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial (93)</strong></td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>1</td>
</tr>
<tr>
<td>Hotels</td>
<td>5</td>
</tr>
<tr>
<td>Commercial (including offices, stores, shops, restaurants, saloons)</td>
<td>66</td>
</tr>
<tr>
<td>Banks (Including express offices)</td>
<td>5</td>
</tr>
<tr>
<td>Transportation (Including Stables, Garages, Yosemite Transit Company)</td>
<td>10</td>
</tr>
<tr>
<td>Communication (Including newspaper, telephone, telegraph offices)</td>
<td>5</td>
</tr>
<tr>
<td><strong>Service (18)</strong></td>
<td></td>
</tr>
<tr>
<td>Government</td>
<td>1</td>
</tr>
<tr>
<td>Churches</td>
<td>2</td>
</tr>
<tr>
<td>Lodges</td>
<td>4</td>
</tr>
<tr>
<td>Hospitals</td>
<td>2</td>
</tr>
<tr>
<td>Social (Including a church, social hall, scout hut, libraries, private club, opera hall, theatre and memorial hall)</td>
<td>9</td>
</tr>
<tr>
<td><strong>Residential (125)</strong></td>
<td></td>
</tr>
<tr>
<td>Single-Family</td>
<td>120</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>5</td>
</tr>
</tbody>
</table>
9.4. Architectural Styles

The architectural history of Sonora strongly reflects the availability of construction materials and the ability of the city’s inhabitants to use those materials.

The architectural style of the dwellings of the first inhabitants of Sonora is unknown. Descriptions and illustrations of the structures of the Me-Wuk, who resided in the central Sierra foothills at the time of the Gold Rush, included conical brush and bark shelters held together with grapevines and a central fire for warmth. Other structures included ceremonial roundhouses, sweat lodges, and acorn granaries. None of these structures remain in the City of Sonora.

The discovery of gold brought tent cities with tents of white canvas and log cabins. The Sonorans from Mexico built brush houses where miners left their families during the week.

The Sonorans also brought their expertise in adobe construction and numerous adobe cabins, homes and businesses were built in the earliest years of the Gold Rush. Three buildings with adobe portions remain in the city today:

- Central portion of the Gunn House, Inventory No. 57, built 1852
- Portion of the Sugg-McDonald House, Inventory No. 155; constructed 1857
- South wall of the City Hotel, Inventory No. 119, built 1852

The original portion of the home was built from adobe-type bricks made on the property by William Sugg, a Negro. The home was expanded to two stories in size as the family grew and later became a boarding house. Sugg’s descendants owned and occupied the home for over 120 years (Sonora...A Guide to Yesterday, Tuolumne County Historical Society)

This architectural History of Sonora is a summary of that included in the Sonora Historic Resources Inventory, City of Sonora, Tuolumne County, California; Foothill Resources, Ltd. With Historical Overview by Carlo M. De Ferrari, Tuolumne County Historian; November, 2003.
Prefabricated Frame Houses/Greek Revival
With the advent of sawmills, came prefabricated frame houses, usually in the Greek Revival style and shipped from the east to San Francisco. The Cady House is an excellent example of this era. The home came around Cape Horn in the 1850s and its numbered pieces were reconstructed in Sonora.
Neoclassical (California Rustic)
The first frame homes in Sonora were simple, one-story vernacular Neoclassical, also referred to as California Rustic. The homes had a basic Neoclassical study with gable roofs, horizontal siding, surrounding porches, central entries flanked by multi-paned windows, and a shed-roofed kitchen at the rear. The style remained one of the most popular in Sonora from the Gold Rush to the early 1900s.

After the loss of numerous buildings to the fires of 1852, 1853 and 1861, affluent merchants began to introduce the use of brick and stone in their structures and iron shutters for protection from both fire and thievery. The Italian and French stonemasons, experienced in the use of stone in construction from their homeland, built the majority of stone structures in the California foothills. The first substantially stone building in Sonora was the City Hotel, completed in 1853.

Figure 31: City Hotel, Constructed 1853, 139-145 South Washington Street, One of Sonora’s first substantially stone buildings
By the mid-1860s, brick and lime kilns using local supplies of clay and limestone produced Neoclassical buildings with gable roofs, false fronts with simple cornicing, brick and stone relieving arches over the windows and doorways. Examples remaining today include:

- Linoberg Building, Inventory No. 109, constructed 1856 (front), 1900 (rear)
- Servente’s, Inventory No. 40, constructed 1856

Figure 32: Servente’s Constructed 1856, 64 S. Washington, The only remaining building in Tuolumne County with an iron storefront (by Sutler Iron Works). Formerly Charles Freidenberg Dry Goods; Haag’s Cigars & Groceries; Presently Servente’s Groceries & Liquors.

Figure 33: Linoberg Building, Constructed 1856, 87 South Washington Street, Building by Emanuel Linoberg as a Wells Fargo Office
Italianate, Eastlake, Queen Anne
Commencing in the 1880s and extending through World War I, Tuolumne County saw a second Gold Rush based on hard-rock mining. With this boom in mining, came numerous false-front commercial and Italianate, Eastlake and Queen Anne residences. Two of these, designed by architect C.W. Ayres, include the Street-Morgan Mansion and the Bradford-Rosasco residence.

Figure 34: Street/Morgan Mansion, C.W. Ayres, Architect, An Example of Sonora’s Queen Anne architecture

Figure 35: Bradford/Rosasco House, C.W. Ayres, Architect, An Example of Sonora’s Queen Anne Architecture
Romanesque
Tuolumne County did not readily embrace the Romanesque style of the early 1900s. The county courthouse, designed by William Mooser of San Francisco, is one of the few constructed in this style.

Figure 36: Tuolumne County Courthouse - William Mooser, Architect
Craftsman
Following World War I, numerous Craftsman bungalows were constructed and a number of examples of this style remain today. Most Craftsmen structures appear to have been built by local carpenters from style books produced by architects such as Greene and Greene, Gustav Stickley and others.

Figure 37: The Webster-Meuli Home, 173 W. Bradford St., One of Sonora’s Craftsman Bungalows

Mission Revival/Spanish Eclectic
In the 1920s and 1930s, romantic nostalgia for the Hispanic culture culminated in the development of the Mission Revival and Spanish Eclectic styles used for both commercial and residential architecture. The style generally made use of brick or stucco, with colonnades, arches, pillars, tile roofs, decorative tile work, flooring and metalwork.

Figure 38: Masonic Hall, Spanish Eclectic, Built 1858, Remodeled 1929, 16 South Washington Street
Art Moderne/Art Deco
The Lick Building of the 1930s provides an example of the city’s Art Deco era.

Figure 39: Lick Building, Constructed 1930s, 157 South Washington Street

Colonial Revival

Figure 40: Veterans Memorial Hall, Constructed 1933, 9 North Washington Street, An example of Sonora’s Colonial Revival Architecture
Architects
Few homes in Sonora were designed by architects; the Segerstrom home on
Knowles Hill in Sonora (1927) was designed by Stockton architect Davis Pearce.
The Tuolumne County Courthouse was designed by San Francisco Architect William
Mooser. Craftsmen style structures in Sonora appear to have been built by local
carpenters from style books produced by architects such as Greene and Greene,
Gustav Stickley and others.

Figure 41: Segerstrom Home, Knowles Hills House, 1927, Designed by Stockton
Architect, Davis Pearce
### Table 98: 2003 Historic Resources Inventory by Architectural Type

<table>
<thead>
<tr>
<th>Architectural Style</th>
<th>Total Number</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial/Religious/Social (84)</strong></td>
<td></td>
</tr>
<tr>
<td>Neoclassical/Classical Revival</td>
<td>43</td>
</tr>
<tr>
<td>Neoclassical with Spanish Eclectic Facades</td>
<td>11</td>
</tr>
<tr>
<td>Spanish Eclectic</td>
<td>6</td>
</tr>
<tr>
<td>Art Moderne/Art Deco</td>
<td>11</td>
</tr>
<tr>
<td>Gothic Revival</td>
<td>2</td>
</tr>
<tr>
<td>Craftsman</td>
<td>3</td>
</tr>
<tr>
<td>Queen Anne</td>
<td>7</td>
</tr>
<tr>
<td>Half-dugout</td>
<td>1</td>
</tr>
<tr>
<td><strong>Residential (118)</strong></td>
<td></td>
</tr>
<tr>
<td>Neoclassical/Classical Revival</td>
<td>31</td>
</tr>
<tr>
<td>Neoclassical with Spanish Eclectic Facades</td>
<td>11</td>
</tr>
<tr>
<td>Neoclassical w/Art Deco Facades</td>
<td>7</td>
</tr>
<tr>
<td>Italianate</td>
<td>0</td>
</tr>
<tr>
<td>Eastlake</td>
<td>1</td>
</tr>
<tr>
<td>Queen Anne</td>
<td>28</td>
</tr>
<tr>
<td>National Folk</td>
<td>2</td>
</tr>
<tr>
<td>Folk Victorian</td>
<td>3</td>
</tr>
<tr>
<td>Colonial Revival</td>
<td>0</td>
</tr>
<tr>
<td>Craftsman</td>
<td>29</td>
</tr>
<tr>
<td>Mission Revival</td>
<td>0</td>
</tr>
<tr>
<td>Spanish Eclectic</td>
<td>0</td>
</tr>
<tr>
<td>Tudor Revival</td>
<td>2</td>
</tr>
<tr>
<td>Art Moderne/Art Deco</td>
<td>1</td>
</tr>
<tr>
<td>Minimal Traditional</td>
<td>0</td>
</tr>
<tr>
<td>Barn/Stable</td>
<td>3</td>
</tr>
</tbody>
</table>
9.5.  Goals, Policies and Implementation Programs

Identification & Evaluation of Resources

Goal:

9.A  Preserve and promote the City of Sonora’s cultural heritage through the identification and evaluation of its cultural resources.

Policies:

9.A.1  Survey, record, inventory and evaluate the significance of cultural resources in the city to assist in guiding cultural resources management activities.

9.A.2  Prepare cultural resources inventories consistent with the standards and guidelines of the State Office of Historic Preservation.

9.A.3  Identify the city’s important individual cultural resources and districts so that they may be preserved.

9.A.4  Provide consideration for the rights of private property owners within the city’s cultural resources management programs.

9.A.5  Recognize the importance of heritage tourism to the economy of the city.

Implementation Programs:

9.A.a  Adopt a Priority Plan for Future Historic Resources Inventories

Adopt a priority plan for identifying and evaluating historic resources within the city which have not yet been identified and evaluated. Priorities will consider, at a minimum, the age of resources and the level of threat posed to each group of resources. General Plan 2020 Appendix 9B provides guidance for establishing a priority plan.

9.A.b  Establish Professional Standards

In conjunction with preparation of a Cultural Resources Management Ordinance, (Program 9.B.a) include a provision requiring that cultural resources studies be conducted by qualified professionals as established in General Plan 2020 Appendix 9C.
9.A.c **Adopt Cultural Resources Study Standards**

In conjunction with preparation of a Cultural Resources Management Ordinance ([Program 9.B.a](#)), include standards for preparing cultural resources studies as established in *General Plan 2020 Appendix 9D*.

9.A.d **Prepare a Supplement to the 2003 Sonora Historic Resources Inventory**

Enlist a qualified professional ([Program 9.A.b](#)) to prepare a supplement to the 2003 Sonora Historic Resources Inventory by adding California Register eligibility designations ([General Plan 2020 Appendix 9J](#)) for identified resources 50 years of age and older identified in the *Sonora Historic Resources Inventory, City of Sonora, Tuolumne County, California; Foothill Resources, Ltd. with Historical Overview by Carlo M. De Ferrari, Tuolumne County Historian; November, 2003* (Sonora, 2003). These designations will assist the Sonora City Planner, the City of Sonora’s Special Programs Department (e.g., for housing rehabilitations) and other city staff in performing environmental evaluations conducted pursuant to the California Environmental Quality Act; Section 106 evaluations; and implementation of the programs contained in this element.

In addition, the supplement will include recommendations for boundaries and contextual themes to guide the city in the formation of an historic district or districts.

9.A.e **Establish a Sonora Register of Cultural Resources**

Establish a Sonora Register of Cultural Resources for the purposes of implementing incentive programs pursuant to the Cultural Resources Management Ordinance ([Program 9.B.a](#)). The register will include properties:

i. Listed on the National Register of Historic Places

ii. Listed on the California Register of Historical Resources

iii. Properties contained within cultural resources inventories prepared by the city which have been or are assigned a California Register designation ([General Plan 2020 Appendix 9J](#)) or National Register designation of 1 (listed on the National Register), 2 (determined eligible for listing by formal process involving federal agencies), 3 (appears to be eligible for listing in the judgment of the person completing the form), 4 (might become eligible for listing) or 5 (ineligible for listing, but of local interest and eligible for the Sonora City Register)

Inclusion in the Register will require zoning to: H (Historic Combining) as described in [Program 9.A.g](#) and property owner consent as described in [Program 9.A.f](#).
9.A.f  **Prepare a Contextual History of Sonora**

Prepare a contextual history of Sonora emphasizing buildings, structures and archaeological resources 50 years of age or older including, but not limited to, the following themes: Gold Rush I&II Remains; Ethnic Affiliations; Technological Innovations; Major Periods of Historic Architecture, Transportation, and Tourism. The Contextual History will provide guidance to city in evaluating the significance of cultural resources within the city.

9.A.g  **Address Property Owner Consent**

Address requirements for property owner consent prior to zoning property to the :H (Historic Combining) District and requiring consent of a simple majority of property owners for designation of an Historic District.

**Related Programs:** Chapter 9 (Cultural Resources) -Implementation Programs 9.A.g and 9.A.h

9.A.h  **Amend the Existing Historic (:H ) Combining District**

Amend the city’s Design Review/Historic Zone to create a separate Historic (:H) Combining District. The :H district will be used to identify, at a minimum, those resources listed on the Sonora Register, California Register of Historical Resources, and National Register of Historic Places.

9.A.i  **Establish an Historic District (:HD) Combining District**

Amend the municipal code to create the Historic District Combining District to encompass groups of cultural resources, including vacant parcels within historic districts, and to ensure appropriate management of collected resources and their contextual setting.

9.A.j  **Update the City’s Historic District Boundaries**

As the city completes historic inventories and evaluations, enlist a qualified professional to provide the city with recommendations for establishing historic districts within the city. When community support is forthcoming, pursue Historic District (:HD) zoning.

