

Sonora Draft EIR Appendices

A – NOP

B – NOP Responses

C – Additional Land Use Calculations and Supporting Documentation

D – Implementation Programs, as amended in DEIR

**E - California Code of Regulations, Chapter 3, Guidelines for the Implementation of
the California Environmental Quality Act – Section 15064.5.**

Appendix A
NOP



**Notice of Preparation of a
Draft Environmental Impact Report
City of Sonora General Plan 2020**

To: Office of Planning & Research
Clerk/Recorder
P.O. Box 3044
Sacramento, CA 95370

From: Tuolumne County
2 South Green Street
Sonora, CA 95370

Subject: Notice of Preparation for a Draft Environmental Impact Report for the City of Sonora General Plan 2020

Lead Agency:
City of Sonora Community Development Dpt.
Planning Division
Contact: Ed Wyllie, Director
94 N. Washington St.
Sonora, CA 95370
(209) 532-3508/(209) 532-3511 fax
edwyllie@sonoraca.com

Consulting Firm:
Augustine Planning Associates, Inc.
Contact: Amy Augustine, AICP
270 South Barretta St., Suite C
P.O. Box 3117
Sonora, CA 95370
(209) 532-7376/(209) 532-2652 fax
landplan@mlode.com

The City of Sonora will be the Lead Agency and will prepare an Environmental Impact Report for the Draft *City of Sonora General Plan 2020*. We need to know your concerns regarding the scope and potential environmental effects of the proposed project as they relate to your area(s) of interest and/or jurisdictional and statutory responsibilities. The project description, location and the potential environmental effects are contained in the attached materials. An Initial Study was not prepared for this project.

A scoping meeting is scheduled for:

July 31, 2006 – 6:00 P.M.
City of Sonora City Council Chambers
94 North Washington Street, 2nd Floor
Sonora, CA 95370

Due to the time limits mandated by State law, your response must be sent at the earliest possible date. **Responses are due by August 21, 2006.**

Please send your response to: Augustine Planning Associates, Inc. at the address shown above. Be sure to include the name, telephone number, and e-mail address (if available) for a contact person in your agency.

Amy Augustine, AICP
Augustine Planning Associates, Inc.
(209) 532-7376/(209) 532-2652

July 15, 2006
Date

Where to Purchase or Review a Copy of *City of Sonora General Plan 2020*

The full text of the draft *City of Sonora General Plan 2020* is available **Online** at:

http://www.sonoraca.com/city_services/Community_Development/general_info.htm

Location	Where/Contact Info. (Availability is during regular business hours)	Items Available for Review On-Site	Hard Copy Purchase	CD Purchase
City of Sonora Community Development Department	94 North Washington Street (2 nd Fl) Sonora, CA 95370 (209) 532-3508 Or, for review, at the City of Sonora website (See above)	Land Use Map & Plan Text	Land Use Map (Sold separately from text) Plan Text – Short - Limited Availability , call ahead for availability	Land Use Map & Plan Text (Long) on CD – \$7.50 + S&H
Sonora Staples	1171 Sanguinetti Road Copy Center (209) 536-2600 Call ahead to order a copy and for pricing. Ask for either the “Sonora General Plan-Short /a/” OR “Sonora General Plan Long /b/” AND indicate if you want a copy of the Land Use Map sold separately from the text	Not available	Land Use Map (2’X3’) Plan Text – Short /a/ (hard copy, without land use map) Plant Text – Long/b/ (hard copy, without land use map)	Not available
Sonora Branch Library	480 Greenley Road	Land Use Map & Plan Text	Not available	Not available
Tuolumne County Community Development Department	4 th Floor Lobby, Francisco Building 48 West Yaney (North wall)	Land Use Map	Not available	Not available
Augustine Planning Associates, Inc.	270 South Barretta, Suite C Sonora, CA 95370	Land Use Map & Plan Text	Not available	Not available

/a/ **Plan Text – Short:** Includes the *Sonora General Plan 2020* Goals, Policies, Implementation Programs, referenced appendices and tables - Land Use map separate

/b/ **Plant Text – Long:** Includes full *Sonora General Plan 2020* with background and setting information, all appendices and Goals, Policies and Implementation

Programs – Note: **Land Use Map is a separate document**

Project Description - (Summary)

The *City of Sonora General Plan 2020 (General Plan 2020)* contains the following required and optional elements:

1. Land Use Element (Required)

General Plan 2020 is predicated on growth projections indicating a resident population of 5,000± individuals within the City limits by 2020. *General Plan 2020* also recognizes that non-residents increase City population in excess of 10,000 individuals due to the City’s status as a work center, visitor center and commercial center for Tuolumne County.

To meet these needs, *General Plan 2020* proposes updating existing and establishing new land use designations resulting in the following mix of land uses:

Sonora General Plan 2020 Proposed Land Use Distribution				
Proposed Land Use	# Parcels	% Total Parcels	Acreage (Approx.)	% Total Acres
Park/Recreation/Open Space (PRO)	10	0.4	57.2	3.2
Public or Quasi Public (P)	155	6.4	287.3	16.1
<i>Subtotal Public, Park, Recreation, Open Space</i>	165	6.8	344.5	19.3
Estate Residential (ER)	57	2.3	263.7	14.8
Single Family Residential (SFR)	1112	45.7	449.2	25.1
Historic Mixed Density Residential (HMDR)	253	10.4	50.9	2.8
Medium Density Residential (MDR)	76	3.1	38.6	2.2
High Density Residential (HDR)	35	1.4	50.7	2.8
Special Planning – Residential (SP-RES)	28	1.1	132.7	7.4
<i>Subtotal Residential</i>	1,561	64.0	985.8	55.1
Historic Mixed Use (HMU)	260	10.7	42.9	2.4
Special Planning – Mixed Use (SP-MU)	83	3.4	150.7	8.4
<i>Subtotal Mixed Use</i>	343	14.1	193.6	10.8
Commercial (C)	307	12.6	113.7	6.4
Heavy Commercial (HC)	52	2.1	102.9	5.8
<i>Subtotal Commercial</i>	359	14.7	216.6	12.2
Light Manufacturing (LM)	7	0.3	47.2	2.6
<i>Subtotal Manufacturing</i>	7	0.3	47.2	2.6
Total/a/	2435	99.9	1787.7	100

/a/ Percentage totals may not equal 100% due to rounding

In comparison, the 1984-86 Sonora General Plan provides for the following mixture of land uses:

Existing General Plan Land Use Designation	Existing Acreage	% Total Acres
Commercial	312.47	17.6
Commercial/Residential Multi-Family (C/RM)	19.67	1.1
<i>Subtotal Commercial</i>	<i>332.14</i>	<i>18.7</i>
Industrial (I)	142.49	8.0
<i>Subtotal Industrial</i>	<i>142.49</i>	<i>8.0</i>
Public Facilities (PF)	121.98	6.9
<i>Subtotal Public</i>	<i>121.98</i>	<i>6.9</i>
Residential/Multi-Family (RM)	188.49	10.6
Residential/Single-Family (RS)	921.70	51.9
Residential/Single Family-Multi-Family (RS/RM)	11.41	0.6
<i>Subtotal Residential</i>	<i>1121.60</i>	<i>63.1</i>
No designation or Unknown	57.85	3.3
<i>Subtotal Unknown</i>	<i>57.85</i>	<i>3.3</i>
Total/a/	1776.06	100

/a/ Total parcels differs from 2020 General Plan total parcel number due to land divisions (i.e., creating new parcels) and undesignated parcels with public uses

A detailed description of each of these land use designations is contained in the *Land Use Element of General Plan 2020*.

