

Appendix D

Implementation Programs, *General Plan 2020* (as amended)

Land Use

Land Use: General

Goal: 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** **Establish, 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, 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 the Sonora General Plan including, but not limited to:

- What physical, social, or economic factors exist that were not considered at the time of Sonora General Plan adoption and the evaluation of the proposal based on new information
- Existing reasonable alternative sites in the vicinity that are planned for the use and can accommodate the proposal
- The potential for the proposal to encourage undesirable impacts
- 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 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 A 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 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 Design¹

Goal: 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.

¹ See also 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:

Scenic-Gateway Corridors	
State Highway Route 49	School Street North. This highway is currently included in California=s A Master Plan for State Scenic Highways@ and is designated as eligible for scenic highway status.
State Highway 49/108 Business (Stockton Rd.)	Washington Street south/southwest to Highway 108
State Highway Route 108	All. This highway is currently included in California=s A Master Plan for State Scenic Highways@ and is designated as eligible for scenic highway status.
South Washington Street	Hospital Road South to Highway 108
Business Route 108/Mono Way	East entrance to the city; from the by-pass off-ramp to Sanguinetti

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**, and 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**, and 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:

- 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
- street lighting
- location and design of transit stops and ride-share centers
- similar programs

Equivalent Programs: Chapter 2 (Circulation), **Implementation Program 2.E.c** and 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 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.

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 Programs: 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 Land Use Maps and are based on the Sonora General Plan 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 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 Preservation²

Goal: 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:

- Residences 50 years of age or older
- 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)

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 re-use plans for public properties to include community parking areas. Consider expanding the area in which in-lieu parking fees may be collected to include those areas of historic neighborhoods which may conditionally permit non-residential uses.

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

² See **Chapter 9**, Cultural Resources Element for additional information

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 Balance³

Goal: 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.

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 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:

- Annual changes and five-year trends for the number of jobs and number of housing units and, if available, workers per household
- Annual changes and five-year trends for household incomes compared with the median prices and rents for housing
- Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting

Equivalent Program: Chapter 10 (Economics), **Implementation Program 10.A.e**

1.D.b 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**

³ See also Chapter 3, Housing Element

1.D.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 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.d

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.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 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 ⁴

Goal: 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.5 Recognize the economic impacts of new commercial development on existing businesses within the city limits.
- 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.
- 1.E.9 Promote walking in the historic downtown core area.
- 1.E.10 Ensure that new commercial development within historic districts is designed to be compatible with the scale and architectural style of the historic district.
- 1.E.11 Continue 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**

⁴ See also, Chapter 10, Economics Element

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.b**

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:

- iii. Amend the Sonora Municipal Code and Sonora General Plan 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.

- iv. 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.c**, 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 ⁵

Goal: 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**

- 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**

⁵ See also Chapter 10, Economics Element

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

Goals: 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.

Consider city annexations which further the goals, policies and implementation programs of the city's general plan 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 the City of Sonora's General Plan 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 ~~**Request Adoption of Proposed Sphere of Influence a Planning Review Area Boundaries**~~
~~Request formal adoption of the City of Sonora's sphere of influence by LAFCo for the purposes of identifying those areas where development is likely to have a direct or indirect impact on the City of Sonora and to identify those areas which may become targeted for future annexation.~~

~~Related Programs: Chapter 2 (Circulation), **Implementation Program 2.E.d**, Chapter 12 (Recreation), **Implementation Programs 12.B.b** and **12.B.e**~~

~~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.**~~

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 general plan's goals, policies and implementation programs.

Priority annexations identified in the general plan include, but are not limited to:

- 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;
- 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 the general plan;
- 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 the general plan; and
- 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 the general plan
- 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 the general plan
- Lands that facilitate the construction of high priority transportation projects identified in the 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.

Related Programs: Chapter 2 (Circulation), **Implementation Program 2.E.d**, Chapter 12 (Recreation), **Implementation Programs 12.B.b** and **12.B.e**

Land Use: Transportation⁶

Goal: 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.