9.A.k  **Include Inventoried Properties in an Electronic Database**

To facilitate the use of the city’s cultural resources inventories, establish an electronic database, tied to parcel, which includes information pertaining to cultural resources on individual parcels. It is recommended that the city incorporate inventory data for individual parcels using the city’s Geographic Information System (GIS) Database.
9.A.1 *Encourage Interpretive Programs*

Identify funding sources for and establish programs to identify and promote the city’s cultural resources. Plaques or similar identifying structures installed on buildings or structures pursuant to interpretive programs within the historic district will be subject to design review.

**Resources Management**

Goal:

9.B Maintain the City of Sonora’s cultural heritage, through the enlightened management, preservation, use, enhancement, restoration and study of its cultural resources.

Policies:

9.B.1 Assist in retaining the special character of historic buildings, structures and districts and promote compatible development within historic districts by providing flexible development standards to encourage preservation of historic buildings, structures and districts.

9.B.2 Emphasize the provision of incentives to encourage the retention, reuse and restoration of historic structures.

9.B.3 Seek the expertise of qualified professionals in evaluating potential impacts of proposed projects on cultural resources.

9.B.4 Manage the city’s cultural resources in a manner consistent with the Secretary of the Interior’s Standards and Guidelines.

9.B.5 Establish the tools necessary for the city to pursue, to the maximum extent feasible, funding sources and incentive programs essential to the preservation of the city’s cultural resources.

9.B.6 Recognize and use cultural resources management as a tool for achieving other goals and implementing other programs of Sonora General Plan 2020.

9.B.7 Recognize the importance of cultural resources management to the economic development of the city’s downtown.

9.B.8 Recognize the importance of cultural resources management to the character and livability of the city’s neighborhoods.
Implementation Programs:

9.B.a  
**Prepare a Cultural Resources Management Ordinance (CRM)**

Prepare a Cultural Resources Management Ordinance (CRM) using the guidelines provided by the State Offices of Historic Preservation (OHP) for format and content of a Cultural Resources Management Ordinance (*General Plan 2020 Appendix 9F*). It is anticipated that the CRM will address, but not be limited to, the following:

i. Voluntary preservation incentives (See Program 9.B.b)

ii. Demolition and relocation criteria for buildings, structures and archaeological resources 50 years of age or older (See Program 9.B.f)

iii. Guidelines for rehabilitation or restoration of historic structures (See Program 9.B.g)

iv. Review procedures for projects involving cultural resources (See Program 9.B.h, 9.B.o.)

v. Establishment of an Historic Resources Committee (See Program 9.B.h)

9.B.b  
**Provide Historic Preservation Incentives**

Adopt an incentive program for those properties including, but not limited to:

i. Properties designated :H

ii. Properties listed on the Sonora Register

iii. Properties listed on the California Register

iv. Properties listed on the National Register

v. Projects consistent with the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation

Financial incentives which may be considered for historic preservation, depending upon the availability of funding, are included in *General Plan 2020 Appendix 9G*.

**Equivalent Program:**  Chapter 10 (Cultural Resources) - Implementation Program 10.A.p
9.B.c  **Maintain a Façade Easement Program**

Maintain a façade easement program allowing the city, or appropriate nonprofit to purchase, or to accept through donation, easements on building facades.

Related Program: Chapter 10 (Economics) - Implementation Program 10.A.n

9.B.d  **Allow Modified Development Standards**

Allow modified development standards with a determination that waiver or reduction of the development standard furthers the intent and purpose of this element. The program will consider allowing eligibility for expanded uses in residential zones.

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.

Related Program: Chapter 3 (Housing) - Implementation Program 3.C.a

9.B.e  **Establish Criteria for CEQA Exemptions for Projects Involving Cultural Resources**

Adopt the following standard for exempting projects involving cultural resources:

Projects undertaken within any cultural /historical resource, site or district shall be considered categorically exempt from the California Environmental Quality Act (CEQA) so long as such work is in compliance with the provisions of the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation.
9.B.f **Adopt Demolition and Relocation Procedures for Buildings and Structures 50 Years of Age and Older**

Adopt demolition and relocation procedures for structures 50 years of age or older. Procedures may address, but not be limited to:

i. The necessity for a building permit or site development plan for a replacement structure or other project be issued prior to demolition and relocation

ii. Health and safety

iii. Economic hardship criteria

iv. Demolition stays for significant historic resources (the definition of “significant” to be defined in the enabling ordinance)

v. Acquisition of a Certificate of Appropriateness prior to demolition or relocation

vi. Review procedure for considering Certificates of Appropriateness (see Program 9.B.h)

9.B.g **Design Review and Design Assistance Program for Historic Structures**

Establish a procedure for reviewing restorations, alterations or additions to historic structures. Design review procedures for historic structures will consider the following:

i. Preparation of illustrated Sonora Historic Design Guidelines

ii. Review process for alterations, rehabilitations or additions to significant historic resources (See Program 9.B.h)

iii. Criteria for staff approval of certain alterations

iv. Design Assistance Program. Provide advisory design assistance for historic properties 50 years of age or older which are otherwise not listed or designated as eligible for listing on or for the National Register of Historic Places, California Register, Sonora City Register, or which are not otherwise zoned :H, or :HD

v. Adopting the Secretary of the Interior’s Standards and Guidelines for Rehabilitation and Historic Preservation Projects as a guide for evaluating development proposals including, but not limited to, restoration, alteration of, and additions to existing historic structures (General Plan 2020 Appendix 9G)

vi. Adopt design criteria for landscaping, lighting and the design of new buildings and structures located within an historic district or located outside of an historic district, adjacent to a cultural resource.
Consider Establishment of an Historic Resources Committee

Consider establishment of an Historic Resources Committee (HRC). It is anticipated that the HRC will:

i. Include members meeting the criteria for designation as a Certified Local Government (CLG) if the city decides to proceed with seeking CLG designation (See Program 9.B.i)

ii. Review and provide input to the city for Certificates of Appropriateness for demolitions and relocations

iii. Review and provide input to the city for development proposals involving significant historic resources

iv. Coordinate preparation of grant applications for funding available through the CLG Program to further the cultural resources objectives of this element, if the city pursues CLG Designation

v. Oversee the preparation of cultural resources inventories and evaluations of the city’s cultural resources and maintain that system for the survey and inventory of historic properties

vi. Enforce appropriate state and local legislation for the designation and protection of historic properties

vii. Provide for adequate public participation in the local historic preservation program, including the process of reviewing and recommending properties for nomination to the National Register of Historic Places, California Register and Sonora City Register

viii. Other duties as assigned by the city

Pursue Certified Local Government (CLG) Designation

Investigate the pros and cons of seeking city designation as a Certified Local Government (CLG) consistent with the standards established by the U.S. Department of the Interior, National Park Service (General Plan 2020 Appendix 9I). 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 (Program 9.B.h) will reflect the membership requirements of a CLG.
9.B.j **Adopt the Mills Act**

Adopt the Mills Act for implementation in the City of Sonora in compliance with California Government Code, Article 12, Sections 50280-50290 for the reduction of property taxes through historic preservation (*General Plan 2020 Appendix 9G*).

**Related Program:** Chapter 3 (Housing) - Implementation Program 3.C.h


Prepare a list of properties in the City of Sonora, as inventories are completed, which could benefit from the 1986 Tax Reform Act and 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 (*General Plan 2020 Appendix 9G*).

9.B.l **Review of Projects Involving Federal Assistance (Section 106)**

Maintain a procedure for city review of projects for consistency with Section 106 of the National Historic Preservation Act (NHPA). Designate the Historic Resources Committee (*Program 9.B.h*) as the appropriate advisory agency for these reviews if the city pursues Certified Local Government Designation (*Program 9.B.i*).

9.B.m **Notify Property Owners of Available Incentives**

Upon completion of cultural resources inventories, provide participating landowners with a copy of property evaluation and listing of incentive programs available for the property if listed on the Sonora Register, California Register of Historical Resources or the National Register of Historic Places.

9.B.n **Procedures for Addressing Unanticipated Cultural Resources**

Include, for projects with conditions of approval related to the management of cultural resources, a requirement for preconstruction meetings with project contractors, the developer, or his representative, Native American representative, the project’s qualified cultural resources professional, the Planning Department and other agencies responsible for overseeing the construction phase of a development project (including demolitions) to review procedures as required pursuant to CEQA should cultural resources be discovered during the construction process.

---

41 These include projects in which federal assistance is provided either through the provision of federal funding or the issuance of a permit from a federal agency.
9.B.o  **Integrate Cultural Resources Management Goals and Recreation Goals**

Emphasize the historic nature of recreational resources (e.g., ditch and creek trails) as a means to enhance funding opportunities, in particular, funding through the Transportation Enhancement Act (TEA). Potential recreational facilities with cultural resources value will be made a priority for development pursuant to both the Cultural Resources Element and the Recreation Element of *Sonora General Plan 2020*.

**Related Programs:** Chapter 2 (Circulation) - Implementation Programs 2.E.f and 2.E.g

9.B.p  **Integrate Affordable Housing Goals and Cultural Resources Goals**

Emphasize the historic nature of resources which may be rehabilitated for use as single and multi-family housing for low and very-low income households as a means to enhance funding opportunities, available tax credits and other incentive programs.

9.B.q  **Review Telecommunications Facilities**

Amend the municipal code 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.

**Related Program:** Chapter 10 (Economics) - Implementation Program 10.A.i
Chapter 10. Economics

10.1. Requirements

An Economics Element is an optional general plan element.

10.2. Issues and Opportunities

10.2.1. Economic Development Organizations and Agencies

Multiple organizations and agencies assist in encouraging a healthy business environment in Tuolumne County and the City of Sonora. These organizations include, but are not limited to, the following:

10.2.1.1. TUOLUMNE COUNTY CHAMBER OF COMMERCE

The Tuolumne County Chamber of Commerce assists in the economic development of the county through pursuit of the following mission:

The Chamber of Commerce’s mission is to provide leadership for a healthy and vibrant business environment and encourage responsible economic growth that respects Tuolumne County’s quality of life.

The City of Sonora provides representation on the Chamber of Commerce’s Intergovernmental Affairs Committee.

10.2.1.2. HISTORIC SONORA CHAMBER OF COMMERCE

The Purpose of the Historic Sonora Chamber of Commerce is to continue to develop an economically prosperous business district while maintaining the character and integrity of Historic Sonora, making it the "heartbeat" of the community, through a united effort to promote commerce, culture, trade, good fellowship and cooperative relationships amidst diverse individuals and businesses.

The Historic Sonora Chamber of Commerce is a membership organization representing the community of Sonora which concentrates its marketing efforts within the Sonora area. The majority of the membership of the chamber is made up of individuals and businesses within the city limits of Sonora.

The Historic Sonora Chamber of Commerce is also dedicated to raising the awareness of the Sonora area through tourism, and markets the area as a tourism destination.
10.2.1.3. TUOLUMNE COUNTY VISITOR’S BUREAU
The Tuolumne County Visitor's Bureau promotes the tourism economy of Tuolumne County, including the City of Sonora. The organization maintains a website at www.thegreatunfenced.com. The site includes a history of Sonora and a listing of events, restaurants, services, bed and breakfast and lodging establishments in the City of Sonora.

10.2.1.4. CITY OF SONORA SPECIAL PROGRAMS
The City of Sonora’s Special Programs Division is responsible for organizing many of the special events and ongoing activities which promote economic development in the City of Sonora. A few of these events and activities are:

- Spring Festival (Spring event featuring local artists)
- Sonora’s Certified Farmer’s Market
- Magic of the Night (Summertime event featuring live music, street dancing, food and more)
- Trick or Treat Street (Little ones in costume visit participating merchants for goodies)
- Annual Historic Downtown Sonora Christmas Parade

Figure 42: Sonora’s Certified Farmers Market

10.2.1.5. SONORA REDEVELOPMENT AGENCY
The Sonora Redevelopment Agency was established in 1985. On September 16, 1991 a redevelopment survey area was designated. From this survey area, a 536 acre Project Area was selected in 1991 and on August 19, 1992 the Redevelopment Plan was approved and adopted. The overall goal of the Agency’s Redevelopment Plan is to eliminate conditions of blight by providing needed public improvements; by encouraging rehabilitation and repair of deteriorated structures; by facilitating land assembly and development which will result in housing opportunities, employment opportunities and an expanded tax base; and by promoting development in accordance with Sonora General Plan 2020.

The following adopted objectives reflect the Redevelopment Agency’s economic goals for the Sonora Redevelopment Project Area:
• Expansion and diversification of the community’s economic and employment base, through the facilitation of more year-round employment opportunities, including industrial development and expansion

• Strengthening of the general retail and service commercial sectors of the local economy, through diversification and enhancement of population-generated and income-generated demand

• Recapture of general retail sales leakage from Sonora to other, larger trade centers

• Increasing the capture of potential commercial trade originating from through traffic on State Routes 49 and 108

• Improvements to infrastructure supporting the Project Area, particularly streets, storm drainage, curb, gutter and sidewalk to remove existing impediments to the economic development of the community

• Improvement of parking conditions in the central area of the community through creation of additional parking spaces

• Elimination or mitigation of other existing blighting conditions and influences, including incompatible land uses, obsolete or substandard structures, inadequate public facilities, and/or small, irregular and landlocked parcels

• Provision of opportunities for participation by owners and tenants in the revitalization of their properties

• Establishment and implementation of performance criteria to assure high quality site design standards, environmental compatibility, and design elements which provide unity and integrity to development projects
### 10.2.2. Employers

Employers with more than ten employees within the city, as reported by the Economic Development Company of Tuolumne County 9/1/2004 with supplemental information provided by a phone survey conducted 9/29-30/04 by the City of Sonora, are as follows:

#### Table 99: City of Sonora Employers (10+ Employees)

Source: (Economic Development Company of Tuolumne County 9/1/2004 and City of Sonora Phone Survey 9/29/04-10/5/04)