Land Use Element Highlights

Element highlights include proposals to modify the City’s Sphere of Influence, establish an annexation plan, reflecting the City’s Hillside Preservation Ordinance density standards in land use designations and consideration of expanding the application of the City’s Hillside Preservation Ordinance. The element includes proposals to establish new zoning districts including: Special Planning, Neighborhood Commercial, Business Park, Historic Mixed Use (as a potential combining district), Historic Mixed Density Residential (as a potential combining district), a Mineral Reserve Combining District, possible Scenic Gateway Corridor Combining District, and, potentially, a Hillside Management Overlay Combining District and Historic District Combining District.

Land Use designations for individual properties throughout the City are proposed for modification. Individual landowners have been notified of these proposed changes and will continue to be notified of upcoming hearings related to their properties.

2. Circulation Element (Required)

The Circulation Element must include the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities—all correlated with the Land Use Element of the General Plan. Consistent with past practice, *General Plan 2020* addresses transportation in the Circulation Element and provides a separate, Public Facilities and Services Element addressing public utilities and facilities.

Circulation Element Highlights

Element highlights include: Identification of preferred routes including new routes and extensions of existing routes to serve future land uses, expanding the City’s system of non-motorized transportation facilities, the establishment of scenic gateway corridors, applying context sensitive solutions in the design of existing and new transportation facilities, continued participation in the countywide traffic impact mitigation fee program and continued membership on the Tuolumne County Transportation Commission.

3. Housing Element (Required)

This element was adopted by the City of Sonora City Council on March 1, 2004. The California Department of Housing and Community Development certified the element on March 17, 2004. Consideration of this element in conjunction with the broader adoption of General Plan 2020 will be limited to minor amendments to this element as necessary to maintain consistency with all other general plan elements.

4. Conservation and Open Space Element (Required)

Both the Conservation Element and the Open Space Element are required elements of the General Plan. These elements have previously been separate elements of the City of Sonora General Plan. *General Plan 2020* has combined these in a single Conservation and Open Space Element.

Conservation and Open Space Element Highlights

Element highlights include: Consideration for expanding application of the City’s Hillside Preservation Ordinance; preparing a grading ordinance with illustrated Best Management Practices; continuing to maintain setbacks along Dragoon Gulch, Sonora and Woods Creeks; supporting efforts to restore portions of Sonora Creek; maintaining identified deer movement corridors; establishing guidelines to mitigate impacts to special status species and habitats; promoting establishment of an ongoing water quality monitoring program; considering the establishment of new or expansion of existing water storage facilities and upgrading the City’s water distribution system as necessary for emergency preparedness.

5. Noise Element (Required)

General Plan 2020 updates previous information from the 1984-86 Sonora General Plan Element.

Noise Element Highlights

Element highlights include adoption and implementation of a noise ordinance including adoption of exterior ambient community noise exposure levels.

6. Safety Element (Required)

In compliance with state law, the element addresses geologic hazards, flood hazard and dam failure, fire protection, law enforcement and civil disturbances, emergency services, hazardous materials, water supply and utility failures, transportation accidents, severe weather, agricultural disasters and radiological incidents.

Safety Element Highlights

Element highlights include preparation of a grading ordinance with illustrated Best Management Practices, adopting standardized erosion control measures, providing web links for citizens to assist them with emergency preparedness and response, assessing potential hazards associated with dam failure at Phoenix Reservoir, facilitating the identification and mapping of flood zones in the City, coordinating with Tuolumne County to address impacts of upstream developments on the City and to improve debris removal processes, striving to maintain the City's ISO Classification at 4 or less, assessing the need for a second fire station, considering reimbursements for fire and law enforcement services in conjunction with future annexations, considering special districts to address fire suppression in areas with overlapping jurisdictional boundaries, re-evaluation of automatic aid agreements with relocations of CDF and/or TCFD outside the City limits, investigating the establishment of new or expansion of existing water storage facilities and water delivery infrastructure as necessary for emergency preparedness, continuing to monitor plans for establishing a Law and Justice Center in proximity to the City, updating the City's emergency operations plan, continued coordination with Tuolumne County to prepare and implement the Tuolumne County Operations Area Emergency Services Plan, sponsoring emergency training for City personnel, continued emergency training exercises, supporting efforts of local HAM Radio Club - Radio Amateur Civil Emergency Services (RACES) and Amateur Radio Emergency Services (ARES),

7. Public Facilities & Services Element (Optional, New Element)

A Public Facilities and Services Element assists local jurisdictions in identifying the existing and potential future needs of public, quasi-public and privately-owned community service facilities within its jurisdiction for planning purposes. The element is useful in planning for future facility needs, anticipating reuse of buildings after relocation of public facilities, and in assessing present and future maintenance and upgrades which may be needed for public facilities. This element also describes the existing water and sewer capacity of the City and projects future needs.

Public Facilities and Services Element Highlights

In addition to many of the programs addressed in the Safety Element, the element includes programs that address: Continuing to maintain a Redevelopment Agency and implement 5-year plans, continued participation in the County Services Impact Mitigation Fee Program, and providing updated land use data for water and sewer master planning efforts.

8. Air Quality Element (Optional)

This element has been established as a stand-alone element because air quality must be addressed as part of the environmental review process pursuant to the California Environmental Quality Act [(CEQA), Public Resources Code Sections 21000 et. seq.] and Appendix G of the State CEQA

Guidelines¹. The City of Sonora included an Air Quality section within the Conservation and Open Space Element of the *1984-86 Sonora General Plan*.

Air Quality Element Highlights

Element highlights include: support for alternative transportation routes and facilities, promoting high density development near commercial centers, mandating EPA-certified heating devices, promoting alternatives to open burning for biomass disposal, and participating in regional planning efforts.

9. Cultural Resources Element (Optional)

The 1984-86 Sonora General Plan includes a Historic Preservation Element. *General Plan 2020* expands that element to address new incentive programs for historic preservation, to reflect changes in state law relative to the evaluation of cultural resources, and to provide guidelines for inventorying and managing the City's cultural resources.

Cultural Resources Element Highlights

Element highlights include programs to: adopt a priority plan for future resources inventories, adopt standards for cultural resource assessments, establishing a Sonora Register of Cultural Resources, Preparing a contextual history of Sonora, amending the City's combined Design/Historic designation to create a separate Historic combining district, establishing an historic district combining district, updating the boundaries of the City's historic district, establishing an electronic database of cultural resources, encouraging interpretive programs, preparing a Cultural Resources Management Ordinance, providing incentives for historic preservation, allowing modified development standards to promote historic preservation (Mills Act, continuing the Façade Loan Program), adopting demolition and relocation procedures, providing design review and assistance, considering establishment of an Historic Resources Committee, considering pursuit of Certified Local Government (CLG) designation, reviewing projects involving federal assistance (Section 106), and property owner notification.

10. Economics Element (Optional, New)

This is a new element.

Economic Element Highlights

Element highlights include: developing a Business Park zoning district, maintaining lists of vacant land available for economic development projects, developing a Neighborhood Commercial zoning district, consideration for adopting bonding standards for non-historic large retail facilities, consideration of a telecommunications ordinance, continued funding for small businesses, maintaining standards for allowing home occupations, continuing to encourage recreation-related commercial uses, continuing to promote and support special events, and continuing economic development and enhancement efforts through redevelopment.