⁶ See also Chapter 2, Circulation Element

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 the 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**

1.H.c Promote Construction of Non-Motorized Transportation Facilities

Continue to include a non-motorized element in the city's Circulation Element (Sonora General Plan, 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: 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 ~~Commission~~Council
Continue to maintain city representation on the Tuolumne County Transportation ~~Commission~~ 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 Areas⁷

Goal: Encourage new development which creates a diverse, walkable, compact, vibrant project with integrated design compatible with the physical characteristics of the property.⁸

Policy: 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 Specific Plan Special Planning Zoning District⁹

Develop a ~~Specific Plan~~ Specific Plan Special Planning 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 ~~Specific Plan~~ Specific Plan 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 ~~Specific Plan~~ Specific Plan Special Planning development principles may include, but are not limited to:

- **Walkability** - most things within a 10-minute walk of home and work, pedestrian-friendly street design
- **Connectivity** - interconnected streets, high quality pedestrian network
- **Diversity** – diversity of complementary uses
- **Quality Architecture and Urban Design** – integrated appearance consistent with the character of the city and design recognizing the physical characteristics of the parcel
- **Traditional Neighborhood Structure** (for Residential Development)
- **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)
- **Smart Transportation** – pedestrian-friendly design encouraging a greater use of bicycles and walking as daily transportation
- **Sustainability** – minimal environmental impact of development and its operations
- **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

⁷ See also Chapter 11, Community Identity Element

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

⁹ Summarized and adapted from 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.

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:

- Annexations initiated by a private entity where a site development plan has not already been approved on land exceeding ~~five~~ ten acres in size
- General plan amendments on sites exceeding ~~five~~ 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 Specific Plan Special Planning (SP) Zone¹⁰

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

- ! 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
- ! 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)
- ! For commercial uses integrating housing, consider excluding residential uses in calculations for maximum lot coverage requirements, thereby providing a development “bonus”
- ! 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.
- ! 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 Statement¹¹

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:

- ! The property and other municipal tax and fee revenue that may be generated
- ! The municipal expenses and burdens that may be generated
- ! 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.

¹⁰ City of Colorado Springs, Colorado – Comprehensive Plan, 2001.

¹¹ California Chapter of the American Planning Association, “Model Traditional Development District Enabling Zoning Regulation,” adapted from a paper by Gordon H. Buck, AICP, 2000.

Circulation

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**

2.A.b Continue to Make Available Roadway Design, Right-of Way and Access Standards

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:

- Right-of-way needs versus the physical impacts on surrounding properties
- Visual effects of the required improvement on the community's identity and character
- Impacts on general safety
- Impacts on quality of life as perceived by residents
- 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:

- Number of hours per day that the intersection or roadway segment would operate at conditions worse than the adopted standard
- The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations
- Right-of-way needs versus the physical impacts on surrounding properties
- Visual effects of the required improvement on the community's identity and character
- Environmental impacts including air quality and noise impacts
- Construction and right-of-way acquisition costs
- Impacts on general safety
- Impacts of the required construction phasing and traffic flows
- Impacts on quality of life as perceived by residents
- Geographical, environmental, historical, social or economic factors
- Ability to equitably fund needed improvements
- 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:

Roadway	Description
A. Southgate Drive Extension	Connecting Southgate Drive to the Sonora Bypass
B. Woods Creek Bridge	Connecting Southgate Drive to Highway 49/108
C. Ponderosa Drive Extension	Ponderosa Drive extension to Leland Drive (Gibbs Estates)
D. Lytton Street - Highway 49/108 (or Stockton Road)	Connect Highway 49/108 (or Stockton Road) to Lytton Street via a new road from Southgate/Highway 49/108 to existing Lytton Street
E. Linoberg – Partial Closure	Close Linoberg between Stewart and Washington Streets (Convert underused one-way street to a linear park)
F. Yaney and Dodge Streets – One Way	Designate Yaney as one-way east to west, between Washington Street and Lower Sunset. Designate Dodge Street as one-way west to east between Upper Sunset and Washington Street
G. North/South Connector	North/South Connector
H. Jamestown/Shaws Flat Road (West Bypass)	Reconstruct Jamestown/Shaws Flat Road to allow increased traffic flow west of Sonora (Western