<table>
<thead>
<tr>
<th>Employer</th>
<th>Number of Employees Within the City Limits (approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuolumne County (Including Tuolumne General Hospital prior to 2007 closure)</td>
<td>1,300/b/</td>
</tr>
<tr>
<td>Sonora Regional Medical Center</td>
<td>744</td>
</tr>
<tr>
<td>Tuolumne County Schools (1,416 employees countywide)</td>
<td>400-500</td>
</tr>
<tr>
<td>Wal-Mart</td>
<td>250</td>
</tr>
<tr>
<td>Savemart (both stores)</td>
<td>140</td>
</tr>
<tr>
<td>Pak’n’ Save</td>
<td>130</td>
</tr>
<tr>
<td>Mervyn’s (year-round)</td>
<td>110</td>
</tr>
<tr>
<td>Applebee’s</td>
<td>80</td>
</tr>
<tr>
<td>Amador-Tuolumne Community Action Agency</td>
<td>60-80</td>
</tr>
<tr>
<td>Andy’s Home Center</td>
<td>65</td>
</tr>
<tr>
<td>J.S. West &amp; Symons (both locations)</td>
<td>65</td>
</tr>
<tr>
<td>Orchard Supply Hardware</td>
<td>60</td>
</tr>
<tr>
<td>Union Democrat (excluding carriers)</td>
<td>60</td>
</tr>
<tr>
<td>City of Sonora</td>
<td>55</td>
</tr>
<tr>
<td>Clark Pest Control</td>
<td>39</td>
</tr>
<tr>
<td>Perko’s</td>
<td>35</td>
</tr>
<tr>
<td>T-5 Enterprises, Inc.</td>
<td>30</td>
</tr>
<tr>
<td>Carl’s Junior</td>
<td>30</td>
</tr>
<tr>
<td>Yosemite Title</td>
<td>28</td>
</tr>
<tr>
<td>Alfredo’s</td>
<td>25-30</td>
</tr>
<tr>
<td>Sonora Carpet Mart</td>
<td>25</td>
</tr>
<tr>
<td>Back Street Bar and Grill</td>
<td>25</td>
</tr>
<tr>
<td>Cost-U-Less</td>
<td>24</td>
</tr>
<tr>
<td>Cutler-Segerstrom Insurance</td>
<td>24</td>
</tr>
<tr>
<td>Signature Theatres</td>
<td>24</td>
</tr>
<tr>
<td>Prudential California Real Estate (Sonora agents)</td>
<td>21</td>
</tr>
<tr>
<td>Rite Aid</td>
<td>23</td>
</tr>
</tbody>
</table>
### Employer

<table>
<thead>
<tr>
<th>Employer</th>
<th>Number of Employees Within the City Limits (approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Starbuck’s</td>
<td>23</td>
</tr>
<tr>
<td>Sonora Townhouse</td>
<td>22</td>
</tr>
<tr>
<td>Staples</td>
<td>20</td>
</tr>
<tr>
<td>California Gold/Prudential CA Real Estate (Salaried employees)</td>
<td>18</td>
</tr>
<tr>
<td>Big 5 Sporting Goods</td>
<td>17</td>
</tr>
<tr>
<td>Century 21 Segerstrom Real Estate</td>
<td>17-21</td>
</tr>
<tr>
<td>Wells Fargo Bank (Sonora Branch)</td>
<td>17</td>
</tr>
<tr>
<td>Superior Sign Company</td>
<td>16</td>
</tr>
<tr>
<td>Sonora Family Bowl</td>
<td>16</td>
</tr>
<tr>
<td>Kragen’s</td>
<td>16</td>
</tr>
<tr>
<td>Gold Country Gas and Corner Gas: 6 at Gold Country Gas 10 at Corner Gas</td>
<td>16</td>
</tr>
<tr>
<td>Sierra Veterinary Care</td>
<td>15</td>
</tr>
<tr>
<td>Auto-B-Craft</td>
<td>14</td>
</tr>
<tr>
<td>First American Title</td>
<td>14</td>
</tr>
<tr>
<td>Sonora Inn/Motel</td>
<td>13</td>
</tr>
<tr>
<td>Blockbuster</td>
<td>13</td>
</tr>
<tr>
<td>Mother Lode Bank</td>
<td>12</td>
</tr>
<tr>
<td>Mother Lode Internet</td>
<td>12</td>
</tr>
<tr>
<td>Sonora Trading Post (all 3 locations)</td>
<td>12</td>
</tr>
<tr>
<td>Banny’s (Restaurant)</td>
<td>11</td>
</tr>
<tr>
<td>California State Automobile Association</td>
<td>11</td>
</tr>
<tr>
<td>Day-O Espresso</td>
<td>10-12</td>
</tr>
<tr>
<td>General Plumbing Supply Co.</td>
<td>10</td>
</tr>
<tr>
<td>Simply Country Home Furnishings &amp; Design</td>
<td>10</td>
</tr>
<tr>
<td>Denny’s</td>
<td>more than 10</td>
</tr>
<tr>
<td>Melodie’s Restaurant</td>
<td>more than 10</td>
</tr>
<tr>
<td>Sonora Express Mart</td>
<td>more than 10</td>
</tr>
</tbody>
</table>

/a/ Numbers reported are number of agents in each office

/b/ A small percentage of workers have offices outside of the city limits (e.g., Columbia Airport, Air Pollution Control District)

#### 10.2.3. Fastest Growth Occupations

The following table lists the three largest absolute-growth industries for Tuolumne County, based on industry projections and including projected wage rates. Within those industries, the occupations included are those likely to have the most job gains. Tuolumne County’s occupational projections are combined with Amador, Calaveras and Mariposa counties (the Mother Lode Consortium) with the number of job openings reflecting the total for all four counties.
**Table 100:** Fastest-Growing Absolute Growth Occupations Regional Projections through 2006

<table>
<thead>
<tr>
<th>Job Description</th>
<th>Projected # Openings</th>
<th>Training Required</th>
<th>Median Hourly Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Services</strong>&lt;br&gt;Projected Growth: 8.2%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instructors and Coaches, Sports and Physical Training&lt;br&gt;Athletic trainers&lt;br&gt;Fitness Trainers&lt;br&gt;Aerobics instructors</td>
<td>150</td>
<td>Moderate-term on-the-job training</td>
<td>$16.55</td>
</tr>
<tr>
<td>Maids and Housekeeping Cleaners</td>
<td>140</td>
<td>Short-term on-the-job training</td>
<td>$7.42</td>
</tr>
<tr>
<td>Registered Nurses</td>
<td>120</td>
<td>Associate degree</td>
<td>$24.11</td>
</tr>
<tr>
<td>Amusement and Recreation Attendants</td>
<td>110</td>
<td>Short-term on-the-job training</td>
<td>$6.95</td>
</tr>
<tr>
<td><strong>Retail Trade</strong>&lt;br&gt;Projected Growth Rate 4.7%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cashiers</td>
<td>290</td>
<td>Short-term on-the-job training</td>
<td>$7.97</td>
</tr>
<tr>
<td>Retail salespersons</td>
<td>230</td>
<td>Short-term on-the-job training</td>
<td>$8.15</td>
</tr>
<tr>
<td>First-Line Supervisors/Managers of Retail Sales Workers</td>
<td>60</td>
<td>Work experience</td>
<td>$11.56</td>
</tr>
<tr>
<td>Food Preparation Workers</td>
<td>60</td>
<td>Short-term on-the-job training</td>
<td>$7.99</td>
</tr>
<tr>
<td><strong>Government</strong>&lt;br&gt;Projected Growth 2.1%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Correctional Officers and Jailers</td>
<td>200</td>
<td>Long-term on-the-job training</td>
<td>$N/A</td>
</tr>
<tr>
<td>Police &amp; Sheriff’s Patrol Officers</td>
<td>50</td>
<td>Long-term on-the-job training</td>
<td>$25.26</td>
</tr>
<tr>
<td>Job Description</td>
<td>Projected # Openings</td>
<td>Training Required</td>
<td>Median Hourly Wage</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------------------------------</td>
<td>----------------------</td>
<td>---------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Recreation workers (conduct recreation activities w/groups in public, private and volunteer agencies and recreational facilities; Organize and promote activities such as arts and crafts, sports, games, music, dramatics, social recreation, camping and hobbies)</td>
<td>20</td>
<td>Bachelor’s Degree</td>
<td>$9.43</td>
</tr>
<tr>
<td>Office Clerks, General</td>
<td>20</td>
<td>Short-term on-the-job training</td>
<td>$9.69</td>
</tr>
</tbody>
</table>
### Table 101: Fastest-Growth Occupations, Regional Projections 1999-2006

<table>
<thead>
<tr>
<th>SOC Code(s)/a/</th>
<th>Occupation</th>
<th>% Change (Projected)</th>
<th>Education/Experience</th>
<th>2003 Mean Annual Wage/b/</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-1041</td>
<td>Computer support specialists</td>
<td>71.4</td>
<td>Bachelor’s degree</td>
<td>$37,782</td>
</tr>
<tr>
<td>15-1051</td>
<td>Systems analysts, electronic data processing</td>
<td>57.1</td>
<td>Bachelor’s degree</td>
<td>$51,936</td>
</tr>
<tr>
<td>41-2021</td>
<td>Counter &amp; rental clerks</td>
<td>50.0</td>
<td>Short-term on-the-job training</td>
<td>$22,437</td>
</tr>
<tr>
<td>41-9041</td>
<td>Telemarketers, solicitors &amp; related</td>
<td>50.0</td>
<td>Short-term on-the-job training</td>
<td>$23,564</td>
</tr>
<tr>
<td>31-9092</td>
<td>Medical assistants</td>
<td>50.0</td>
<td>Moderate-term on-the-job training</td>
<td>$29,362</td>
</tr>
<tr>
<td>31-1011</td>
<td>Home health care workers</td>
<td>44.4</td>
<td>Short-term on-the-job training</td>
<td>$18,480</td>
</tr>
<tr>
<td>41-4011</td>
<td>Sales reps, scientific and technical</td>
<td>42.9</td>
<td>Moderate-term on-the-job training</td>
<td>$46,743</td>
</tr>
<tr>
<td>25-2011</td>
<td>Teachers, preschool</td>
<td>37.5</td>
<td>Bachelor’s degree</td>
<td>$28,449</td>
</tr>
<tr>
<td>51-2099</td>
<td>Assemblers, fabricators, except mach, electrical</td>
<td>33.3</td>
<td>Short-term on-the-job training</td>
<td>$26,037</td>
</tr>
<tr>
<td>21-1021</td>
<td>Social workers, except medical, psychiatric</td>
<td>33.3</td>
<td>Bachelor’s degree</td>
<td>$41,353-$44,082</td>
</tr>
<tr>
<td>33-3051</td>
<td>Police patrol officers</td>
<td>30.2</td>
<td>Long-term on-the-job training</td>
<td>$50,640</td>
</tr>
<tr>
<td>25-9041</td>
<td>Teacher assistants</td>
<td>29.8</td>
<td>Associate degree</td>
<td>$25,360</td>
</tr>
<tr>
<td>41-4012</td>
<td>Sales reps, except technical and scientific products</td>
<td>28.6</td>
<td>Moderate-term on-the-job training</td>
<td>$49,044</td>
</tr>
<tr>
<td>11-9111</td>
<td>Medicine, health services managers</td>
<td>28.6</td>
<td>Work exp, and Bachelor’s degree or higher</td>
<td>$79,112</td>
</tr>
<tr>
<td>21-1022</td>
<td>Social workers, medical, public health</td>
<td>28.6</td>
<td>Master’s Degree</td>
<td>$41,353</td>
</tr>
<tr>
<td>21-1093</td>
<td>Social and human services assistants</td>
<td>28.6</td>
<td>Moderate-term on-the-job training</td>
<td>$31,216</td>
</tr>
<tr>
<td>33-1012</td>
<td>First line supervisors: police &amp; detective managers</td>
<td>28.6</td>
<td>Work experience</td>
<td>$77,800</td>
</tr>
<tr>
<td>32-2015</td>
<td>Cooks, short order</td>
<td>28.6</td>
<td>Short-term on-the-job training</td>
<td>$17,649</td>
</tr>
<tr>
<td>13-1041</td>
<td>Compliance officers, except agriculture, construction, health and safety, and transportation</td>
<td>28.6</td>
<td>Work experience</td>
<td>$50,974</td>
</tr>
<tr>
<td>39-9011</td>
<td>Child care workers</td>
<td>27.3</td>
<td>Short-term on-the-job training</td>
<td>$20,359</td>
</tr>
<tr>
<td>27-2022</td>
<td>Instructors &amp; coaches, sports</td>
<td>26.7</td>
<td>Moderate-term on-the-job training</td>
<td>$25,404</td>
</tr>
<tr>
<td>SOC Code(s)/a/</td>
<td>Occupation</td>
<td>% Change (Projected)</td>
<td>Education/Experience</td>
<td>2003 Mean Annual Wage/b/</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>----------------------</td>
<td>-------------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>33-3012</td>
<td>Correction officers, jailers</td>
<td>26.4</td>
<td>Long-term on-the-job training</td>
<td>$52,076</td>
</tr>
<tr>
<td>53-3033</td>
<td>Truck drivers, light</td>
<td>25.0</td>
<td>Short-term on-the-job training</td>
<td>$26,938</td>
</tr>
<tr>
<td>25-2041</td>
<td>Teachers, special education</td>
<td>25.0</td>
<td>Bachelor’s degree</td>
<td>$38,834-$56,197</td>
</tr>
<tr>
<td>25-2042</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25-2043</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>53-7064</td>
<td>Hand packers &amp; packagers</td>
<td>25.0</td>
<td>Short-term on-the-job training</td>
<td>$17,520</td>
</tr>
<tr>
<td>25-9041</td>
<td>Teacher assistants</td>
<td>25.0</td>
<td>Short-term on-the-job training</td>
<td>$25,360</td>
</tr>
<tr>
<td>39-3091</td>
<td>Amusement, recreation attendants</td>
<td>25.0</td>
<td>Short-term on-the-job training</td>
<td>$22,329</td>
</tr>
<tr>
<td>21-1012</td>
<td>Vocational &amp; educational &amp; school counselors</td>
<td>25.0</td>
<td>Master’s degree</td>
<td>$52,951</td>
</tr>
<tr>
<td>35-9031</td>
<td>Hosts &amp; hostesses, restaurants, lounge &amp; coffee shop</td>
<td>25.0</td>
<td>Short-term on-the-job training</td>
<td>$16,463</td>
</tr>
<tr>
<td>31-9091</td>
<td>Dental assistants</td>
<td>25.0</td>
<td>Moderate-term on-the-job training</td>
<td>$29,457</td>
</tr>
<tr>
<td>29-2021</td>
<td>Dental hygienists</td>
<td>25.0</td>
<td>Associate degree</td>
<td>$80,800</td>
</tr>
<tr>
<td>51-1011</td>
<td>First-line supervisor/manager: production &amp; operating &amp; maintenance workers</td>
<td>25.0</td>
<td>Work experience</td>
<td>$43,520</td>
</tr>
<tr>
<td>47-2141</td>
<td>Painters, construction</td>
<td>25.0</td>
<td>Moderate-term on-the-job training</td>
<td>$28,912</td>
</tr>
<tr>
<td>37-3011</td>
<td>Landscaping, grounds keeping workers</td>
<td>24.4</td>
<td>Short-term on-the-job training</td>
<td>$24,640</td>
</tr>
<tr>
<td>49-3023</td>
<td>Automotive service technicians &amp; mechanics</td>
<td>23.8</td>
<td>Long-term on-the-job training</td>
<td>$45,144</td>
</tr>
<tr>
<td>41-2011</td>
<td>Cashiers</td>
<td>23.4</td>
<td>Short-term on-the-job training</td>
<td>$18,898</td>
</tr>
<tr>
<td>29-1069</td>
<td>Physicians &amp; surgeons</td>
<td>22.2</td>
<td>First professional degree</td>
<td>$94,459</td>
</tr>
<tr>
<td>51-3011</td>
<td>Bakers</td>
<td>22.2</td>
<td>Moderate-term on-the-job training</td>
<td>$24,566</td>
</tr>
<tr>
<td>31-1012</td>
<td>Nursing aides, orderlies, and attendants</td>
<td>21.9</td>
<td>Short-term on-the-job training</td>
<td>$22,234</td>
</tr>
<tr>
<td>13-2011</td>
<td>Accountants &amp; auditors</td>
<td>21.4</td>
<td>Bachelor’s degree</td>
<td>$47,874</td>
</tr>
<tr>
<td>43-4171</td>
<td>Receptionists, information clerks</td>
<td>21.2</td>
<td>Short-term on-the-job training</td>
<td>$22,024</td>
</tr>
<tr>
<td>25-2031</td>
<td>Teachers, secondary school (except special &amp; vocational education)</td>
<td>21.1</td>
<td>Bachelor’s degree</td>
<td>$54,262</td>
</tr>
<tr>
<td>35-2011</td>
<td>Cooks, fast food</td>
<td>21.1</td>
<td>Short-term on-the-job training</td>
<td>$16,015</td>
</tr>
<tr>
<td>39-9032</td>
<td>Recreation workers</td>
<td>20.7</td>
<td>Bachelor’s degree</td>
<td>$20,629</td>
</tr>
<tr>
<td>41-2031</td>
<td>Salesperson, retail</td>
<td>20.2</td>
<td>Short-term on-the-job training</td>
<td>$21,842</td>
</tr>
<tr>
<td>SOC Code(s)/a/</td>
<td>Occupation</td>
<td>% Change (Projected)</td>
<td>Education/Experience</td>
<td>2003 Mean Annual Wage/b/</td>
</tr>
<tr>
<td>---------------</td>
<td>----------------------------------------</td>
<td>----------------------</td>
<td>-----------------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>11-1021</td>
<td>General &amp; operations managers</td>
<td>20.0</td>
<td>Work exp., plus a Bachelor’s or higher</td>
<td>$77,443</td>
</tr>
<tr>
<td>35-3022</td>
<td>Counter attendants, cafeteria food concession &amp; coffee shop</td>
<td>20.0</td>
<td>Short-term on-the-job training</td>
<td>$19,366</td>
</tr>
<tr>
<td>33-9032</td>
<td>Security guards</td>
<td>20.0</td>
<td>Short-term on-the-job training</td>
<td>$23,968</td>
</tr>
</tbody>
</table>