¹ Per State CEQA Guidelines Appendix 8, a significant adverse impact is assumed to exist if a project will contribute to or result in the violation of any ambient air quality standards

11. Community Identity Element (Optional, New)

This is a new element.

Community Identity Element Highlights

Element highlights include: considering designation of scenic-gateway corridors, continued and potentially expanded implementation of the City's Hillside Preservation Ordinance, continued participation in the Tree City USA program, preparing a grading ordinance with illustrated Best Management Practices, continuing to maintain setbacks along creeks and supporting efforts to restore portions of Sonora Creek, implementing Context Sensitive Solution in transportation facility design, continuing to maintain and update commercial development standards through the site plan review process, considering bonding standards for non-historic large retail facilities, encouraging the concentration of industrial uses in industrial parks, and screening outdoor storage areas.

12. Recreation Element (Optional, New)

This is a new element.

Recreation Element Highlights

Element highlights include: considering formation of a new or participating in an existing recreation district, considering the formation of a landscaping and lighting district, considering use of redevelopment funds to assist in funding some recreational facilities, facilitating and supporting community-based park and recreation efforts, supporting and encourage adopt-a-park programs, promoting shared use of facilities, adopting a park and recreation master plan for 30.4± acres of future park and recreation facilities, establishing a trail system integrated with regionally planned facilities, continuing to maintain setbacks along Dragoon Gulch and Sonora and Woods Creeks, continue to participate in discussions related to the feasibility and/or establishment of a Sierra Railroad Trail, support for a regional park facility in or near the City's Sphere of Influence, and promoting the use of public lands for recreational opportunities.

Project Potential Effects

Potential Environmental Effects

The following summarizes **potential** environmental effects related to *General Plan 2020* that could occur as a result of adoption and approval of new (or modification of existing) development conforming to the proposed *General Plan 2020 Land Use Map*. The evaluation of potential environmental effects of *General Plan 2020* in the following paragraphs **does not** take into account the potential for programs proposed within *General Plan 2020* to minimize or reduce environmental effects that may be associated with development occurring in compliance with the *General Plan 2020 Land Use Map*. The Draft Environmental Impact Report for this project will assess the potential environmental effects of *General Plan 2020* that exist and/or may remain **with** adoption and implementation of programs proposed in *General Plan 2020*.

The environmental review process could result in the identification of additional impacts or elimination of some of those effects identified below. The significance of any of these effects may change after project revisions and mitigations developed during the EIR process are incorporated to avoid or reduce the significance of any impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	π	π	Y	π
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	π	Y	π	π
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	π	Y	π	π
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	π	Y	π	π

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	π	π	Y	π
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	π	π	Y	π
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	π	π	Y	π

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	π	Y	π	π
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	π	Y	π	π
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Y	π	π	π
d) Expose sensitive receptors to substantial pollutant concentrations?	π	Y	π	π
e) Create objectionable odors affecting a substantial number of people?	π	π	Y	π

IV. BIOLOGICAL RESOURCES -- Would

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	π	Y	π	π
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	π	Y	π	π
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	π	Y	π	π
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	π	Y	π	π
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	π	Y	π	π
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	π	π	Y	π
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5?	π	Y	π	π

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5?	π	Y	π	π
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	π	π	Y	π
d) Disturb any human remains, including those interred outside of formal cemeteries?	π	Y	π	π
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	π	π	Y	π
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	π	π	Y	π
ii) Strong seismic ground shaking?	π	π	Y	π
iii) Seismic-related ground failure, including liquefaction?	π	π	Y	π
iv) Landslides?	π	π	Y	π
b) Result in substantial soil erosion or the loss of topsoil?	π	Y	π	π
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	π	Y	π	π
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	π	Y	π	π
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems	π	Y	π	π

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
where sewers are not available for the disposal of waste water?				
VII. HAZARDS AND HAZARDOUS MATERIALS B Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	π	π	Y	π
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	π	π	Y	π
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	π	π	Y	π
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	π	π	Y	π
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	π	π	Y	π
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	π	π	π	Y
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	π	π	Y	π
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	π	Y	π	π

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	π	Y	π	π
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	π	Y	π	π
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	π	Y	π	π
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	π	Y	π	π
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	π	Y	π	π
f) Otherwise substantially degrade water quality?	π	Y	π	π
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	π	Y	π	π

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	π	Y	π	π
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	π	Y	π	π
j) Inundation by seiche, tsunami, or mudflow?	π	π	Y	π
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	π	π	Y	π
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	π	π	Y	π
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	π	π	π	Y
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	π	Y	π	π
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	π	Y	π	π
XI. NOISE B Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	π	Y	π	π

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	π	Y	π	π
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	π	Y	π	π
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	π	Y	π	π
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	π	π	Y	π
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	π	π	π	Y

XII. POPULATION AND HOUSING --

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	π	Y	π	π
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	π	π	Y	π
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	π	π	Y	π

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities,

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				

Fire protection?	π	Y	π	π
Police protection?	π	Y	π	π
Schools?	π	Y	π	π
Parks?	π	Y	π	π
Other public facilities?	π	Y	π	π

XIV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	π	Y	π	π
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	π	π	Y	π

XV. TRANSPORTATION/TRAFFIC --

Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	π	Y	π	π
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	π	Y	π	π
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in	π	π	Y	π

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
substantial safety risks?				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	π	π	Y	π
e) Result in inadequate emergency access?	π	π	Y	π
f) Result in inadequate parking capacity?	π	Y	π	π
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	π	π	Y	π
XVI. UTILITIES AND SERVICE SYSTEMS B Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	π	Y	π	π
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	π	Y	π	π
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	π	Y	π	π
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	π	Y	π	π
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments?	π	Y	π	π
f) Be served by a landfill with sufficient permitted capacity to accommodate the	π	Y	π	π

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
project=s solid waste disposal needs?				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	π	Y	π	π
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	π	Y	π	π
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Y	π	π	π
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	π	Y	π	π

Appendix B
NOP Responses



County of Tuolumne Department of Public Works

Peter Rei, R.C.E., P.L.S.
Director of Public Works

A. N. Francisco Building
48 West Yaney Avenue
Mailing: 2 South Green Street
Sonora, California 95370

Engineering and Road Operations Division
(209) 533-5601
Transportation Division
(209) 533-5603
County Surveyor Division
(209) 533-5626
Solid Waste Division
(209) 533-5588
Fax (209) 533-5698

September 15, 2006

Amy Augustine, AICP
Augustine Planning Associates, Inc.
94 N. Washington Street
Sonora, CA 95370

Subject: Notice of Preparation of a
Draft Environmental Impact Report
City of Sonora General Plan

Dear Ms. Augustine:

Thank you for the opportunity to comment on the City of Sonora General Plan Notice of Preparation of Environmental Impact Report. We apologize for the lateness of our comments, but hope you will be able to address them in revisions to the Draft General Plan:

- Land Use: Transportation (Pages 1-20); Please consider adding a Policy and Implementation Program supporting Transit Oriented Development near existing transit routes and bus stops. High Density/Low-Moderate Income and Senior Housing should be located within one-quarter mile of existing bus stops. Land Use maps should be amended to support transit oriented development in recognition of the City's aging and transit dependent populations.
- Circulation Element 2.A.d (Page 2-3); Establishing Level of Service Standards roadways is important. However, setting a lower level of service within one-half mile of intersections can be very difficult to administer in EIR traffic studies. I recommend levels of service at intersections be one level lower than level of service standards on roadways.