Roadway	Description
	Bypass)
I. Truckenmiller to Delnero Drive	Connect Mono Way to Delnero Drive via Truckenmiller
J. Church Street to Stockton	Connect Church Street/Knowles Drive to Stockton Road in proximity to Forest/Stockton Road intersection to serve Segerstrom property as it develops
K. Old Wards Ferry Road Interchange	Connect Greenley Road/Old Wards Ferry to Hwy 108 Bypass
L. Delnero Drive to Child/Morningstar	Extend Delnero Drive/Truckenmiller connection to Child/Morningstar– attempt to connect elementary school to Morningstar to alleviate traffic onto Greenley
M. Cemetery Lane Extension	Extend Cemetery Lane to Child/Morningstar and integrate with Delnero Drive Connector
N. Cedar Drive Reconnection	Reconnect Cedar Drive from Cabezut to existing Cedar Drive (extending to Fir Drive)
O. Sonora Hills/Mono Way Connector	Connect Sonora Hills to Mono Way
P. Sonora Hills/Cedar Drive Connector	Connect Sonora Hills to Cedar Drive
<u>Q. Sanguinetti Road extension (or alternative)</u>	<u>Connect Old Wards Ferry Road to South Washington Street to alleviate congestion on Mono Way between Restano Way and Greenley Road</u>
<u>R. Fir Drive extension</u>	<u>Add an extension of Fir Drive north connecting with Cabezut Drive and Lyons Bald Mountain Road to alleviate congestion on Greenley Road</u>

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 Commission Council**
Continue to maintain city representation on the Tuolumne County Transportation ~~Commission 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 low-impact 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:

- 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
- 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 1/2 mile of the new residential development
- New commercial and business developments to install and maintain bicycle racks near entrances for employees and customers
- 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, ~~and~~ 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 the Sonora General Plan with other programs throughout the Sonora General Plan 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:

Scenic-Gateway Corridors	
State Highway Route 49	School Street North. This highway is currently included in California=s A Master Plan for State Scenic Highways@ and is designated as eligible for scenic highway status.
State Highway 49/108 Business (Stockton Rd.)	Washington Street south/southwest to Highway 108
State Highway Route 108	All. This highway is currently included in California=s A Master Plan for State Scenic Highways@ and is designated as eligible for scenic highway status.
South Washington Street	Hospital Road South to Highway 108
Business Route 108/Mono Way	East entrance to the city; from the by-pass off-ramp to Sanguinetti

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 Overlay (Combining) 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:

- 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.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 Land Use Element **Implementation Programs 1.G.a (Planning Review Area amended sphere of influence)** and **1.G.b (Annexation Plan/Sphere of Influence)**, ~~adopt~~ 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 Recreation Element of the Sonora General Plan 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 Commission Council

Continue to maintain city representation on the Tuolumne County Transportation ~~Commission~~ 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**

Housing

Goal: 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:
 - ✓ 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

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 Specific Special Plan (SP) Zone to Promote Affordable Housing

Evaluate adoption of a city policy to require residential projects within the Specific Special Plan (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 Specific Special Plan 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 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:

- v. Amend the Sonora Municipal Code and Sonora General Plan 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.

- vi. 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.c** 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:

- ! 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**)
- ! Support for televised or other local instruction at the Tuolumne County Superintendent of Schools Office or the Mother Lode Fairgrounds
- ! Cooperation and assistance with grant funding
- ! Supporting outreach to low-wage earners within the city
- ! Supporting job Affairs@ 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 aSelf-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.a(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 3F) and updated at least once prior to December 31, 2007 Provide a draft code amendment to the Sonora Planning Commission prior to January 1, 2005, for fee waivers.