/a/ Standard Occupational Classification (SOC)
10.3. Goals, Policies and Implementation Programs

Goal:

10.A Maintain and enhance the city’s economic vitality while conserving the city’s social, cultural, environmental, and aesthetic resources.

Policies:

10.A.1 Encourage a mixture of uses and activities that will maintain the vitality of the downtown area.

10.A.2 Recognize the economic impacts of new commercial development on existing businesses within the city limits.

10.A.3 Continue to maintain an efficient permit processing system at the city.

10.A.4 Support transportation system improvements which facilitate economic development.

10.A.5 Continue to provide financial assistance to support economic development.

10.A.6 Encourage home occupations consistent with neighborhood character.

10.A.7 Continue to recognize the importance of the tourism industry to the city.

10.A.8 Promote locally produced products.

10.A.9 Promote the development of housing for all income levels within the city.

Implementation Programs:

10.A.a Maintain List of Vacant Commercial Land

Facilitate economic development within the city by working in cooperation with the Economic Development Company of Tuolumne County to maintain a list of vacant commercial land to be made available to the public upon request.

Equivalent Program: Chapter 1 (Land Use) - Implementation Program 1.E.b
Related Program: Chapter 1 (Land Use) - Implementation Program 1.A.c
10.A.b  **Develop a Business Park (BP) Zoning District**

Develop a Business Park (BP) Zoning District within the city to provide for a mixing of light industrial and commercial uses.

Equivalent Programs:  Chapter 1 (Land Use) - Implementation Programs 1.E.c

10.A.c  **Develop a Neighborhood Commercial Zoning District**

Develop a Neighborhood Commercial Zoning District in areas located within one-quarter mile of concentrated residential or high-density office land uses. Neighborhood commercial uses may include, but are not limited to: small grocery stores, neighborhood post offices and similar uses. To ensure compatibility with adjacent land uses, neighborhood commercial uses should be established as a conditional use in residential zoning districts outside historic neighborhoods.

Equivalent Programs:  Chapter 1 (Land Use) - Implementation Programs 1.D.b, 1.E.d

10.A.d  **Pursue Development of a Sonora Business/Industrial Park(s)**

Consider establishing an annexation priority within the city’s sphere of influence to add appropriate land to the city for the establishment of a business/industrial park where the city’s industrial development can be concentrated and protected from incompatible land uses.

Equivalent Programs:  Chapter 1 (Land Use) - Implementation Programs 1.F.a

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. The program should include monitoring the following elements:

i. Annual changes and five-year trends for the number of jobs and number of housing units and, if available, workers per household

ii. Annual changes and five-year trends for household incomes compared with the median prices and rents of housing

iii. Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting

Related Program:  Chapter 10 (Economics) - Implementation Program 10.A.g
10.A.f **Facilitate and Promote Moderate-Wage-Job-Training Efforts Compatible with the City’s Employment Projections**

Continue 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.

Facilitate job-training compatible with the city’s employment need projections at locations within or near the city limits. For example, increased training opportunities for registered nurses and laboratory technicians may assist in serving the high demand for health care workers in health care facilities within the city. Similarly, coordinate with regional colleges to expand the availability of computer & electronics training and to encourage pursuit of this occupation.

Anticipated activities may include, but are not limited to:

i. Continuing to cooperate with applicable agencies on the location of an education center in the city through continued active participation by the city on the Board of Directors of the Amador-Tuolumne Community Action Agency

ii. Support for televised or other local instruction at the Tuolumne County Superintendent of Schools Office or the Mother Lode Fairgrounds

iii. Cooperation and assistance with grant funding

iv. Supporting outreach to low-wage earners within the city

v. Supporting job fairs at local high schools to encourage students to pursue medium-wage jobs which are locally in demand

The city shall facilitate implementation of this program through implementation of the following program:

Establish, on the city website, a page with links and contact information to the region’s job training and job assistance organizations.

**Equivalent Program:** Chapter 3 (Housing) - Implementation Program 3.A.f

**Related Program:** Chapter 3 (Housing) - Implementation Program 3.D.f
10.A.g  Provide Jobs/Housing Statistics
Request applications for commercial development (development size to be determined) to include the projected number of jobs to be created (as available), the salary range for those positions and the number of local hires anticipated by the new commercial development. This information will be used in the city’s jobs/housing analysis.

Related Program: Chapter 10 (Economics) - Implementation Program 10.A.e

10.A.h  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.

Equivalent Programs: Chapter 11 (Community Identity) - Implementation Program 11.A.p

10.A.i  Consider Formulating a Telecommunications Ordinance
Consider formulating a telecommunications ordinance which preserves the historic character of the city while providing state-of-the-art communications infrastructure necessary to the city’s economy.

Related Program: Chapter 9 (Cultural Resources) - Implementation Program 9.B.q

10.A.j  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)

10.A.k  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 (Chapter 17.52). Continue to provide public handouts summarizing the requirements for home occupations.

10.A.l  Continue to Encourage Recreation-Related Commercial Uses
Continue to maintain bicycle rental facilities (and similar recreational uses) as a permitted use within Commercial and Recreational zoning districts.

Equivalent Program: Chapter 12 (Recreation) - Implementation Program 12.C.g
10.A.m  **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.

**Related Program:** Chapter 12 (Recreation) - Implementation Program 12.C.h

10.A.n  **Maintain a Façade Improvement Program**
Continue to implement the city’s business façade improvement program.

10.A.o  **Continue to Promote Economic Development and Enhancement through Redevelopment**
Continue to consider the allocation of redevelopment funds for economic development activities in future updates of the city’s 5-Year Implementation Plan (e.g., commercial areas enhancements, parking enhancements, Commercial/Retail façade loan program, gateway beautification projects, curb and sidewalk replacement and repair, restroom facilities, historic inventory, Opera Hall enhancements) subject to redevelopment law restrictions and requirements.

**Related Program:** Chapter 10 (Economics) - Implementation Program 10.A.n

10.A.p  **Provide Historic Preservation Incentives**
Adopt an incentive program for those properties including, but not limited to:

- Properties designated :H
- Properties listed on the Sonora Register
- Properties listed on the California Register
- Properties listed on the National Register
- Projects consistent with the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation

Financial incentives which may be considered for historic preservation, depending upon the availability of funding, are included in *General Plan 2020 Appendix 9G.*

**Equivalent Program:** Chapter 9 (Cultural Resources) - Implementation Program 9.B.b
**Related Programs:** Chapter 9 (Cultural Resources - Implementation Programs 9B.c, 9.B.d, 9.B.e, 9B.j and 9.B.k
10.A.q  **Continue to Support Economic Development Organizations**

Continue to support organizations which enhance economic development which benefits the City of Sonora (e.g., Tuolumne County Visitor’s Bureau, Historic Sonora Chamber of Commerce, Tuolumne County Chamber of Commerce)
Chapter 11: Community Identity

On December 1, 2003, the City of Sonora, adopted the following vision statement which reflects the identity of the community and provides the basis for the City of Sonora General Plan 2020:

City of Sonora Vision Statement

The City of Sonora has an obligation to provide the community with a clean, safe and secure environment in which to live and work, and to preserve and promote its historic character.

11.1. Requirements

A Community Identity Element is an optional general plan element. The purpose of this element is to assist in the preservation of those aspects of the city’s natural, scenic and cultural character which contribute to Sonora’s quality of life.

11.2. Issues and Opportunities

The city implements the following programs which assist in the preservation of the city’s unique character:

11.2.1. Hillside Preservation Ordinance

A hillside preservation ordinance, adopted June 3, 1996, governs residential development on hillsides and hilltops in the city. The Sonora General Plan 2020 Land Use Map reflects the slope/density standards prescribed in the ordinance. Development standards for hillsides and hilltops in the ordinance also address: grading, vegetation management and the optimal location of structures as necessary to retain visual quality.

11.2.2. Tree City, USA

Sonora received official designated as a Tree City USA in 1995. Tree City USA is a program established by the National Arbor Day Foundation and the National Association of State Foresters. The purpose of the program is to establish standards which ensure that qualifying communities will have a viable tree management plan and program. This program consists of four components:
• A Tree Board or Department
• A Tree Care Ordinance
• A Community Forestry program With an Annual Budget of at Least $2 Per Capita
• An Arbor Day Observance and Proclamation

Benefits of the Tree City USA program include:

• Helping a community start towards annual, systematic management of its tree resources
• Education, including technical advice and assistance from professionals
• Enhances the public image of the community
• Increasing citizen pride
• Financial assistance
• Publicity

11.2.3. Sonora Parks, Recreation and Beautification Committee (PR&B)
The Sonora Parks, Recreation and Beautification Committee is governed by Chapter 12.20 of the Sonora Municipal Code and is charged with:

• Providing guidelines for review and approval of landscape plans per city ordinance, including tree preservation and proposed tree removal within the City of Sonora and make recommendations to the City of Sonora Planning Commission and/or City of Sonora City Council. The PR&B also reviews the location and materials to be used for man-made structures, including retaining walls, sidewalk paving, fencing and similar structures.

• Makes recommendations to the city regarding the use of open space and public recreation spaces.

• Makes recommendations to the city for the beautification of existing city properties, parks and undeveloped open space areas of the city.

• Makes available and provides direction for educational materials advocating best management practices for vegetation maintenance, construction on slopes and similar activities.
11.2.4. Scenic Highways
In addition to the preceding programs, the state has designated two state transportation corridors which traverse Sonora as eligible for scenic-highway status in recognition of the outstanding scenic vistas visible from both routes:

- State Route 49 from State Route 120 to near Grass Valley
- Highway 108 from State Route 49 near Sonora to State Route 395

11.2.5. Cultural Resources
The City of Sonora recently completed Phase I of the Sonora Historic Resources Inventory; City of Sonora, Tuolumne County, California by Marvin et.al.; November, 2003. This inventory and future inventories, identify some of the cultural resources located within the city limits that help to define the character of the city.
11.3. Goals, Policies and Implementation Programs

Goal:

11.A  Preserve and enhance the natural, scenic and cultural resources and rural character of Sonora.

Policies:

11.A.1  Conserve the city’s natural, scenic and cultural resources.

11.A.2  Conserve the scenic qualities of hillsides and hilltops.

11.A.3  Encourage new development to blend with the existing landscape and streetscape.

11.A.4  Provide guidance to developers in the application of Best Management Practices for grading, vegetation retention and similar practices which may affect visual quality.

11.A.5  Consider aesthetics when reviewing development proposals.

11.A.6  Organize future commercial uses into planned, grouped concentrations.

11.A.7  Encourage adaptive renovation and reuse of existing buildings.

11.A.8  Require screening and buffering of commercial developments from adjoining residential uses.

11.A.9  Promote integrated, rather than scattered, visitor-serving commercial developments.

11.A.10  Encourage new commercial development to integrate natural and cultural features into project design taking advantage of, to the maximum extent feasible, creeks, hillsides, scenic views, mature vegetation.

11.A.11  Require new commercial development to be designed to minimize the visual impact of parking areas from transportation routes and other land uses.

11.A.12  Ensure that new commercial development within historic districts is designed to be compatible with the scale and architectural style of the historic district.
11.A.13 Avoid degeneration of the city’s commercial districts resulting from vacant large, non-historic retail facilities.

11.A.14 Protect, maintain, and enhance wildlife and trail corridors through Sonora including Sonora Creek, Woods Creek and Dragoon Gulch.