It should also be noted that the LOS methodology referenced in appendix 2B is not contained in the Draft General Plan circulated.

- Circulation Element 2.A.h (Page 2-4); The EIR needs to fully assess the loss of revenue to the traffic input fee program, identify projects in the program that will be under funded and analyze the resulting degradation in roadway levels of service and air quality impacts resulting from unmitigated traffic impacts generated by Low to Moderate income housing.
- Circulation Element 2.A.i (Page 2-5); The table showing roadways to be studied should include the extension of Sanguinetti Road (or alternative route) from Old Wards Ferry Road to South Washington Street. This proposed segment of roadway is important to alleviate future congestion on Mono Way between Restano Way and Greenley Road.

In this same section, we recommend supporting studies to extend Fir Drive to the north connecting to Cabezut Drive and Lyons Bald Mountain Road. This roadway will help alleviate future congestion on Greenley Road.

- On Page 2-6 and 2-16 the Tuolumne County Transportation Council is referred to as the Tuolumne County Transportation Commission.
- Circulation Element Non Motorized Transportation; We recommend Policies and Implementation Programs be developed that prioritize construction of sidewalks and pathways that link commercial and high density residential areas with existing public transit stops. Such a policy is consistent with the Americans with Disabilities Act and recognizes the needs of the City's aging and transit dependent populations.
- Circulation Element Public Transportation; This Element should include a policy and supporting implementation programs to encourage high density transit oriented development around existing bus stops. Dispersing high intensity land uses away from existing services creates an additional burden on government programs and further drains financial resources.
- Circulation Element Public Transportation; This element should include an implementation program that prioritizes construction of bus stops capital improvements such as shelters, benches, lighting, trash receptacles and landscaping at existing bus stops.
- Circulation Element Public Transportation; This section should include an implementation program requiring new commercial, office, government buildings and multi-family senior housing developments to provide lighted bus shelters with benches, trash receptacles and landscaping on or near adjacent roadways to accommodate fixed route and Dial a Ride users.
- Implementation Programs 2.c.f is unclear.

-
- The appendix should include a map showing transit routes, bus stops, and locations where bus improvements are planned.
 - Circulation Element Parking; Implementation of Program 2.D.a should support incorporation of bus loading zones within in the City's parking standards where appropriate.
 - Governmental Constraints, Implementation Program 3.B.c "Continue to Waive or reduce certain Fees for low to moderated income housing projects". Waiver of traffic impact fees for any development reduces funding necessary to construct improvements to mitigate traffic impacts caused by growth. As noted in previous comments the impacts of the waiver program should be considered in the General Plan EIR. Constraining the waivers to low – moderate income housing within one-quarter mile of a transit stop would lessen the impact of the waiver program and encourage transit oriented development.
 - Land Use: Sphere of influence and annexation Implementation Program 1.G.b; the City should consider prioritizing revenue-neutral Annexations that assist in the implementation of high priority transportation projects identified in the Circulation Element.

If you have any questions regarding our comments on the City General Plan, please call me at 533-5601.

Sincerely,



Darin C. Grossi
Deputy Director of Public Works – Transportation

c: Beverly Shane, County Community Development Director
Ed Wyllie, City Community Development Director

8-18-06

Augustine Planning Associates
Amy Augustine, AICP
270 South Barretta St., Suite C
P.O. Box 3117
Sonora, Ca. 95370

Augustine Planning Associates:

Thank you for the opportunity to comment on July's NOP of the Draft Environmental Impact Report for the City of Sonora's General Plan update to 2020.

The Project Potential Effects checklist looks like a try at boiling down a lot of very realistically seen potentially significant impacts to LTS, albeit most of them LTS with mitigations in place. Itemizing every one I see would take pages. I'll only detail a few. Actually, except for Page 13's Section VI part about earthquake dangers being less than significant around here, this checklist can't be accurate without our knowing exactly what mitigations developers will really be made to incorporate, and what ordinances, and enforcements, shall be. Therefore, the checklist is inaccurate because incomplete, with the deciding information not here yet. But it does set the precedent, common in documents of this kind, of trying to minimize potentially significant impacts and at times looking downright awkward at it.

Substantial adverse effects on views, noise levels in an area, and fish and wildlife habitat, and much more, would only be brought down to minor ones with proper mitigations, and I'm concerned there won't be many of these. Nighttime glare and light trespass, sun glare off windowglass, schlocky design of some recently constructed buildings, and the potential for one subdivision or community to simply run into the next without buffering of greenbelts, are things that could be controlled but it will take strong ordinances to do so. Traffic impacts are also unrealistically minimized on paper here.

In Page 9, Section 11, Community Identity Element, the addition of enforcements to keep greenbelts or at least strips would not only separate and define communities and subdivisions, but also buffer noise and views, and help maintain air quality.

On Page 6, lumping a water exploitation element of water storage facilities and distribution systems in with conservation and open space goals looks peculiar. This water element should stand and be expanded on by itself.

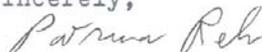
Page 1 of 2
Patricia Reh

I strongly agree with areas of the document stating a need to rein-in unnecessarily destructive, and careless, grading. Numerous examples in this county, and city, have not only impacted viewsheds of neighboring properties but in some cases caused silt to move off onto other people's properties and into waterways. Phoenix Lake became Phoenix Bog a lot more rapidly with Ridgewood's extensive grading than it would have without it.

On Page 9-11's Community Identity Element again, more detail needs to be placed about screening and buffering of incompatible land uses. Not only outdoor storage areas, but all industrial parks and things of that nature should be separated by green strips and other noise and visual barriers from nearby homes, since the "concentration of industrial uses in industrial parks" won't keep homes and neighborhoods from being nearby them. The most egregious example is that of unfortunate homeowners, interviewed by The Union Democrat years ago, who still are heavily impacted by the Cal Sierra Transfer Station's noise, smells, and flies, and inadequate screening. The Standard Mill's 24-hour noise carries far and wide and lessens in a particular neighborhood only as the air currents shift. The difficult balance between the desirability of businesses and jobs and the need for homeowners to be allowed the quiet and peaceful use of their own properties is one that'll take a lot of work and some ordinances to achieve.

I end here, awaiting the DEIR. Thank you.

Sincerely,



Patricia Reh
209-536-0871 (no E-mail)



Linda S. Adams
Secretary for
Environmental
Protection

California Regional Water Quality Control Board Central Valley Region

Robert Schneider, Chair



Arnold
Schwarzenegger
Governor

Fresno Branch Office

1685 E Street, Fresno, California 93706
(559) 445-5116 • Fax (559) 445-5910
<http://www.waterboards.ca.gov/centralvalley>

22 August 2006

Mr. Ed Wyllie, Director
City of Sonora Planning Division
94 N. Washington Street
Sonora, CA 95370

NOTICE OF PREPARATION FOR THE CITY OF SONORA GENERAL PLAN 2020 DRAFT ENVIRONMENTAL IMPACT REPORT (SCH# 2006072086), TUOLUMNE COUNTY

We reviewed Notice of Preparation (NOP) for the City of Sonora General Plan 2020 Draft Environmental Impact Report (DEIR) received 24 July 2006. We appreciate the additional review time, since the document was sent to our Sacramento office. The current City's General Plan establishes planning policies for those lands within the City of Sonora's sphere of influence and is intended to apply through 2020. The DEIR will provide an analysis of the potential environmental effects associated with implementation of the General Plan Update (Plan). The City is the lead agency for conducting an environmental review of the Plan in accordance with the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.) and State CEQA guidelines. Augustine Planning Associates, Inc., is the consulting firm preparing the DEIR. Our comments are generally restricted to the Plan's potential to impact water quality and the City's ability to comply with waste discharge requirements for its wastewater treatment facility (WWTF).