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
Continue to conduct reviews of the Sonora General Plan 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-to-Moderate Income Housing Projects

Continue to waive the Traffic Impact Mitigation Fee (TIMF) and Tuolumne County Services Impact Mitigation Fee for low-to-moderate 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

Project Alternative C: To be determined in conjunction with Draft EIR

3.B.c Continue to Waive or Reduce Certain Fees for Low and Very Low -to-Moderate Income Housing Projects

Continue to waive the Traffic Impact Mitigation Fee (TIMF) and Tuolumne County Services Impact Mitigation Fee for low and very low -to-moderate income housing projects. Continue to waive a portion of building permit fees for CDBG housing rehabilitation program activities.

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.d**

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:

- ! 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

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.

Responsible Entity: City of Sonora Redevelopment Agency (subject to redevelopment law restrictions and requirements)
Funding Sources: Redevelopment funds (subject to redevelopment law restrictions and requirements)
Timeframe: Ongoing through June 30, 2009
Program Goal: Provide paint vouchers for a minimum of six qualifying structures

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

Responsible Entity: Redevelopment Agency (subject to redevelopment law restrictions and requirements)
Funding Sources: Redevelopment Funds (subject to redevelopment law restrictions and requirements)
Timeframe: In conjunction with adoption of the 2005-2010 Sonora Redevelopment Agency Five-Year Implementation Plan (subject to redevelopment law restrictions and requirements)
Program Goal: Improve the city infrastructure to facilitate the provision of affordable housing

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 apprised 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 Plan
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 the 2004 Sonora General Plan Update: RE-5 (Residential Estates, five acre minimum); 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;
- iii. Amend Sections 17.20.020, 17.22.020, 17.24.020 and 17.26.020 of the Sonora Municipal Code to permit (by right) emergency, transitional and homeless shelters in the R-3 and all commercial zoning districts.

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 meet 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:

- ! Successes and failures of city housing programs which could provide a model for similar county programs
- ! Successes and failures of county housing programs which could provide a model for similar city programs
- ! Roundtable discussion between city-county staff and officials regarding fair-share, future directions in housing, and the potential for undertaking cooperative housing efforts
- ! The current status of housing in the city and county
- ! 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, in the new general plan's RE-5 (Residential Estates, five acre minimum) zoning district, a provision for allowing farm-worker housing as a permitted use at a density of up to four farm-worker dwellings per parcel.
- 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

Conservation and Open Space

Mineral Resources

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 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 AMineral 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 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 Land Use Maps:

1. 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 Figure 16.
2. 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 the General Plan.
3. There are no concentrations of 20 acres or more of property designated as HDR, MDR, LDR, ER, HMR, HMU, HC, C, or SP by the General Plan within 600 feet of the property
4. 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.

Energy Resources

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 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, 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 ~~Commission~~ 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 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 4.B.e**

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**

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:

- iv. Continue to provide information at the public counter regarding the availability of energy-conservation programs available through ATCAA;
- v. 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;
- vi. 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**

Scenic Resources

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.

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:

Scenic-Gateway Corridors	
State Highway Route 49	School Street North. This highway is currently included in California=s A Master Plan for State Scenic Highways@ and is designated as eligible for scenic highway status.
State Highway 49/108 Business (Stockton Rd.)	Washington Street south/southwest to Highway 108
State Highway Route 108	All. This highway is currently included in California=s A Master Plan for State Scenic Highways@ and is designated as eligible for scenic highway status.
South Washington Street	Hospital Road South to Highway 108
Business Route 108/Mono Way	East entrance to the city; from the by-pass off-ramp to Sanguinetti

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 (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 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 Land Use Maps* and are based on the *Sonora General Plan 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 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/>