11.A.15 Locate new industrial development away from established residential areas.

11.A.16 Minimize the visibility of industrial areas from public transportation routes.

11.A.17 Enhance the appearance of existing industrial establishments which include extensive outdoor storage visible from public transportation routes.

11.A.18 Maintain the City of Sonora as the county’s center for the provision of public services and facilities.

Implementation Programs:

11.A.a **Consider Designating Scenic-Gateway Corridors**
Consider designation of the following transportation routes as scenic-gateway corridors in coordination with state and county agencies, as necessary:

<table>
<thead>
<tr>
<th>Scenic-Gateway Corridors</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Highway Route 49</td>
</tr>
<tr>
<td>School Street North. This highway is currently included in California’s <em>Master Plan for State Scenic Highways</em> and is designated as eligible for scenic highway status.</td>
</tr>
<tr>
<td>State Highway 49/108 Business (Stockton Rd.)</td>
</tr>
<tr>
<td>Washington Street south/southwest to Highway 108</td>
</tr>
<tr>
<td>State Highway Route 108</td>
</tr>
<tr>
<td>All. This highway is currently included in California’s <em>Master Plan for State Scenic Highways</em> and is designated as eligible for scenic highway status.</td>
</tr>
<tr>
<td>South Washington Street</td>
</tr>
<tr>
<td>Hospital Road South to Highway 108</td>
</tr>
<tr>
<td>Business Route 108/Mono Way</td>
</tr>
<tr>
<td>East entrance to the city; from the by-pass off-ramp to Sanguinetti</td>
</tr>
</tbody>
</table>

Update these designations, as necessary, to include annexation areas, as they are added to the city.
11.A.b **Consider Establishing Scenic-Gateway Corridor Overlay Combining Zones on Lands Located Along Designated Scenic-Gateway Corridors and Adopt Development Standards for that Zone**

Consider establishing a Scenic-Gateway Corridor Overlay Combining Zone along lands designated scenic-gateway corridors. Adopt development standards within these overlay combining zones which do not prohibit new development and, at a minimum: comply with the city’s hillside preservation ordinance, include landscaping requirements, promote vegetation retention, include design guidelines for construction emphasizing the blending of structures with the existing landscape, require under grounding of utilities (including power lines), promote retention of historic structures, promote non-glare lighting, include standards for sign design, establish minimum setbacks for buildings, and similar standards.

**Equivalent Programs:** Chapter 1 (Land Use) - Implementation Program 1.B.b, Chapter 2 (Circulation) - Implementation Program 2.E.b, Chapter 4 (Conservation and Open Space) - Implementation Program 4.C.b

11.A.c **Continue to Implement the City’s Hillside Preservation Ordinance**

The density standards of the city’s hillside preservation ordinance are reflected on the *Sonora General Plan 2020* Land Use Maps and are based on the *Sonora General Plan 2020* Slope Maps. Whenever the city annexes new land, land use designations shall reflect the density standards of the hillside preservation ordinance per the *Sonora General Plan 2020* Slope Maps.

**Equivalent Programs:** Chapter 1 (Land Use) - Implementation Program 1.B.i, Chapter 4 (Conservation & Open Space) - Implementation Program 4.C.c

11.A.d **Consider Expanding the City’s Hillside Preservation Ordinance to Include All Land Uses**

The city’s hillside preservation ordinance currently addresses new development on residually-zoned lands. Consider expanding the ordinance to address new development in all zoning districts.

In the absence of a Hillside Preservation Ordinance, or equivalent, applications for new non-residential development of one acre or more on slopes averaging 10% or greater, will, at a minimum, be accompanied by a grading plan indicating, at a minimum, the amount of soil to be disturbed; a tree plan indicating the number, size, species and location of trees to be removed and proposals for replacing trees; a vegetation management plan and revegetation plans.

**Equivalent Program:** Chapter 1 (Land Use) - Implementation Program 1.B.h, Chapter 4 (Conservation and Open Space) - Implementation Program 4.C.d
11.A.e **Establish a Hillside Management Overlay Combining District**

Establish and maintain a Hillside Management Overlay Combining District applicable to those parcels subject to the city’s Hillside Preservation Ordinance. Development on lands subject to this combining district shall be in accordance with the hillside design practices of the city’s Hillside Preservation Ordinance.

Equivalent Programs: Chapter 1 (Land Use) - Implementation Program 1.B.g

11.A.f **Continue the Activities of the Sonora Parks, Recreation and Beautification Committee**

The city shall continue to provide for review of new development projects as designated in Chapter 12.20 of the Sonora Municipal Code by the Sonora Parks, Recreation and Beautification Committee. These reviews are necessary to provide community input and the technical expertise essential to the retention of the city’s scenic character.

Equivalent Program: Chapter 4 (Conservation and Open Space) - Implementation Program 4.C.e

11.A.g **Continue Participation in the Tree City USA Program**

Continue participation in the Tree City USA program to promote and preserve Sonora’s scenic values as defined by its quantity, quality and diversity of healthy trees.

Equivalent Program: Chapter 4 (Conservation and Open Space) - Implementation Program 4.C.f

11.A.h **Expand, As Needed, Available Public Handouts with Illustrated Guidelines for Project Design**

Work with the Sonora Parks, Recreation and Beautification Committee to expand (as needed) existing, and create new, illustrated public handouts providing examples of recommended designs to assist developers and design professionals in developing landscape, vegetation retention/removal, and site plans.

Equivalent Program: Chapter 4 (Conservation and Open Space), - Implementation Program 4.C.g
11.A.i  Prepare a Grading Ordinance/Promote Best Management Practices

Prepare, and consider for adoption, a grading ordinance to protect scenic resources addressing: When a grading plan shall be prepared, required contents of a grading plan, anticipated grades before and after construction, the total amount of soil to be moved, significant vegetation or other natural features to be removed, location and design of retaining walls, erosion control standards, preparation of erosion control plans, recommended erosion control methods, when a grading permit is required, soil disposal, revegetation, drainage, requirements for erosion and sedimentation control plans and other elements, as identified. The ordinance, or a companion publication (either prepared as an original publication or adopted from existing publications) should be prepared/adopted in conjunction with the grading ordinance and illustrate Best Management Practices. Resources for recommended Best Management Practices are listed in Sonora General Plan 2020 Appendix 4B. The ordinance should further establish that no grading permit or permits to allow grading or vegetation removal of more than ten percent of a parcel shall be issued until a site plan, development plan, building permit or other entitlement has been issued for a specific development project.

Equivalent Program:  Chapter 4 (Conservation and Open Space) - Implementation Program 4.C.h, 4.E.e; Chapter 6 (Safety) - Implementation Program 6.A.j
Chapter 11: Community Identity

11.A.j Continue to Maintain Setbacks along Sonora Creek, Woods Creek and Dragoon Gulch

To protect water quality and its associated biological resources, the city has designated minimum streamside setbacks of 50 feet on both sides of Woods Creek, Sonora Creek and Dragoon Gulch (as measured from the top of the bank of the creek or drainage channel) on the Sonora General Plan 2020 Land Use Maps. These designations are interim and subject to change upon completion of floodplain studies of Woods Creek and Sonora Creek through the city limits being undertaken by the Resource Conservation & Development District or equivalent studies.

The city shall establish a Recreation/Open Space (or comparable) zoning district and rezone these setback/buffer areas as Recreation and/or Open Space. This zoning district shall permit only small, public-utility or recreation-related structures and other similar uses consistent with the preservation of water quality and protection of biological resources. Reductions in the established setbacks may be acquired through issuance of a variance. Structures encroaching within the established setbacks as of the Effective Date of Sonora General Plan 2020 may be expanded provided that the expansion does not encroach farther into the established drainage setback (i.e., Expansions of existing structures away from the drainage, but not towards the drainage are permitted).

Equivalent Programs: Chapter 4 (Conservation and Open Space) - Implementation Program 4.D.a and 4.E.c, Chapter 6 (Safety) - Implementation Program 6.B.f, Chapter 12 (Recreation) - Implementation Programs 12.B.c and 12.C.a

11.A.k Support and Undertake Efforts to Restore Portions of Sonora Creek

Support and undertake efforts to remove hardscapes (e.g., paved or concreted structures) and deteriorating structures covering Sonora Creek to re-expose the creek and assist in implementing the Sonora General Plan 2020 Conservation and Open Space Element. Where feasible, incorporate pocket parks, trail heads and stream-side mini-parks along the proposed Sonora Creek Trail in areas where the creek or its banks are currently paved. Consider the use of redevelopment funds, subject to redevelopment law restrictions and requirements, to assist in funding this program.

Equivalent Programs: Chapter 4 (Conservation and Open Space) - Implementation Program 4.D.b and 4.E.d, Chapter 12 (Recreation) - Implementation Program 12.C.b
11.A.i Develop a Master Plan for Context Sensitive Solutions

Identifying locations throughout the city which might benefit from the application of context sensitive solutions including, but not limited to, plans for:

- type, size, location and planting technique for street trees
- location and design of bulbouts and pedestrian crossings
- location and design of parking
- location for civic buildings and other public facilities and amenities
- approaches to restoring historic buildings
- location and design of transit stops and ride-share centers
- street lighting
- similar programs

Equivalent Programs: Chapter 1 (Land Use) - Implementation Program 1.B.b, Chapter 2 (Circulation) - Implementation Program 2.E.c

11.A.m Consider Establishing an Annexation Priority for Scenic Corridors

Consider establishing, as priorities for annexation, main corridors into the City of Sonora. For example, consider annexing the area contained within the Sonora 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.

Equivalent Programs: Chapter 1 (Land Use) - Implementation Program 1.B.c
Related Programs: Chapter 1 (Land Use) - Implementation Program 1.G.b

11.A.n Continue to Maintain and Update Commercial Development Standards and the Site Plan Review Process

Continue to maintain and update the city’s landscaping, design review, sign and parking design criteria and apply them through the city’s site plan review process.

Equivalent Programs: Chapter 1 (Land Use) - Implementation Program 1.E.a
11.A.o **Encourage the Relocation and Concentration of Existing Industrial Uses to Business/Industrial Parks**

Establish an incentive program for existing industrial developments within the city limits or for quasi-industrial developments with extensive outside storage visible from public transportation routes to relocate to newly established business and industrial parks within the city in conjunction with the establishment of new business or industrial parks within the city limits.

**Equivalent Programs:** Chapter 1 (Land Use) - Implementation Program 1.F.b

11.A.p **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.

**Equivalent Program:** Chapter 10 (Economics) - Implementation Program 10.A.h

11.A.q **Screen Existing Outdoor Storage Areas**

Identify and, where feasible, pursue funding to assist landowners in adding landscaping, wood-slatted fencing or similar devices to screen outdoor storage areas (e.g. outdoor storage of equipment, materials, parts) visible from public transportation routes.

**Equivalent Programs:** Chapter 1 (Land Use) - Implementation Program 1.F.c

11.A.r **Preserve Cultural Resources**

Implement the programs contained in *General Plan 2020* (Chapter 9, Cultural Resources Element) to preserve cultural resources.

11.A.s **Keep Appraised of Future Expansion/Relocation Plans of Service Providers**

Continue to keep appraised of the future expansion or relocation plans of schools, county, state, federal and other service providers located within the city as necessary to accommodate those plans in future updates of *Sonora General Plan 2020* and ensure that Sonora retains its status as the county’s center for the provision of services.

**Related Programs:** Chapter 6 (Safety) - Implementation Program 6.C.q, Chapter 7 (Public Facilities and Services) - Implementation Program 7.A.k, 7.A.n
Chapter 12. Parks & Recreation

12.1. Requirements

The Park and Recreation element is an optional general plan element. However, over one-third of the cities and 40 percent of the counties in California have adopted park and recreation elements reflecting the importance placed upon parks and recreation facilities by local jurisdictions.42

In addition, Park and Recreation elements are often included as part of a general plan in partial fulfillment of the requirements of the general plan’s Conservation and Open Space Element. Pursuant to Government Code Section 65563, the Conservation and Open Space Element must address open space uses including:

Open-space for outdoor recreation including, but not limited to:

- Areas of outstanding scenic, historic and cultural value
- Areas particularly suited for park and recreation purposes including access to lake shores, beaches and rivers and streams
- Areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors

12.2. Issues and Opportunities

The City of Sonora’s park and recreation facilities can provide multiple benefits which include:

- Contributing to the city’s character
- Providing a visual “break” along large expanses of commercial or medium-to-high density residential uses
- Enhancing economic development
- Promoting a sense of mental and physical well-being for residents and visitors
- Implementing strategies of Sonora General Plan 2020’s Conservation and Open Space Element for managing sensitive resources (e.g., historical, cultural, biological, scenic)
- Implementing strategies of Sonora General Plan 2020’s Circulation Element by providing linkages with non-motorized transportation facilities (e.g., pedestrian and bike trails)
- Enhancing educational opportunities for local schools

---

42 California Office of Planning and Research, 1996 local government planning survey.
• Encouraging work-live commercial/housing land uses
• Promoting a sense of community by providing spaces for community assembly and special events
• Providing spaces for special events promoting economic development in the city

There following categories of park and recreation facilities can provide these benefits:

**City/Community Parks**
These parks are designed primarily for use by residents located within one-half to three miles, but are normally located within one mile of their target user. These parks normally range in size from 6-25 acres and provide similar amenities to those found in regional parks, but on a smaller scale. Woods Creek Rotary Park is an example of a City/Community Park.

**Work-Live Parks**
These parks are similar to neighborhood parks, but are specifically designed to serve a particular neighborhood—populations living in an apartment-type setting in close proximity to their work (e.g., a commercial center, nearby office complex, or mixed commercial/residential use zone). Parks located within 750 feet of housing receive the greatest use. These parks are well-suited to serve as visual breaks along long expanses of buildings and should be an important tool in redevelopment of strip commercial developments or development of new land uses emphasizing the location of residential uses in close proximity to work centers. Parks vary widely in size, but normally average between two and six acres. Facilities should include tot lots, small picnic areas, generous landscaping, rest areas and, where feasible, small expanses of hard courts and large expanses of grass play areas.

**Pocket Parks**
These small facilities normally provide pedestrian rest areas, landscaped welcomes at community gateways, visitor services (e.g., information kiosks, rest areas, restrooms) and visual breaks to large expanses of buildings. These parks are also regularly used for the display of unique cultural or natural resources which contribute to community character (e.g., a train, mining equipment, significant tree). Pocket parks generally range in size from 0.1 to 0.5 acre and serve pedestrians within a radius of 1/8th mile. Pocket parks in Sonora include the Foster Center Prospector Park and the U.C. Cooperative Extension Park.