The Plan includes seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. In addition to these mandatory elements, the City of Sonora General Plan includes the following five non-mandatory elements: Air Quality, Cultural Resources, Economics, Community Identity, and Recreation.

Background. Waste Discharge Requirements Order No. 94-192 (Order) regulates the City's WWTF and authorizes a discharge to land of up to 2.6 million gallons per day (mgd) of disinfected secondary-treated municipal wastewater. Current discharge flow is about 1.5 to 2.0 mgd. Although the WWTF has capacity to treat up to 2.6 mgd, the City has limited effluent storage and disposal capacity. National Pollutant Discharge Elimination System Permit No. CA 0084727 (NPDES permit) authorizes the City to discharge WWTF effluent to a surface water under certain conditions. Master Reclamation Permit No. R5-2002-0202 regulates the City's recycling of WWTF effluent on area farmland. Cease and Desist Order No. R5-2002-0203 requires the City to achieve compliance with the Order, minimize WWTF effluent surface water discharges, and implement long-term solutions for WWTF effluent storage and disposal. The City's aging sewage collection system continues to spill and, at times, discharge sewage to surface waters.

California Environmental Protection Agency



CEQA Consideration. The NOP for DEIR under *Project Potential Effects* section identifies and summarizes potential environmental effects related to the Plan. In this section part VIII, *Hydrology and Water Quality* under subpart a (*violation of any water quality standards or waste discharge requirements*), the NOP reduces the Plan's potential impact to less than significant with mitigation incorporated. Similarly, in part XVI, *Utilities and Service Systems* subpart a (*exceed the WDRs applicable to Regional Water Board*) and subpart b (*require construction of new water and wastewater treatment facility or expansion of the existing facility*), the NOP reduces the Plan's potential impact to less than significant with mitigation incorporated. The NOP does not identify these mitigation measures.

As described in the background section above, the DEIR should discuss the current status of the WWTF and design flows. The DEIR should contain a technical evaluation of the Plan's potential to impact the City's ability to comply with the Order, NPDES permit, and Cease and Desist Order. Specifically, the DEIR should forecast the increase in wastewater flow resulting from Plan implementation, and provide mitigation measures, expressed as policies in the Plan, to ensure domestic and industrial growth resulting from Plan implementation does not overwhelm the WWTF's treatment, storage, and disposal capacity.

The Plan should also include policies regarding discharges of waste from new or expanding industries within the City's sphere of influence, as appropriate. To reduce the water quality impacts resulting from individual industrial discharges to land to less than significant levels, the City should require these industries to discharge exclusively to the City's WWTF as capacity allows. The DEIR should include mitigation measures, as appropriate, requiring industries that generate high-strength wastewater to either pretreat the wastewater prior to discharge to the City WWTF or pay the appropriate wastewater impact fee to defray the City's treatment costs.

The DEIR should also consider and evaluate the impact to groundwater of unsewered development within the City's sphere of influence. To mitigate this impact, the Plan should include a policy and the DEIR should contain specific mitigation measures that would result in the City providing sewerage service to unsewered areas within the WWTF's service area in a timely manner, as well as prohibiting the installation of onsite wastewater treatment systems within the City's sewer service area.

Other Issues To Consider. If the construction of projects resulting from Plan implementation will disturb one acre or more, compliance with the NPDES General Permit No. CAS000002 for Discharges of Storm Water Associated With Construction Activity will be required for potential discharges to surface waters, including ephemeral and intermittent drainages. Before construction begins, the proponent must submit a Notice of Intent (NOI) to comply with the permit, a site map, and appropriate fee to the State Water Resources Control Board and a Storm Water Pollution Prevention Plan (SWPPP) must be prepared. The SWPPP must contain at a minimum all items listed in Section A of the General Permit including descriptions of measures taken to prevent or eliminate unauthorized non-storm water discharges, and both temporary (e.g., fiber rolls, silt fences, etc.) and permanent (e.g., vegetated swales, riparian buffers, etc.) best management practices that will be implemented to prevent pollutants from discharging with storm water into waters of the United States.

If the construction of projects resulting from Plan implementation will result in construction dewatering discharges, compliance with the NPDES General Order No. 5-00-175 for

Dewatering and Other Low Threat Discharges to Surface Waters may be required. Before construction begins, the proponent must submit a NOI to comply with the permit and a filing fee to this Regional Water Board office. The General Order is applicable only if the discharge does not contain significant quantities of pollutants, and is less than four months in duration or has an average dry weather flow of less than 0.25 million gallons per day. Otherwise, the proponent must apply for site-specific WDRs. A representative sample of the construction dewatering discharge would need to be collected and analyzed to demonstrate that no constituents of concern are present in quantities that would cause an exceedance of water quality objectives.

If the construction of projects resulting from Plan implementation will result in the discharge of dredged or fill material into navigable waters or wetlands (jurisdictional waters), a permit pursuant to Section 404 of the Clean Water Act will be needed from the US Army Corps of Engineers and the proponent will also need to obtain a Section 401 Water Quality Certification from this office. The Section 401 certification application will be reviewed to ensure that discharges will not violate water quality standards. If the project will result in the discharge of dredged or fill material into wetlands that are determined by the Corps to be non-jurisdictional, the proponent will not be required to obtain a Section 401 Water Quality Certification, but may be required to submit a report of waste discharge if the wetlands are waters of the State. The Regional Water Board will either prescribe WDRs that will incorporate measures to mitigate potentially significant impacts to water quality and potential public nuisances or issue a waiver of WDRs. For more information regarding Section 404 permitting, contact the Sacramento District of the Corps of Engineers at (916) 557-5250.

If you have questions regarding our comments, please contact Mr. Hossein Aghazeynali at (559) 445-6194.



JO ANNE KIPPS
Senior Engineer
RCE No. 49278

cc: State Clearinghouse, Sacramento
Ms. Amy Augustine, Augustine Planning Associates, Inc., 270 South Barretta St.,
Suite C, Sonora, CA 95370

STATE OF CALIFORNIA

ARNOLD SCHWARZENEGGER, Governor

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3208



July 28, 2006

Ed Wyllie
City of Sonora
94 N. Washington Street
Sonora, CA 95370

Dear Mr. Wyllie:

Re: SCH #2006072086; City of Sonora General Plan 2020

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor in the County be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the County.

If you have any questions in this matter, please call me at (415) 703-2795.