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 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 ~~and projected for completion in 2005 (McCleery, 2004).~~ 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 ~~the 2020 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 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, consistent with state and federal requirements, for mitigating adverse impacts of new development on:

- 1) Special status species listed in General Plan 2020 Appendix 4C
- 2) 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
- 3) ~~Vegetation~~ Habitat types of limited distribution listed in **Table 4-2** (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, ~~and~~
- 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*, and
- Similar measures

4) Wetlands encompassing Woods Creek and Sonora Creek pursuant to floodplain studies being conducted by the Resource Conservation and Development District ~~to be completed in 2005 (McCleery, 2004).~~ or equivalent studies.

4.D.g

Investigate Establishing a Coordinate with the Resource Conservation District

~~Pursue establishing a Resource Conservation District in Tuolumne County in coordination with the Tuolumne County Community Development Department, the U.C. Cooperative Extension, the Tuolumne County Agricultural Commissioner and the U.S. Department of Agriculture – Natural Resources Conservation Service~~ 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**

Water Resources

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: *AHome**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. 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 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 ~~and projected for completion in 2005 (McCleery, 2004).~~ 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 ~~the 2020 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**, 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 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 **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 and Wastewater Facility Capacity 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 of water availability 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 Investigate Establishing a Coordinate with the Resource Conservation District

Pursue establishing a Resource Conservation District in Tuolumne County in coordination with the Tuolumne County Community Development Department, the U.C. Cooperative

~~Extension, the Tuolumne County Agricultural Commissioner and the U.S. Department of Agriculture—Natural Resources Conservation Service~~ 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).

Agricultural Resources

Implementation Program

4.F.a

Protect Agricultural Operations

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

Noise

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. 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)

5.A.b **Adopt Exterior Ambient Community Noise Exposure Levels (CNEL)**

Adopt the exterior ambient community noise exposure levels (CNELs) in **Table 5-5** 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 shall¹²: 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 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 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 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,

¹²

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.

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 and adopting implementing ordinances.

Related Program: Chapter 2 (Circulation), **Implementation Program 2.A.I**

Safety

Geology and Soils

Goal 6.A: Protect persons and property from geologic hazards.

Policies:

- 6.A.1 Assess and keep apprised 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 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 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 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 Uniform Building Code**
Continue to enforce the provisions of the Uniform Building Code for Seismic Risk Zone 3 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.l** **Keep Appraised of New Information**
Continue to monitor the Department of Conservation, California Geological Survey website for release of ground shaking maps for City of Sonora and Tuolumne County. 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**

Flood Hazard and Dam Failure

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 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 and projected for completion in 2005 (McCleery, 2004). 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 the ~~the 2020 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.

Fire Protection

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**

6.C.b **Update Chapter 15.12 of the City of Sonora Municipal Code (Fire Protection), Including Very High Fire Hazard Severity Zone Map (VHFHSZ) Vegetation Management Plans, Guidelines for New Development in Urban/Wildland Interface Areas, Public Resources Code 4291**

Update Chapter 15.12 of the City of Sonora Municipal Code to reference those codes currently enforced by the Sonora Fire Department (e.g., Current versions of the California Fire Code and/or national fire codes) as adopted by the State of California to guide fire safe development standards and to eliminate outdated references to fire hazard areas within the city 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.

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 the California Department of Forestry and Fire Protection (CDF), and 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, California Department of Forestry and Fire Protection and the United States Forest Service 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 CDF/TCFD Relocate Outside the City Limits**
If the California Department of Forestry and Fire Protection 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 **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.

Law Enforcement

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** **Continue to Monitor County Plans for Establishing a Law and Justice Center and Update the General Plan Accordingly**
Keep apprised 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 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 7 (Public Facilities and Services), **Implementation Program 7.A.n**

Related Program: Chapter 7 (Public Facilities and Services), **Implementation Program 7.A.k**
- 6.D.b** **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).¹³
- 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.