**Figure 43: Pocket Park**
Tot Lots and Children’s Adventure Parks
Tot lots range between 0.5 and 2.0 acres in size. Tot lots serve individuals located within ¼ mile of the facility. Children’s adventure parks, similar to the children’s park adjacent to the Sonora’s Main Branch of the Tuolumne County Library, are similar in size to tot lots, but provide unique recreational facilities in a setting which often reflects a theme popular to children. These parks may become destination points for parents and grandparents serving populations throughout the county and even from neighboring counties.

Regional Parks
These parks range in size from 25 to 1,000 acres, but average between 100 and 250 acres. Individuals normally drive between 20 minutes and one hour to reach these facilities which are designed to serve all ages and interests with a wide variety of recreational facilities which can include multiple ball fields (often sponsoring league play), soccer fields, large picnic areas, swimming pools, expanses of landscaped areas with mature trees, tennis courts, tot lots, play areas for grammar school students (jungle gyms, swings), skate parks, golf courses and any other recreational facility which appeals to the community. It is anticipated that, given the city’s central location and concentrated population, Sonora (either within the city limits or within its sphere of influence) could become a logical place to locate a new regional park to serve both city and county residents. Standard Park is an example of one of the county’s few regional parks.

Trails
These linear parks are more frequently being rated at or near the top of desirable recreational facilities in local, state and community recreation surveys. These facilities provide opportunities for quiet observation (e.g., nature study, bird watching), hiking through natural lands within an urban setting, protecting natural resources (e.g., creeks), conserving cultural resources (e.g., miner’s ditches), attracting visitors, non-motorized transportation (e.g., bicycle, pedestrian, equestrian use), and other benefits. While numerous standards exist to guide trail widths, few standards exist for trail length. Current standards recommend at least one regional trail system per community. The recently-acquired Dragoon Gulch trail parcel within the city is one example.

12.3. Facility Needs

Park land acquisition for residential subdivisions is governed by the California Government Code Section 66477 et. seq. (the Quimby Act). The statute specifies the ratio of parkland acreage to population that may be used to establish dedication requirements or calculate fees in lieu of dedication for residential subdivisions. The Quimby Act standard for acquisition of parkland is 3.0 to 5.0 acres of parkland per 1,000 residents.

Alternative standards for the development of recreational facilities (excluding acquisition of parklands addressed by the Quimby Act) occur throughout the United States. For consistency with the provisions of the Quimby Act in California, recreational facility master plans in Northern California for the development of parkland are typically based on a standard at or near five acres of parkland per 1,000

Sonora General Plan 2020
Parks & Recreation-427
population although this number typically ranges between 3 acres and 15 acres per 1,000 population (See General Plan 2020 Appendix 12D).^{43}

The city’s projected resident population by 2020 is expected to grow to between 5,144 and 5,948 individuals by the year 2020. Applying the county’s projected growth rate, the city’s projected population would be approximately 5,656 individuals. For the purposes of General Plan 2020 and this analysis, the population for the City of Sonora is expected to reach between 5,144 and 5,948 resident individuals in the city limits.

As the county seat, and the major employment and commercial center of Tuolumne County, the City of Sonora sees a daily influx of non-resident population that increases the city’s daytime population. The city estimates that the daytime population could increase to between 22,000 and 25,000 individuals. This non-resident population competes with residents for use of the city’s park and recreation facilities in many ways, including:

- Visitors use picnic facilities at parks, their children use tot lots
- Shoppers may pause at tot lots and adventure play areas with their children during shopping trips
- Workers take breaks and eat their lunches in city parks while many take fitness walks during the lunch hour, and
- County residents often assemble at Courthouse Park for special events

To reflect this pattern of park and recreation facility use by both city residents and non-residents, the city has opted for a park and recreation facility ratio approximately double the parkland acquisition standards of the Quimby Act: 10 acres of parkland per every 1000 residents. Recognizing the city’s resident and non-resident population in planning for recreational facilities will reduce competition by non-residents for recreational facilities while providing an attraction for the workers, shoppers and visitors so vital to the city’s economic vitality.

Based on the city’s goal of providing 10 acres of parkland for every 1,000 residents, the city’s total park and recreational needs in the year 2020 are projected to range between 51 and 60 acres (depending upon actual population in 2020). A portion of that need already has been filled by the city as illustrated in Table 102.

\^{43} The five-acre standard is applied by cities for both acquisition of recreational property—in conjunction with new residential development pursuant to the Quimby Act; and is applied, separately, as the standard for the provision of developed recreational facilities—separate from the acquisition standards established pursuant to the Quimby Act.
### 12.4. Existing Facilities

The following park and recreation facilities exist within the city limits:

**Table 102: Developed Park and Recreation Facilities in the City of Sonora (2004)**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Location/Description</th>
<th>Acreage (approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Municipal and subregional parks</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Courthouse Park</td>
<td>001-184-01</td>
<td>0.3</td>
</tr>
<tr>
<td>Coffill Park</td>
<td>001-202-01, 001-202-04, 001-202-05</td>
<td>0.2</td>
</tr>
<tr>
<td>Woods Creek Rotary Park</td>
<td>002-010-68, 002-010-70, 002-010-73 Tot lot, picnic facilities, tables, baseball field, par course</td>
<td>4.2</td>
</tr>
<tr>
<td>49er Rotary Park</td>
<td>044-430-010 Skate park, children’s adventure park, lawn, steam donkey, picnic tables</td>
<td>2.0</td>
</tr>
<tr>
<td>County Library</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dragoon Gulch Trail and Park</td>
<td>34-090-07 (10 acs), 34-100-04 (10 acs), 001-120-25 (15 acs) = 35 acs total size</td>
<td>35.0</td>
</tr>
<tr>
<td><strong>Pocket Parks</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UC Cooperative Extension pocket park</td>
<td>1-184-09  Landscaping, benches</td>
<td>0.1</td>
</tr>
<tr>
<td>Bonanza Mine Monument</td>
<td>001-091-18  Monument</td>
<td>0.1</td>
</tr>
<tr>
<td>Foster Prospector Park</td>
<td>001-253-21</td>
<td>0.1</td>
</tr>
<tr>
<td>North Washington St. (and Columbia Way)</td>
<td>001-184-09 Landscaped median, “Welcome to Sonora”</td>
<td>0.1</td>
</tr>
<tr>
<td>Ralph Grigsby Park</td>
<td>001-253-11 Children’s play area, tables, public bathrooms</td>
<td>0.1</td>
</tr>
<tr>
<td>Salvation Army North Highway 49</td>
<td>35-230-43 &amp; 44 (easement) Landscaped area</td>
<td>0.1</td>
</tr>
<tr>
<td>Rother’s Corner Pocket Park</td>
<td>1-181-14 Landscaped area, monument, benches</td>
<td>0.1</td>
</tr>
<tr>
<td>Greenley Road South</td>
<td>56-170-04 Landscaped area</td>
<td>0.1</td>
</tr>
<tr>
<td><strong>Public School Facilities/b/</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sonora High School</td>
<td>001-011-12, 001-011-15, 001-012-03, 035-</td>
<td>6.0</td>
</tr>
</tbody>
</table>
### Chapter 12: Parks & Recreation

#### Sonora General Plan 2020

<table>
<thead>
<tr>
<th>Facility</th>
<th>Location/Description</th>
<th>Acreage (approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>230-12, 035-230-06</td>
<td>Football, track and field, tennis courts, baseball field, pool, picnic areas; (12 acres total)</td>
<td></td>
</tr>
<tr>
<td>Sonora Elementary School</td>
<td>044-150-38, 044-150-24 Swings, sandbox, jungle gym, hard courts, soccer/football/baseball play field, PM club (6.5 acres total)</td>
<td>3.3</td>
</tr>
<tr>
<td>Cassina High School (Sonora Dome)</td>
<td>002-160-04, 002-160-03 Lighted baseball diamond, soccer field (3.9 acres total)</td>
<td>2.0</td>
</tr>
</tbody>
</table>

#### Youth Centers

<table>
<thead>
<tr>
<th>Facility</th>
<th>Location/Description</th>
<th>Acreage (approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sonora Youth Center</td>
<td>056-082-06</td>
<td>0.8</td>
</tr>
</tbody>
</table>

**TOTAL Existing Facilities: 54.6c/**

/a/ Trails are projected to encompass easements of approximately 50 feet wide (including natural areas adjacent to trails). 50 foot trail easements with 25 feet of improved pathway width are equivalent to 3 acres per mile [25 ft. X 5,280 ft. per mile/43,560 ft. per acre]

/b/ Because public school facilities may be made available to the public only on a limited basis, total acreage of the existing facilities have been adjusted by 50%

With 54.6± acres of recreational facilities existing in the city limits and a projected need for approximately 51 to 60 acres of recreational facilities by the year 2020, the city has likely met its recreation facility needs through 2020. However, should population increases within the city reach the maximum projected 5,948, up to 5.4± acres of additional park and recreation facilities may be needed.
12.5. Options and Opportunities for Future Park and Recreation Facilities

To fill the potential need for 5.4± acres of new park and recreation facilities by the year 2020, the city has identified multiple opportunities and alternatives as summarized in Table 103.

### Table 103: Sonora Park and Recreation Facility Options (See Map, Sonora General Plan 2020 Appendix 12A)

<table>
<thead>
<tr>
<th>Facility</th>
<th>Location/ Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mono Way (Hospital Road)</td>
<td>Below existing pedestrian facility along Hospital Road</td>
<td>0.1±</td>
</tr>
<tr>
<td>Woods Creek Park (Mill Villa - Woods Creek Park)</td>
<td>Along Woods Creek adjacent to the southeastern tip of the city limits (currently located outside the city limits)</td>
<td>19.2±</td>
</tr>
<tr>
<td>Woods Creek Trail/a/</td>
<td>Woods Creek from the southwestern corner of the High School to Woods Creek Park at the west end of the By-pass includes 10,800 feet (2.0 miles)</td>
<td>6.0±</td>
</tr>
<tr>
<td>Sonora Creek Trail/a/</td>
<td>Along Sonora Creek (detours at some points are anticipated) from Greenley Road to the confluence of Sonora Creek with Woods Creek. Includes recommendations for re-exposure of some portions of the creek. 7,200 feet (1.4 miles)</td>
<td>4.2±</td>
</tr>
<tr>
<td>Northcam Heights Dane Gardens Irrigation Dam</td>
<td>035-230-18</td>
<td>0.7±</td>
</tr>
<tr>
<td>Work-Live Parks</td>
<td>Located within commercial/residential mixed use areas. See General Plan 2020 Appendix 12A. Two parks recommended.</td>
<td>5.0±</td>
</tr>
<tr>
<td>Dodge Pocket Park</td>
<td>Dodge Ave. from Washington St. east to Stewart St.</td>
<td>0.2±</td>
</tr>
<tr>
<td>Shaw’s Flat Ditch Trail /a/</td>
<td>Approximately 3,000 feet (.6 mile) from the TUD facility on Assessor’s Parcel 44-140-08 north/northeastward to the northern city limits, then through the United States Bureau of Land Management parcel 44-020-21 (adjacent to the city limits) and along that portion of the ditch to a terminus in the vicinity of 44-020-04.</td>
<td>1.8±</td>
</tr>
<tr>
<td>Sierra Railroad Trail /a/</td>
<td>9,000 feet (1.7 miles) of this trail are located within the city limits</td>
<td>5.1±</td>
</tr>
<tr>
<td>Trail Staging Areas</td>
<td>Parking and access sites for trail system (Woods Creek, Sonora Creek, Dragoon Gulch, Shaw’s Flat Ditch, Sierra RR, Campo Seco, Bald Mountain, )</td>
<td>10.0±</td>
</tr>
<tr>
<td>Regional Park</td>
<td>Anticipated to be part of a larger facility constructed through a county/city partnership. Potential sites in or near the city limits are indicated in General Plan 2020 Appendix 12A.</td>
<td>25.0+</td>
</tr>
</tbody>
</table>

Total Acres: 77.3

/\ Trails are projected to encompass easements of approximately 50 feet wide (including natural areas adjacent to trails). 50 foot trail easements with 25-foot-wide improved trails are equivalent to approximately 3 acres per mile [25 ft. X 5,280 ft. per mile/43,560 ft. per acre]

---

Sonora General Plan 2020  
Parks & Recreation-431
The city intends to use Table 103 as a menu of options for filling its projected park and recreation needs. The preceding park and recreation facilities meet the objectives of Sonora’s Park and Recreation Element. Additional park locations, trail routes, priorities, opportunities, needs and facilities may be identified and developed as guided by the goals, policies, and implementation programs of this element and its subsequent updates.

The following goals, policies and implementation programs will guide the development, funding, location, promotion, design and management of the City of Sonora’s existing and planned park and recreational facilities.
12.6. Goals, Policies and Implementation Programs

Goal:

12.A Provide an adequate supply and equitable distribution of park and recreation facilities providing multiple benefits to the city’s residents and non-residents while enhancing the city’s economy, community design, visual quality, jobs/housing balance, conservation of natural and cultural resources and circulation as funding permits for maintenance and acquisition opportunities.

Recreation Facility Funding

Policy:

12.A.1 Pursue multiple funding sources for ongoing funding, acquisition, construction and maintenance of park and recreation facilities.

Implementation Programs:

12.A.a Consider Formation of a New or Participation In an Existing Recreation District

Consider the formation of a city park district or similar entity exclusive of existing community recreation and park districts and community services districts which provide public recreational facilities, to oversee the acquisition, construction and maintenance of recreational facilities. Alternatively, participate in a regional recreation district if one is established for implementation of the county’s park and recreation master plan.

12.A.b Investigate Formation of a Landscaping and Lighting District

Investigate the feasibility of establishing a Landscaping and Lighting Assessment District for the purpose of financing the installation, construction and maintenance of landscaping, park and recreational improvements and for the purchase of land improvements related to parks, lighting and landscaping in compliance with state law governing the formation of Landscaping and Lighting Districts.

12.A.c Consider Using the City’s Redevelopment Agency to Assist in Funding Some Park Facilities

Consider using the city’s Redevelopment Agency funds, subject to Redevelopment Law restrictions and requirements to assist in funding some park facilities. (See Implementation Programs 12.C.c, 12.C.d and 12.C.e)
12.A.d **Pursue Grant Funding**

Include a current list of potential funding sources suited to the acquisition and development of the city’s highest ranked (top 10) park and recreation facilities as part of the Park and Recreation Master Plan. A partial list of currently available funding sources is included in *General Plan 2020 Appendix 12C*.