Very truly yours,

Kevin Boles
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection and Safety Division

cc: Sierra Railroad



COMMUNITY DEVELOPMENT DEPARTMENT

BEV SHANE, AICP
Director

BUILDING AND SAFETY - CODE COMPLIANCE - FIRE PREVENTION - PLANNING - GIS

August 10, 2006

48 W. Yaney, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (fax)

Ms. Amy Augustine, AICP
Augustine Planning Associates, Inc.
P.O. Box 3117
Sonora, CA 95370

RE: Notice of Preparation of Environmental Impact Report for the *City of Sonora General Plan 2020*

Dear Amy:

Thank you for notifying us of the opportunity to comment on the scope of the Environmental Impact Report (EIR) for the *City of Sonora General Plan 2020*. We have only one comment to offer on the scope of the EIR and look forward to reviewing the EIR document when it is released for public comment.

We also want to use this opportunity to reiterate the comments that we submitted on a previous draft of the *City of Sonora General Plan 2020* document in May, 2005. Those comments relate to the land use designation proposed for the County-owned property behind the Main Branch of the Tuolumne County Library on Greenly Road and the proposed boundary of the Sphere of Influence for the City.

Library Site

In 2005, we commented that the Land Use Diagrams in the draft General Plan designated the currently vacant land behind the library on Greenley Road as Park and Recreation even though the County has no plans to develop that site as a park. We advised that it would be more appropriate to designate the entirety of that 28.4+/- acre County-owned property, Assessor's Parcel No. 44-430-10, as Public at this time. The Public land use designation would still allow for development of the land as a park in the future but is more reflective of the potential for the site to be used for other public facilities. In reviewing the version of the *City of Sonora General Plan 2020* released with the Notice of Preparation for the EIR, I noted that the subject property is still designated as Park and Recreation and has not been changed to Public as had been suggested by the County.

Sphere of Influence

In 2005, we commented that the proposed Sphere of Influence for the City of Sonora, as shown in the Land Use Element, encompasses substantially more area than the Sphere of Influence adopted by the Tuolumne County Local Agency Formation Commission in 1984. The sphere of influence is the "plan for the probable physical boundaries and service area of a local agency" so its proposed boundaries are very important to Tuolumne County. As proposed, the Sphere

of Influence would extend to encompass the Pedro Y to the north and The Junction Shopping Center to the east. Because the California Environmental Quality Act requires that the potential environmental impacts of a project be addressed at the earliest possible stage, any such impacts associated with the proposed change in the Sphere of Influence should be addressed in the EIR.

Please do not hesitate to contact me if you have any questions concerning these comments.

Sincerely,



Bev Shane, AICP
Community Development Director

BJS

cc: Tuolumne County Board of Supervisors
C. Brent Wallace, County Administrator
Craig Pedro, Assistant County Administrator

s:\cddirector\bjshane\City\General Plan NOP Comments

BOARD OF FORESTRY AND FIRE PROTECTION

P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 653-8007
(916) 653-0989 FAX
Website: www.fire.ca.gov/bof



November 14, 2006

Mr. Ed Wyllie
Director
City of Sonora Planning Division
94 N. Washington St.
Sonora, CA, 95370

Re: City of Sonora General Plan Fire Safety Element Comments

Dear Mr. Wyllie:

The State Board of Forestry and Fire Protection (Board) is required to review and provide recommendations to the safety element of county and local government general plans when such plans are being amended. This review is in accordance with Government Code (GC) §65302.5 which requires the Board to review the fire safety elements when the general plans contains State Responsibility Areas or Very High Fire Hazard Severity Zones.

Enclosed is the final review and recommendations titled "*City of Sonora General Plan Review of the Fire Safety Elements*". The Board has prepared this document in cooperation with members of the California Department of Forestry and Fire Protection, Tuolumne-Calaveras Unit.

The Board realizes this submission is outside the comment period stated in GC §65302.5. Given these circumstances, the Board submits the attached as general comments for use as possible, rather than mandatory input pursuant to statute. Thank you for the opportunity to participate in your planning process. We hope this input leads to greater protection and reduced cost and losses from wildfires to the City and adjacent wildlands.

Sincerely,

A handwritten signature in black ink that reads "Stan Dixon".

Stan Dixon
Chair, State Board of Forestry and Fire Protection

cc: Candace Gregory, Chief Southern Operations, Central Sierra Region
Mike Noonan, Unit Chief, Tuolumne-Calaveras Unit
Ernylee Chamlee, Staff Chief Wildfire Engineering, State Fire Marshal Office
Amy Augustine, Augustine Planning Associates

CONSERVATION IS WISE - KEEP CALIFORNIA GREEN AND GOLDEN
PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV

**City of Sonora General Plan
Draft Review of Fire Safety Elements**

State Board of Forestry and Fire Protection

Final: November 14, 2006



Contents

Purpose and Background

General Plan Analysis and Recommendations

Appendix A: Summary of Wildfire Issues Stated in General Plan

Purpose and Background: The State Board of Forestry and Fire Protection (BOF/Board) has developed a review of the fire safety element of the City of Sonora (City) General Plan, Tuolumne County. This review is in accordance with Government Code (GC) §65302.5 which requires the BOF to review the fire safety elements of general plans of local governments with State Responsibility Area (SRA) and Very High Fire Hazard Severity Zones (VHFHSZ).

The statutory requirements for review and inclusion of the fire safety element into general plans under GC § 65302.5 (a)(1) and (2), and (b) are as follows:

- *“The draft elements...to the fire safety element of a county’s or a city’s general plan...shall be submitted to the Board at least 90 days prior to... the adoption or amendment to the safety element of its general plan [for each county or city with SRA or VHFHSZ].”*
- *“The Board shall... review the draft or an existing safety element and report its written recommendations to the planning agency within 60 days of its receipt of the draft or existing safety element....”*
- *“Prior to adoption of the draft element..., the board of supervisors... shall consider the recommendations made by the Board... If the board of supervisors...determines not to accept all or some of the recommendations...,” the board of supervisors... shall communicate in writing to the Board its reasons for not accepting the recommendations.*

The BOF has completed its review of the General Plan (GP) which included input from the local California Department of Forestry and Fire Protection (CDF) Unit (Tuolumne Calaveras Unit). The review has two major components:

General Plan Analysis and Recommendations: Fire protection information, such as goals, policies and implementation plans, documented in each section of the GP were compare to a “Guideline Checklist”. The checklist is a consolidated list of factors important to fire protection planning. The checklist was created from technical documents that focus on providing direction to civic planners on incorporating fire hazard planning into general plans. This comparison resulted in a “gap analysis” which is identification of factors from the checklist that have not been addressed. Recommendations are made based on the gap analysis comparison of the general plan and Guideline Checklist. These are the recommendations by the Board for submission to the Town.

A “Yes” indicates the General Plan discusses or mentions this fire protection factor.

Summary of wildfire issues stated in the General Plan (see Appendix A)

This includes excerpts from all elements of the draft City General Plan, November 16, 2004 and the General Plan Draft Program EIR and Appendices.

General Plan Analysis and Recommendations

1. **General Plan references and incorporates County or Unit Fire Plan:** No, the GP or EIR do not mention a City specific fire plan.

- **Recommendations:** Identify reference or create a specific plan for the City that incorporates the general concepts and standards from the CDF Tuolumne Calaveras or any County Fire Plan.

2. **Land Use Planning Element:**

2.1 Future development considers fire hazard areas: Partial

- **Recommendations:** Ensure the fire safe development codes used as part as the standard for fire protection for new development in the VHFHSZ portions of the City meet or exceed statewide standards used for State Responsibility Area in 14 California Code of Regulations Section 1270.