¹³ Recommended: *SafeScape*, Al Zelinka and Dean Brennan, 2000. APA Planners Press Available through the Planners Book Service, American Planning Association.

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.

Emergency Services

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)
- 6.E.b.** **Periodically Update Chapter 8.30 of the Municipal Code (Emergency Preparedness)**
Update Chapter 8.30 of the Sonora Municipal Code (Emergency Preparedness) in conjunction with updates of the city's Emergency Operations Plan or more frequently, if necessary.
- 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**

Hazardous Materials

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.1**

- 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**

Water Supply and Utilities

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**

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 the City of Sonora General Plan 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**

6.G.f Support the Efforts of the Local HAM Radio Club – Radio Amateur Civil Emergency Services (RACES)/Amateur Radio Emergency Service (ARES)

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**

Other Safety Hazards

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.

6.H.2 Facilitate and encourage citizen self-help 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**

Public Facilities and Services

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.
- 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:
 - Joint use of school and park facilities
 - Integration with bike lanes, pedestrian facilities
 - Linkages to nearby residential areas through installation of bike lanes, pedestrian facilities
 - 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 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 the City of Sonora General Plan 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.

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 apprised 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 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 (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 Programs: Chapter 6 (Safety), **Implementation Program 6.C.r, 6.G.h**

Air Quality

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.b**; 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:

- vii. Amend the Sonora Municipal Code and Sonora General Plan 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.

- viii. 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).

Related Program: Chapter 3 (Housing), **Implementation Program 3.A.a**

Equivalent Program: Chapter 1 (Land Use), **Implementation Program 1.D.c**; 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.l**

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, ~~should such a plan be mandated by the state and federal regulatory agencies~~ or State Implementation Plan (SIP) and implement those components applicable to the City of Sonora and as prescribed by state and federal regulations and continue to comply with the rules set forth by the TCAPCD

Cultural Resources

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:

- Listed on the National Register of Historic Places
- Listed on the California Register of Historical Resources
- 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 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 9B: 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 the General Plan.
- 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:

- Voluntary preservation incentives (See **Program 9.B.b**)
- Demolition and relocation criteria for buildings, structures and archaeological resources 50 years of age or older (See **Program 9.B.f**)

- Guidelines for rehabilitation or restoration of historic structures (See **Program 9.B.g**)
- Review procedures for projects involving cultural resources (See **Program 9.B.h, 9.B.o.**)
- 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:

- 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 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:

- The necessity for a building permit or site development plan for a replacement structure or other project be issued prior to demolition and relocation
- Health and safety
- Economic hardship criteria
- Demolition stays for significant historic resources (the definition of “significant” to be defined in the enabling ordinance)
- Acquisition of a Certificate of Appropriateness prior to demolition or relocation
- 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:

- Preparation of illustrated Sonora Historic Design Guidelines
- Review process for alterations, rehabilitations or additions to significant historic resources (See **Program 9.B.h**)
- Criteria for staff approval of certain alterations
- 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, City Register, or which are not otherwise zoned :H, or :HD
- 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*)
- 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.

9.B.h

Consider Establishment of an Historic Resources Committee

Consider establishment of an Historic Resources Committee (HRC). It is anticipated that the HRC will:

- 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**)
- Review and provide input to the city for Certificates of Appropriateness for demolitions and relocations
- Review and provide input to the city for development proposals involving significant historic resources
- 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
- 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
- Enforce appropriate state and local legislation for the designation and protection of historic properties
- 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 City Register
- Other duties as assigned by the city

- 9.B.i Pursue Certified Local Government (CLG) Designation**
Investigate the pros and cons of seeking city designation as a Certified Local Government (CLG) consistent with the standards established by the U.S. Department of the Interior, National Park Service (*General Plan 2020 Appendix 9I*). Provide a report to the Planning Commission and 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**
- 9.B.k Encourage Pursuit of Federal Historic Preservation Tax Incentives (aka 1986 Tax Reform Act)**
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).¹⁴ 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 8.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 ~~will~~should cultural resources be discovered during the construction process.
- 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 the General Plan.
- Related Programs: Chapter 2 (Circulation), **Implementation Programs 2.E.f and 2.E.g**