12.A.e **Facilitate and Support Community-Based Park and Recreation Efforts**

Facilitate and support community-based efforts to establish recreational facilities within the city limits. Such efforts already have demonstrated positive results within the city limits at a significant reduction (even elimination) of costs to public entities (e.g., community-based groups constructed the skate park and children’s park adjacent to the county library on Greenley Road). For those park and recreational projects endorsed by the Sonora City Council in the city limits, the city shall undertake special efforts to fast-track permitting and provide assistance in meeting special needs during construction. In addition, when needed, the city shall provide community groups with references to agencies and consultants who have participated or specialize in providing oversight and guidance for community organizations seeking to establish park and recreation facilities.44

12.A.f **Support and Encourage Adopt-A-Park Programs/Endowments**

Encourage community groups, commercial sponsors and similar entities to “Adopt-A Park” for maintenance of completed park and recreational facilities. Similarly, consider requesting endowments to assist in maintaining park facilities which may be dedicated or donated to the city.

12.A.g **Consider the Impacts of New Development on the City’s Recreational Facilities**

Revise the city’s ordinance code pertaining to land dedications and/or payment of in-lieu fees for new development’s contribution to providing recreational facilities consistent with Government Code Section 66477 et seq.

---

44 The children’s park effort was guided by the nationally-recognized Leathers and Associates of Ithaca, NY ([www.leathersassociates.com](http://www.leathersassociates.com))
12.A.h Promote Shared Use to Expand the Variety and Quantity of Available Facilities and Distribute Costs and Manpower to Acquire and Maintain Facilities

Promote partnerships with schools, utility agencies community groups, the county, state and federal agencies and others to share the costs, management and maintenance of existing and new facilities for mutually beneficial recreational use. Link or incorporate recreational facilities from other entities with city facilities whenever feasible. Examples of these partnerships include, but are not limited to:

i. Partnering with the Tuolumne Utilities District (TUD) to share maintenance with and use TUD utility easements (e.g., sewer easements, water line easements, ditches)

ii. Cooperatively developing the Dragoon Gulch Park and Trail with the Mother Lode Adventist Junior Academy to provide vital linkages through the school site between Dragoon Gulch Trail and the proposed Woods Creek Trail while developing educational and interpretive opportunities within the trail system for local schools (e.g., biological studies of natural resources within the trail/park system, study examples of California Gold Rush history located throughout the trail system)

iii. Team with TUD to undertake a pilot program opening up a portion of the Shaw’s Flat Ditch for recreation while potentially providing opportunities for TUD facility expansion adjacent to TUD’s existing facilities within the city.

iv. Locate trails adjacent to existing public rights-of-way where they may be easily maintained in conjunction with maintenance of pre-existing facilities (e.g., roadways).

v. Partner with schools to assist in facility maintenance in exchange for opening recreational facilities for public use; or jointly plan recreational facilities with schools to locate and design facilities which serve both students and the city’s population.
Recreation General

Policy:

12.B Acquire and develop 5.4± acres of park and recreational facilities to fulfill the city’s projected unmet needs based on a goal of 10 acres of recreational facilities per 1,000 residents and based on a maximum population projection of 5,948 by the year 2020.

Implementation Programs:

12.B.a Develop and Adopt a Park and Recreation Master Plan
Develop and adopt a Park and Recreation Master Plan describing the general locations, designs, costs, priorities, potential funding sources, management agencies, strategies for protecting future trail corridors, and uses for 5.4± acres of future park and recreation facilities in the city including those facility options listed in Table 103.

12.B.b Establish a Trail System Integrated with Regionally-Planned Facilities Located Within the City’s Sphere of Influence
Integrate new trails located within the city’s sphere of influence with trails in the county’s proposed regional trail system. Continue coordination with the county to ensure recognition of proposed city trails in the county’s recreation master plan. 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 (see map General Plan 2020 Appendix 12B).

Related Programs: Chapter 2 (Circulation) - Implementation Programs 2.E.f, 2.E.g; Chapter 9 (Cultural Resources) - Implementation Program 9.B.p; Chapter 12 (Recreation) - Implementation Program 12.C.d
12.B.c Continue to Maintain Setbacks Along Sonora Creek, Woods Creek and Dragoon Gulch

To protect water quality and its associated biological resources, the city has designated minimum streamside setbacks of 50 feet on both sides of Woods Creek, Sonora Creek and Dragoon Gulch (as measured from the top of the bank of the creek or drainage channel) on the Sonora General Plan 2020 Land Use Maps. These designations are interim and subject to change upon completion of floodplain studies of Woods Creek and Sonora Creek through the city limits being undertaken by the Resource Conservation & Development District or equivalent studies.

The city shall establish a Recreation/Open Space (or comparable) zoning district and rezone these setback/buffer areas as Recreation and/or Open Space. This zoning district shall permit only small, public-utility or recreation-related structures and other similar uses consistent with the preservation of water quality and protection of biological resources. Reductions in the established setbacks may be acquired through issuance of a variance. Structures encroaching within the established setbacks as of the Effective Date of General Plan 2020 may be expanded provided that the expansion does not encroach farther into the established drainage setback (i.e., Expansions of existing structures away from the drainage, but not towards the drainage are permitted).

Equivalent Programs: Chapter 4 (Conservation and Open Space) - Implementation Programs 4.D.a, and 4.E.c, Chapter 6 (Safety) - Implementation Program 6.B.f, Chapter 11 (Community Identity) - Implementation Program 11.A.j, Chapter 12 (Recreation) - Implementation Program 12.C.a

12.B.d Sierra Railroad Trail

Continue city participation on the county planning committee investigating the feasibility of the Sierra Railroad Trail. Incorporate programs in Sonora’s Park and Recreation Master Plan as necessary for trail development within the city limits.

12.B.e Support Establishment of a Regional Park Facility Within or Near the City’s Sphere of Influence

Support partnerships with the county and/or other agencies to establish a regional park facility serving city and county residents located near or within the city’s sphere of influence. Based on population projections for the city and the county through 2020; the city’s estimated pro rata share of such a facility (or facilities) would be approximately 7.9% – 9.1%. See General Plan 2020 Appendix 12A for regional park facility options and opportunities within the city’s sphere of influence.
12.B.f  **Update Facility Inventory and Needs Projections**

Update the Sonora Park and Recreation Master Plan at least once every ten years. Updates shall address, at a minimum, the changing park and recreation needs of city residents and visitors, new potential funding sources, revised cost estimates for proposed park facilities, population projections, changes in 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.

12.B.g  **Promote the Use of Public Lands**

Design park and recreation facilities adjacent to existing public lands whenever feasible to allow for future expansion of those facilities and to encourage partnerships for funding, developing and maintaining new recreational facilities. Within the city’s sphere of influence, these opportunities may exist on parcels adjacent to land owned by the United States Bureau of Land Management (BLM). BLM lands are located adjacent to the city’s northern/northeast boundaries near the proposed Woods Creek and Dragoon Gulch trails and in the northwest near the proposed Shaw’s Flat Ditch trail.

---

**Recreation Integration with Other General Plan 2020 Elements**

**Policy:**

12.C  Design and locate park and recreation facilities to further the goals of other Sonora General Plan 2020 elements.
Implementation Programs:

12.C.a  Continue to Maintain Setbacks Along Sonora Creek, Woods Creek and Dragoon Gulch

To protect water quality and its associated biological resources, the city has designated minimum streamside setbacks of 50 feet on both sides of Woods Creek, Sonora Creek and Dragoon Gulch (as measured from the top of the bank of the creek or drainage channel) on the Sonora General Plan 2020 Land Use Maps. These designations are interim and subject to change upon completion of floodplain studies of Woods Creek and Sonora Creek through the city limits being undertaken by the Resource Conservation & Development District or equivalent studies.

The city shall establish a Recreation/Open Space (or comparable) zoning district and rezone these setback/buffer areas as Recreation and/or Open Space. This zoning district shall permit only small, public-utility or recreation-related structures and other similar uses consistent with the preservation of water quality and protection of biological resources. Reductions in the established setbacks may be acquired through issuance of a variance. Structures encroaching within the established setbacks as of the Effective Date of General Plan 2020 may be expanded provided that the expansion does not encroach farther into the established drainage setback (i.e., Expansions of existing structures away from the drainage, but not towards the drainage are permitted).

Equivalent Programs:  Chapter 4 (Conservation and Open Space) - Implementation Programs 4.D.a, and 4.E.c, Chapter 6 (Safety) - Implementation Program 6.B.f, Chapter 11 (Community Identity) - Implementation Program 11.A.j, Chapter 12 (Recreation) - Implementation Program 12.B.c

12.C.b  Support and Undertake Efforts to Restore Portions of Sonora Creek

Support and undertake efforts to remove hardscapes (e.g., paved or concreted structures) and deteriorating structures covering Sonora Creek to re-expose the creek and assist in implementing Sonora General Plan 2020’s Conservation and Open Space Element. Where feasible, incorporate pocket parks, trail heads and stream-side mini-parks along the proposed Sonora Creek Trail in areas where the creek or its banks are currently paved. Consider the use of redevelopment funds, subject to redevelopment law restrictions and requirements, to assist in funding this program.

Equivalent Programs:  Chapter 4 (Conservation and Open Space) - Implementation Programs 4.D.b and 4.E.d, Chapter 11 (Community Identity) - Implementation Program 11.A.k
12.C.c **Establish Parks Facilitating the Implementation of Sonora General Plan 2020’s Land Use and Housing Elements**

Create parks adjacent to commercial/residential mixed uses (or adjacent uses) to provide recreational opportunities for affordable housing pursuant to the Land Use (Chapter 1) and Housing (Chapter 3) Elements of the Sonora General Plan 2020. These parks will generally be 1-2 acres in size, be located within 750 feet of housing and provide landscaped open spaces, tot lots, benches, small picnic facilities and other facilities suitable to the size and use of the facility (see General Plan 2020 Appendix 12A).

12.C.d **Prioritize Trails which Promote Circulation and the Non-Motorized Element of the Regional Transportation Plan**

Give priority to establishing trail routes with linkages:

i. To existing pedestrian and bicycle facilities

ii. To pedestrian and bicycle facilities proposed in the Non-Motorized Element of the Regional Transportation Plan

iii. Between recreational facilities and schools, commercial centers, neighborhoods, libraries, public facilities, moderate-to-high density housing and similar high-use areas over distances of less than two miles

Related Programs: Chapter 2 (Circulation) - Implementation Programs 2.B.a through 2.B.f and 2.E.e through 2.E.g

12.C.e **Locate Parks and Recreation Facilities Where They Will Assist in Defining Community Character and in Enhancing Visual Quality**

Locate park and recreation facilities, in particular parks serving adjacent residential/commercial land uses, to provide a visual “break” between large expanses of commercial or high-density residential uses. Locate park and recreation facilities, especially pocket parks, to provide visually appealing spaces at the gateways to the city. (See map, General Plan 2020 Appendix 12A).

12.C.f **Encourage Visitor Access to the Regional Trail System**

Encourage visitor access to regional trail systems, once trails are established. Specific activities may include, but are not limited to:

i. Preparing a trail map brochure describing trails and their access points from Washington Street for distribution to the visitor’s center and commercial establishments throughout the city

ii. Providing directional indicators to trail heads for visitors (e.g., signs from Washington Street to trail heads; a kiosk trail map on Washington Street)
12.C.g  **Continue to Encourage Recreation-Related Commercial Uses**

Continue to maintain bicycle rental facilities (and similar recreational uses) as a permitted use within Commercial and Recreational zoning districts.

Equivalent Program: Chapter 10 (Economics) - Implementation Program 10.A.i

12.C.h  **Encourage Recreation-Related Events**

Encourage recreation-based events which bring visitors and residents downtown and support the economic development objectives of the city.

Related Program: Chapter 10 (Economics) - Implementation Program 10.A.m

12.C.i  **Establish Pocket Parks Providing Visitor Amenities**

Establish pocket parks along Washington Street's commercial district and within one block of Washington Street which provide rest areas, bathrooms, information kiosks and similar visitor amenities. Pocket parks should make use of existing low-use areas (e.g., Dodge Lane between Washington and Stewart Streets). Parks should include benches, landscaping, lighting and, where feasible, information kiosks to assist visitors and public restrooms.

---

**Recreation Facility Design and Location**

**Policy:**

12.D  Consider topography, private property rights and access in the design of park and recreation facilities.

**Implementation Programs:**

12.D.a  **Select Park and Recreation Facility Sites and Designs Consistent with Existing Design Facilities to Minimize Changes in Topography and Vegetation**

Give priority to acquiring park and recreation facility sites requiring minimal grading and vegetation removal by making use of existing utility easements for trails, targeting park sites with average slopes of less than 12%, and acquiring sites which require minimal removal of mature trees.
12.D.b  **Design Facilities to Minimize Impacts to Adjoining Land Uses**

Consider impacts to homeowners located adjacent to park and recreation facilities by:

i. Establishing buffers between residential and park uses

ii. Acquiring park and recreation facility sites with existing natural buffers between residences and proposed park uses

iii. Implementing the tested property protection strategies used by successful trail conservancies\(^{45} \)

---

Chapter 13. Glossary

Above Moderate Income Household
Above moderate income households are those households whose incomes are greater than one hundred twenty percent (120%) of the county median household income.

Adaptive Reuse
Adaptive reuse means the conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of a former hospital or school building to residential use or the conversion of an historic single-family home to office use.

Affordable Housing
Affordable housing means housing which costs 30% or less of a household’s gross annual income. Within the context of the Housing Element, “Affordable Housing” generally is used to describe housing affordable to the city’s low and very low income households.

Ambient Noise
Ambient noise is the composite of noise from all sources near and far. Ambient noise levels are the normal or existing level of environmental noise at a given location.

Automatic Aid (See Also Mutual Aid)
Automatic aid agreements are similar to mutual aid except that the signatory agencies automatically respond to alarms within all or a portion of each others’ jurisdiction within the operational guidelines of the agreement. Automatic aid resources are dispatched with the first alarm assigned.

Average
An average is the result obtained by dividing the sum total of a set of figures by the number of figures.

A-Weighted Sound Level (dBA)
A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards use A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

California Register of Historical Resources (CRHR)
The California Register of Historical Resources is a comprehensive listing of California’s historical resources including those listed in or formally determined eligible for the National Register of Historic Places, California Registered Landmarks No. 770 onward, and California Points of Historical Interest (commencing with those designated in January 1998). In addition, the CRHR, includes resources nominated for listing and determined eligible in accordance with procedures adopted by the State Historical Resources Commission (SHRC), including individual historic
resources and historic districts; resources identified as significant in historical resources surveys which meet certain criteria; and resources and districts designated as city or county landmarks pursuant to a city or county ordinance when the designation criteria are consistent with the California Register criteria.