2.2 Policies include mitigation of fire hazard and future development (buffers and greenbelts): Partial

2.3 Urban Interface Hazards including VHFHSZ Designations and Communities at Risk Designations: No

- **Recommendations:** The General Plan Safety Element received by the Board in July titled Draft City of Sonora 2004 General Plan, does not specify whether the City has a VHFHSZ designation and no map is included. It is not clear if the City has designation a VHFHSZ pursuant GC 51179. Natural Disclosure hazard maps maintained by the State indicate the nearly the entire City is designated as VHFHSZ.

The Board's statutory authority for this review is predicated on the City having this zoning designation. The City should include in the Safety Element a map of its fire hazard severity zoning, and if a VHFHSZ has been adopted, please incorporate the recommendations enclosed in this document. If such a formal adoption has been made, CDF Headquarters in Sacramento requests the information be submitted for updating official Natural Hazard Disclosure map records maintained by CDF.

3. **Housing Element:**

3.1 Current fire safe building codes – Partial

- **Recommendation:** Adopt the International Fire Code Council Urban Interface Code for new development in Urban/Wildland Interface areas located in the northern portion of the City with VHFHSZ.

3.2 Identification of substandard fire safe housing relative to fire hazard area: Partial

- **Recommendation:** Identify specific plans and actions to improve structure conformance with contemporary fire standards for substandard housing structures in VHFHSZ. Such conformance should include structural rehabilitation, occupancy reduction, and demolition, and reconstruction.

3.3 Compatibility of development, construction and building standards relative to access, flammability and fire flow:

- **Recommendations:** Ensure existing residential structures, and other “legacy” substandard residential structures, meet current fire safe ordinances pertaining to access, water flow, signing, and vegetation clearing.

3.4 Residence occupancy affects of wildfire protection: Yes

3.5 Fire engineering structures (sprinklers/alarms) – No;

- **Recommendation** Consider new development codes requiring automatic sprinklers in VHFHSZ.

4. Conservation and Open Space Element:

4.1 Identification of critical natural resource values relative to fire hazard areas: Yes

4.2 Inclusion of resource management activities options to enhance protection (prescribed burning, fuel breaks, vegetation thinning and removal): Partial

- **Recommendation:** Provide specific goals and policies for vegetation management as part of the open space plan for fire hazard reduction.

4.3 Mitigation for unique pest, disease and other forest health issues leading to hazardous situations: No

- **Recommendation:** The General Plan should address the issue of unique pest, disease, exotic species and other forest health issues in open space areas relative to reducing fire hazard.

4.4 Integration of open space into fire safety effectiveness. Partial

- **Recommendation:** The GP should address reducing the wildland fire hazards within the city and on adjacent private wildlands and BLM federal lands. Wildland fuels should be treated in those areas to reduce the intensity of fires. Identify goals and policies for engaging adjacent wildland owners regarding hazard mitigation plans on lands with fire hazards that threaten the City.

- **Recommendation:** Identify goals and policies for establishing fire protection infrastructures in open space such as emergency vehicle access and fuel hazard reduction zones adjacent to housing.
- 4.5 Policies for dedication, construction and maintenance of systematic fire protection improvements. See 4.4
- 4.6 Urban forestry plans relative to fire protection: Partial
- **Recommendation:** Ensure residential areas have appropriate resistant landscapes and discontinuous vegetation adjacent to open space or wildland areas.

5. Circulation Element Addresses:

- 5.1 Existing and planned transportation system incorporates requirements for designs that minimize wildfire damage to natural resources and minimizes hazards to human life.
- **Recommendations:** The GP should address emergency access transportation system planning for substandard roads.
- 5.2 Adequacy of existing and future transportation system to incorporate fire infrastructure elements such as turnouts, helispots and safety zones.
- **Recommendations:** The GP should address transportation system fire infrastructure elements.
- 5.3 Adequate access to high hazard areas.
- **Recommendations:** See 5.1
- 5.4 Standards for evacuation of residential areas in high hazard areas. – Yes

6. SAFETY ELEMENT ADDRESSES:

- 6.1 Fire Hazard Mapping Hazard Mapping Designations: No; see Recommendation 2.3
- 6.2 Adopt or incorporate local fire safe regulation or use 14 CCR 1270 SRA regulation that address evacuation and emergency vehicle access; water supplies and fire flow; fuel modification for defensible space; home addressing and signing: Partial
- **Recommendation:** See 2.1

6.3 Geographic specific mitigation measures for fuel modification and fire risk reduction (education programs, increased initial attack forces, other methods). Yes

Recommendation: Incorporate (by reference) identification of structures that have adequate fuel modification or other features that provide adequate fire fighter safety when tactics call for protection of a specific asset (i.e. which houses are safe to protect).

6.4 Fuel Modification Around Homes: partial

- **Recommendations:** Ensure vegetation fire hazard reduction around structures meet or exceeds the Board of Forestry and Fire Protection's Defensible Space Guidelines (http://www.bof.fire.ca.gov/pdfs/Copyof4291finalguidelines9_29_06.pdf).

7. EMERGENCY SERVICES

7.1 Map existing emergency service facilities and areas lacking services: Yes

7.2 Adequacy of defense zones: no

- **Recommendation:** GP or EIR does cover wildfire defense zones for emergency service. Address in GP (by reference) pre wildfire attack structures such as fuel breaks, back fire areas, or other staging areas that support safe fire suppression activities.

7.3 Adequacy of training. Yes

7.4 Interfire service coordination preparedness/mutual aid and multi jurisdictional fire service agreements: Yes

- **Recommendation:** Adopt the Standardized Emergency Management Systems for responding to large scale disasters requiring a multi-agency response.

8.0 POST RECOVERY AND MAINTENANCE

8.1 Reevaluate hazard conditions. No

8.2 Incorporate wildlife habitat considerations/endangered species. No

8.3 Native species reintroduction. No

8.4 Evaluation of redevelopment: See 2.1

- **General Recommendations for 8.0:** Address above items not disclosed or referenced in City Safety Element.

9. FLOOD AND LANDSLIDES

9.1 Establish flood and landslide vulnerability areas related to post wildfire conditions. Not applicable.

10. TERRORIST PREPAREDNESS IMPACTS

10.1 Communication channels during incidents. Partial

10.2 Access barriers/alternatives preventing fire access. Partial

10.3 Fire safe survivor zones. Partial

10.4 Prioritizing asset protection from fire with lack of suppression forces. No

- **General Recommendations for 10.0:** Address above items not disclosed or referenced in City Safety Element.