¹⁴ 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.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**

Economics

Goal: 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:

- Annual changes and five-year trends for the number of jobs and number of housing units and, if available, workers per household
- Annual changes and five-year trends for household incomes compared with the median prices and rents of housing
- Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting

Equivalent Program: Chapter 3 (Housing), **Implementation Programs 1.D.a**

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:

- ! 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
- ! Support for televised or other local instruction at the Tuolumne County Superintendent of Schools Office or the Mother Lode Fairgrounds
- ! Cooperation and assistance with grant funding
- ! Supporting outreach to low-wage earners within the city
- ! Supporting job Affairs@ 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 the Economic Development Company of Tuolumne County**
Continue to support, through the Sonora Redevelopment Agency (subject to Redevelopment Law restrictions and requirements) the EDC’s efforts in regional economic development.
- 10.A.r** **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, Economic Development Company of Tuolumne County)

Community Identity

Goal: 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:

Scenic-Gateway Corridors	
State Highway Route 49	School Street North. This highway is currently included in California's Master Plan for State Scenic Highways and is designated as eligible for scenic highway status.
State Highway 49/108 Business (Stockton Rd.)	Washington Street south/southwest to Highway 108
State Highway Route 108	All. This highway is currently included in California's Master Plan for State Scenic Highways and is designated as eligible for scenic highway status.
South Washington Street	Hospital Road South to Highway 108
Business Route 108/Mono Way	East entrance to the city; from the by-pass off-ramp to Sanguinetti

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 4 (Conservation and Open Space), **Implementation Program 4.C.a**

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 undergrounding 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 Land Use Maps and are based on the Sonora General Plan 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 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 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 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**

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 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 ~~and projected for completion in 2005 (McCleery, 2004).~~ 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 ~~the 2020 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 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.l** **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 **Chapter 9** of the Sonora General Plan (Cultural Resources) 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 the Sonora General Plan 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**

Recreation

Goal: 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 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.¹⁵

- 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.
- 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:
- a) Partnering with the Tuolumne Utilities District (TUD) to share maintenance with and use TUD utility easements (e.g., sewer easements, water line easements, ditches)
 - b) 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)
 - c) 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.
 - d) 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).

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 30.4± 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 population projection of 5,000 by the year 2020.

¹⁵ The children's park effort was guided by the nationally-recognized Leathers and Associates of Ithaca, NY (www.leathersassociates.com)

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 30.4± acres of future park and recreation facilities in the city including those facility options listed in **Table 12-2**.

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 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 and projected for completion in 2005 (McCleery, 2004). 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 ~~the 2020 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 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. As indicated in **Tables 12-1 and 12-2**, the city=s estimated pro-rata share of such a facility (or facilities) would be approximately 52 acres. 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 Elements

Policy:

- 12.C Design and locate park and recreation facilities to further the goals of other Sonora General Plan 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 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 and projected for completion in 2005 (McCleery, 2004). 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 the ~~2020 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 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 the Sonora General Plan 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 the General Plan'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 and Housing Elements** of the Sonora General Plan. 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:

- a) To existing pedestrian and bicycle facilities
- b) To pedestrian and bicycle facilities proposed in the Non-Motorized Element of the Regional Transportation Plan
- c) 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 Abreak@ 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:

- a) 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
- b) 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.l**

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:

- a) Establishing buffers between residential and park uses
- b) Acquiring park and recreation facility sites with existing natural buffers between residences and proposed park uses
- c) Implementing the tested property protection strategies used by successful trail conservancies¹⁶

¹⁶ For example: Rails-to-Trails Conservancy. 1998. *Rails-Trails and Community Sentiment-A Study of Opposition to Rail-Trails and Strategies for Success*, Susan Doherty.