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state or national level under one or more the following criteria:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- Associated with the lives of persons important to local, California, or national history;
- Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- Yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance (i.e., resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Central California Information Center (CCIC)
The Central California Information Center (CCIC) is the resource inventory maintained by the Central California Information Center at California State University at Stanislaus, in Turlock.

Certificate of Appropriateness
A certificate of appropriateness is a certificate, normally issued in conjunction with a building permit prior to a demolition or relocation of an important historic structure. A local government adopts standards which are used to determine the “appropriateness” of issuing such a certificate for a demolition or relocation.

Certified Local Government
The Certified Local Government (CLG) program is a program sponsored by the California Office of Historic Preservation (SHPO) and the United States Department of the Interior that provides funding and technical assistance for local historic preservation programs and requires adoption of a county cultural resources protection ordinance and maintenance of a cultural resources inventory.

Civilian Workers
The total number of civilian workers (per the US Census) equals the sum of all private industry, state and local workers. Federal, military and agricultural workers are not included in these totals.
Community Noise Equivalent Level (CNEL)
The community noise equivalent level is the average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. NOTE: CNEL and $L_{dn}$ represent daily levels of noise exposure averaged on an annual or daily basis. $L_{eq}$ represents the equivalent energy noise exposure for a shorter time period, typically one hour.

Committed Assistance (Housing)
Committed assistance is defined as when a local government has entered into a legally enforceable agreement during the first two years of the housing element planning period that obligates sufficient available funds to provide the assistance necessary to make the identified units affordable and that the units be made available for occupancy within two years of the execution of the agreement.

Context, Contextual History
Context, or historic context, is a management tool which categorizes information about related important cultural resources based on a specific theme, geographic limits, and chronology. (U.S. Department of the Interior, Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines; September 29, 1983)

“A historic context thus describes one or more aspects of historical development in an area, identifying the significant patterns which individual resources represent. Contexts such as these are the cornerstone of the historic preservation planning process, since the goal of such planning is the identification, evaluation and treatment of a whole range of cultural resources rather than preservation of a few, or perhaps biased sample of properties. Historic contexts should be developed to allow subsequent identification and frameworks for evaluation of resources located at a later time.” [Contextual History of Tuolumne County, Davis-King et. al, 1994]

Conversion (Housing)
Conversion is one method of increasing the availability of affordable housing consistent with a jurisdiction’s Housing Element. Housing units are considered to be “converted” when they meet the following criteria:

Multifamily units in a rental complex of 16 or more units that are converted from not affordable to affordable with committed assistance by acquisition of the unit or the purchase of affordability covenants and restrictions providing the units are not acquired by eminent domain and that the acquisition provides a net increase in the stock of housing affordable to low-and very low income households. To qualify for “conversion,” units must be made available at affordable housing costs; the units cannot be currently occupied by low-or very low income households; the units must be in decent, safe and sanitary conditions when occupied; the acquisition price cannot be greater than 120% of the median price for housing units in the city or county; and the units must have long-term affordability covenants for not less than 30 years. Converted residential units meeting this criteria may count as one-to-one credit toward fulfilling a jurisdictions affordable housing goals.
**Cultural Resource**
Cultural resources relate only to remains and sites associated with human activities and include the following:

- Prehistoric and ethnohistoric Native American sites
- Historic archaeological sites
- Historic buildings
- Elements or areas of the natural landscape with traditional cultural significance to the citizens of the City of Sonora, Tuolumne County, the State of California, the foothill region or the nation.

**Day/Night Average Sound Level (L_{dn})**
The day/night average sound level is the average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m. NOTE: CNEL and L_{dn} represent daily levels of noise exposure averaged on an annual or daily basis. L_{eq} represents the equivalent energy noise exposure for a shorter time period, typically one hour.

**Decibel (dB)**
A decibel is a unit of measure describing the amplitude of sound which is used to express the relative intensity of a sound as it is heard by the human ear. The decibel scale expresses sound level relative to a reference sound pressure of 20 microneutons per square meter, which is the threshold of human hearing. Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 10 decibels represents a 10-fold increase in acoustic energy, and an increase of 20 decibels corresponds to a 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

**Defensible Space**
Defensible space means an area either natural or manmade where material capable of causing a fire to spread unchecked has been treated, cleared, reduced or changed in order to act as a barrier between the advancing wildfire and the loss to life, property or resources.

**Effective Date**
The Effective Date of Sonora General Plan 2020 is May 30, 2007.

**Equivalent Sound Level (L_{eq})**
Equivalent sound level is the sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8, and 24-hour sample periods. NOTE: CNEL and L_{dn} represent daily levels of noise exposure averaged on an annual or daily basis. L_{eq} represents the equivalent energy noise exposure for a shorter time period, typically one hour.

**Entryway**
An entryway is an area within the city limits where the city has located or plans to locate a structure and/or landscaping which welcomes, gives direction to, or provides assistance or other information for residents and visitors to the city. An entryway is smaller in area than a gateway.
Façade Easement
A façade easement is an agreement between the owner of an historic structure or cultural resource and a government agency or preservation organization pursuant to which the agency or organization is given the right to review and approve changes to the exterior of the historic structure or resource before such changes may be sought or commenced. In exchange for granting a façade easement, the property owner may receive tax benefits in the form of a charitable contribution for conservation purposes.

Family (Housing Element)
A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together. The number of families is equal to the number of family households; however, the count of family members differs from the county of family household members because family household members include any non-relatives living in the household.

Floor-Area-Ratio (FAR)
Floor-Area-Ratio is the ratio of the gross building square footage permitted on a parcel to the square footage of the parcel (i.e., the gross floor area of all buildings permitted on a lot divided by the area of the lot). To determine the permitted floor area for all buildings in a particular zoning district; multiply the maximum FAR specified for the zoning district by the total area of the parcel.

For example, on a 40,000 square foot parcel:

A permitted FAR of 2 would allow the construction of 80,000 square feet of gross floor area (40,000 X 2 = 80,000). This construction could occur in many alternative configurations (e.g., as a two-story building with 40,000 square feet of gross area per floor, a four-story building with 20,000 square feet gross area per floor, or some alternative combination totaling 80,000 square feet of gross floor area).

A permitted FAR of 1.0 would allow construction of buildings totaling 40,000 square feet of gross floor area (20,000 square feet of gross floor area per floor on two floors or 40,000 square feet of gross floor area on a single floor or some alternative combination totaling 40,000 square feet of gross floor area).

A permitted FAR of 0.50 would allow the construction of buildings totaling 20,000 square feet of gross floor area on 40,000 square feet of land.

A permitted FAR of 0.25 would allow 10,000 square feet of gross floor area for all buildings on 40,000 square feet of land.

Gateway
A gateway is that area along a roadway entering the city where a motorist gains a sense of approaching and entering the city.
**Heritage Corridor**
A heritage corridor is a designation of the California Recreational Trails Act (Public Resources Code Sections 5070-5077.8). A heritage corridor is a regional, state, or nationwide alignment of historical, natural, or conservation education significance, with roads, state and other parks, greenways, or parallel recreational trails, intended to have guidebooks, signs, and other features to enable self-guiding tourism, and environmental conservation education along most of its length and of all or some of the facilities open to the public along its length, with an emphasis on facilities whose physical and interpretive accessibility meet “whole-access” goals.

**Heritage Tourism**
The National Trust defines cultural heritage tourism as traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources.

**Historic, Historical**
Historical refers to a historic building or site that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts dating from and after 1750.

**Homeless**
For the purposes of the Housing Element of *Sonora General Plan 2020*, a person is considered homeless who lacks a fixed, regular and adequate night-time residence; and an individual who has a primary nighttime residence that is: A) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or B) An institution that provides a temporary residence for individuals intended to be institutionalized; or C) A public or private place not designed for or ordinarily used as, a regular sleeping accommodation for human beings. Homeless individuals do not include individuals imprisoned or otherwise detained pursuant to an Act of the Congress or a state law (U.S. Code Section 11302).

Homeless individuals within the city include, but are not limited to: victims of domestic violence, persons with mental illness, persons suffering from addiction disorders, those with inadequate incomes, families with single-heads of households, and unaccompanied minors.

**Household**
A household is a person or group of people who occupy a housing unit as their usual place of residence. The number of households equals the number of occupied housing units in the Census.

**L10**
L10 is the A-weighted sound level exceeded 10 percent of the sample time. Similarly, L50 is the A-weighted sound level exceeded 50 percent of the sample time and L90 is the A-weighted sound level exceeded 90 percent of the sample time.
**Low Income Household**
Low income households are those households whose incomes are fifty-one percent (51%) to 80% of the county median household income.

**Mean**
The mean is the value midway between the highest and lowest value. The mean may be equal to the average.

**Median**
A median is the value in a series below and above which there are an equal number of values or which is the average of the two middle values if there is no one middle number.

**Mills Act**
The Mills Act is state legislation that provides an alternative tax formula for assessing and taxing qualified historic properties if the owner is willing to restore and maintain the property.

**Moderate Income Household**
Moderate income households are those households whose incomes are eighty-one percent (81%) to one hundred twenty percent (120%) of the county median household income.

**Mutual Aid**
Mutual aid agreements allow jurisdictions to assist each other on an as-needed basis. Agreements are generally structured so that aid is provided only upon request of the agency having jurisdiction. Assistance provided pursuant to mutual aid agreements are generally at no cost to the responsible jurisdiction for the first 24 hours of commitment.

**National Historic Preservation Act (NHPA)**
The National Historic Preservation Act is a 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and which authorized grants-in-aid for preserving historic properties.

**National Register of Historic Places (NRHP)**
The National Register of Historic Places is the official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation’s history or whose artistic or architectural value is unique.

- **National Register Designation of 1** – listed on the National Register
- **National Register Designation of 2** – determined eligible for listing by formal process involving federal agencies
- **National Register Designation of 3** – appears to be eligible for listing in the judgment of the person completing the form
- **National Register Designation of 4** – might become eligible for listing
- **National Register Designation of 5** – ineligible for listing, but of local interest and eligible for listing on the City of Sonora Register
**Net Increase (Housing)**
Net increase means only those units that were not provided committed assistance in the immediately prior planning period.

**Noise Contours**
Noise contours are lines drawn about a noise source indicating equal levels of noise exposure. CNEL and L_{dn} are the metrics used to describe annoyance due to noise and to establish land use planning criteria for noise.

**Noise-Sensitive Land Uses**
Noise-sensitive land uses include, but are not limited to: urban residential land uses, transient lodging, schools, libraries, churches, hospitals and nursing homes. Recent court decisions have also indicated the need to include sensitive wildlife habitat including the habitat of rare, threatened, or endangered species.

**Non-family Household**
A non-family household is a household which is not composed of two or more people related by birth, marriage, or adoption and residing together. Individuals living alone are an example of a non-family household.

**Park-and-Ride Facility**
A Park-and-Ride Facility is a location where individuals gather by vehicle, bicycle, or other means convenient in order to consolidate into multi-occupant vehicle, transit, or rail systems. These can vary in size, and have been classified as small (5-25 vehicles), medium (25-100 vehicles) and large (more than 100 vehicles).

**Prehistoric**
Prehistoric means pre-1750.

**Preservation (Affordable Housing)**
Preservation is one method of increasing the availability of affordable housing consistent with a jurisdiction’s Housing Element. Housing units are considered to be “Preserved” when they meet the following criteria:

Units shall be preserved at affordable housing costs to low or very-low income households by acquisition of the unit or purchase of affordability covenants for the units. Preserved units must have long-term affordability covenants and restrictions for at least 40 years; have received governmental assistance under specified programs; be eligible and reasonably expected to convert to non low-income uses (as determined by a public hearing); and be in decent, safe and sanitary condition. When units are identified for preservation, they must be available at affordable costs to persons and families of low or very low income. Preserved residential units meeting this criteria may count as one-to-one credit toward fulfilling a jurisdictions affordable housing goals.
Rehabilitation (Affordable Housing)
Rehabilitation (or, Substantial Rehabilitation) is one method of increasing the availability of affordable housing consistent with a jurisdiction’s Housing Element. Housing units are considered to be “Substantially Rehabilitated” when they meet the following criteria:

Units to be substantially rehabilitated must result in a net increase in the stock of housing affordable to low and very low income households and be at imminent risk of loss to the housing stock. Relocation assistance must be provided to any occupants temporarily or permanently displaced and the local government must require that any displaced occupant will have the right to reoccupy the rehabilitated units. Units are to have been found by the code enforcement agency or a court to be unfit for human habitation and vacated or subject to being vacated for at least 120 days because of the existence of at least four of the following conditions in Health and Safety Code Section 17995.3:

- Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruption or termination is not caused by the tenant’s failure to pay such gas, water or electric bills
- Serious defects or lack of adequate space and water heating
- Serious rodent, vermin or insect infestation
- Severe deterioration, rendering significant portions of the structure unsafe or unsanitary
- Inadequate numbers of garbage receptacles or service
- Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal
- Inoperable hallway lighting

Rehabilitated units must have long-term affordability covenants and restrictions requiring the units to be available to, and occupied by low and very low income households for at least 20 years or the time required by any applicable federal or state law or regulation.

Units protected by long-term affordability covenants may count as one-to-one credit toward fulfilling a jurisdictions affordable housing goals. Substantially rehabilitated units with affordability covenants and restrictions of less than 20 years may be substituted at the rate of three rehabilitated units for one credit of affordable housing. No credit is provided for units with less than 10-year affordability restrictions.

Secretary of the Interior’s Standards and Guidelines
The Secretary of the Interior’s Standards and Guidelines are the standards and guidelines prepared by the U.S. Department of the Interior, National Park Service, for rehabilitating, preserving, identifying, evaluating, registering, reviewing and managing cultural resources.
Special Needs Households
Special needs households include households with a resident or residents 65 years of age or older, households headed by a single parent, households with a mentally or physically disabled resident or residents, farm worker households, and similar households.

Substantially Rehabilitated (Housing)
See “Rehabilitated.”

Very Low Income Household
Very low income households are those households whose incomes are 50% or lower than the county median household income.
Chapter 14. Citations


Ingold, Larry. August 14, 2001(b). Telephone communication. Current conditions on the Sierra Railroad include rail speeds varying from 10 mph to 25 mph for freight operations.