Appendix C
Additional Land Use Calculations and Supporting Documentation

Table C-1: 2006 Conditions by 1986 General Plan Land Use Designations, All Parcels

Land Use	# Parcels	% Total Parcels /a/	Sq. ft	Acres	% Total Acres/b/
C, Vacant (29)	28	1.16	920,402.94	21.13	1.18
C, Developed (includes SCH)	450	18.69	8,017,842.05	184.06	10.29
C, Common	5	0.21	907,139.79	20.83	1.16
C, Public	60	2.49	1,611,056.56	36.98	2.07
C, Parking	2	0.08	8,566.80	0.20	0.01
C, PRO	5	0.21	151,115.04	3.47	0.19
C, Road	5	0.21	9,360.31	0.21	0.01
C, RR	6	0.25	134,776.05	3.09	0.17
C, Underdeveloped	3	0.12	2,006,219.19	46.06	2.57
C, Utility	5	0.21	113,179.95	2.60	0.15
Subtotal Commercial	569	23.63	13,879,658.68	318.63	17.80
RM/C Developed (includes SCH)	8	0.33	730,658.37	16.77	0.94
RM/C Vacant	1	0.04	211,433.01	4.85	0.27
RM/C, Public	2	0.08	4,340.52	0.10	0.00
Subtotal RM/C	11	0.45	946,431.8	21.72	1.21
RM, Vacant	36	1.50	911,721.01	20.93	1.17
RM, Developed (454)	448	18.60	7,136,284.34	163.83	9.15
RM, Public	9	0.37	150,660.43	3.46	0.19
RM, Common	1	0.04	14,406.00	0.33	0.02
RM, Parking	5	0.21	26,392.09	0.61	0.03
RM, Road	3	0.12	3,606.44	0.08	0.01
RM, Utility	1	0.04	22,963.75	0.53	0.03
Subtotal RM	503	20.88	8,266,034.06	189.76	10.60
RM/RS – Vacant	1	0.04	14,069.00	0.32	0.02
RM/RS - Developed	4	0.17	406,367.72	9.33	0.52
RM/RS - Road	1	0.04	4,741.33	0.11	0.01
Subtotal RM/RS	6	0.25	425,178.05	9.76	0.55
RS – Vacant (219)	214	8.89	16,019,647.48	367.76	20.50
RS – Sunrise Hills Pending	7	0.29	1,590,525.01	36.51	2.04
RS, Underdeveloped	7	0.29	3,095,646.76	71.07	3.97
RS- Developed (987)	973	40.28	17,550,951.21	402.91	22.50
RS, Common Area	3	0.12	6,807.07	0.16	0.01
RS, Public	16	0.66	1,295,007.22	29.73	1.66
RS, PRO	4	0.17	1,675,333.17	38.46	2.15
RS - Road	12	0.50	43,159.36	0.99	0.06
RS – Utility	3	0.12	362,075.33	8.31	0.46
Subtotal RS	1,239	51.03	40,048,627.6	919.39	51.35
Industrial, Vacant	13	0.54	1,740,977.6	39.97	
Industrial, Developed	19	0.79	1,539,581.18	35.34	
Industrial, Common Area	1	0.04	363,726.00	8.35	
Industrial, Public	6	0.25	973,422.66	22.35	
Industrial, RR	1	0.04	4,800.00	0.11	
Industrial, Underdeveloped	3	0.12	1,979,320.02	45.44	
Subtotal Industrial	43	1.78	6,601,827.46	151.56	8.46
Public Facility, No Designation, Developed	46	1.91	7,208,164.67	165.48	
PF, Underdeveloped	1	0.04	618,639.00	14.20	
Subtotal Public Facilities	47	1.95	7826803.67	179.68	10.04
Grand Total /c/	2408	99.97	77,994,561.42	1790.51	100.01

/a/ May not equal 100% due to rounding

/b/ Subtotal % Total Acres may not precisely equal preceding total of numbers in columns due to rounding.

/c/ See **Table C-5** for listing of 27 parcels removed from the 2,435 total parcels

Table C-2: 2006 Conditions by Assessor's Tax Codes

Use Code/a/	Definition	# Parcels	% Total Parcels	Square Feet	Total Acres	% Total Acres
0	Unimproved: residential subdivision (to 2.5 acres) (130)	127	5.27	4,711,935.38	108.17	
1	Unimproved: Residential (to 2.5 acres) (111)	109	4.53	2,911,705.16	66.84	
3	Unimproved: Multi-family (to 2.5 ac per zoning)	4	0.17	58,166.04	1.34	
4	Unimproved: Rural 2.5 to 20 ac.	28	1.16	7,323,336.75	168.12	
5	Unimproved: Rural 20-40 ac (APN: 56-020-19)	2	0.08	1,314,640.00	30.18	
7	Unimproved: Commercial (per zoning) (22)	21	0.87	1,422,848.99	32.66	
8	Unimproved: Industrial (per zoning)	2	0.08	485,093.71	11.14	
Sunrise Pending	Undeveloped land in Sunrise Hills currently zoned R-1, not yet divided into single-family lots	7	0.29	1,590,525.01	36.51	
	Subtotal Vacant	300	12.45	19,818,251.04	454.96	25.41
11	Improved Residential to 2.5 acres (1,274)	1,256	52.16	16,406,987.97	376.65	
12	Improved Mobilehome to 2.5 acres	8	0.33	380,081.10	8.73	
13	Improvements other than residential to 2.5 acres (46)	45	1.87	605,103.63	13.89	
14	Improved Multi-family 2-4 units	113	4.70	1,336,689.09	30.69	
15	Improved Multi-family 5+ units, apartments	30	1.25	1,329,896.75	30.53	
16	Improved Condos, Townhouses (Includes Barretta St. Condos)	7	0.29	12,080.16	0.28	
17	Improved Multiple residential (11) (76)	74	3.07	1,148,932.43	26.38	
18	Improved Multiple residential (12)	2	0.08	641,108.80	14.72	
21	Improved Rural 2.5 – 20 ac	14	0.58	3,390,103.29	77.83	
22	Improved Mobile 2.5 – 20 ac	3	0.12	651,657.6	14.96	

Use Code/a/	Definition	# Parcels	% Total Parcels	Square Feet	Total Acres	% Total Acres
23	Improved Rural Multiple Residential (21)	5	0.21	1,808,717.04	41.52	
31	Improved Rural Residential (20-40 acres)	1	0.04	1,363,863.6	31.31	
70	Church	8	0.33	391,975.30	9.00	
71	Welfare-Church-Scouts-Etc.	3	0.12	128,680.13	2.95	
73	Primarily public and quasi-public parcels developed	9	0.37	2,809,128.44	64.49	
80	Minor commercial under \$250,000	190	7.90	2,636,468.54	60.52	
81	Major commercial over \$250,000	93	3.86	4,857,517.14	111.51	
82	Motels, Hotels	6	0.25	216,293.24	4.97	
83	Mobilehome Parks, Campgrounds	2	0.08	412,096.08	9.46	
84	Service Stations	9	0.37	102,562.04	2.35	
85	Multiple Use –various combos	19	0.79	365,745.97	8.40	
87	Industrial	2	0.08	436,698.86	1.00	
89	Taxable mobiles in parks and private property	2	0.08	568,391.33	13.05	
Common Areas	No Value (common areas)	10	0.42	129,2078.86	29.66	
Public	Local, State, Federal, cemeteries, no designation	140	5.81	11,861,204.06	272.30	
Parking	Permanent, leased as parking (excludes some parking owned by public agencies)	7	0.29	34,958.89	0.80	
PRO	Public, Parks, Rec., Open Space	9	0.37	182,6448.21	41.93	
Roads	Roads (Roads assigned separate APN, private and public)	21	0.87	60,867.44	1.40	
RR	Railroad	7	0.29	139,576.05	3.20	
SCH	Sonora Community Hospital New hospital site—excludes offices)	4	0.17	854,932.42	19.63	
Utilities	Pac Tel, TUD, PG&E	9	0.37	498,219.03	11.44	
Subtotal Developed		2,108	87.54			
(12/16/06)	Total/b/	2,408				

/a/ Tuolumne County Tax Assessor Use Codes with non-numerical categories added for clarity, tax-defaulted lands were revised to tax codes reflecting adjacent lands

/b/ May not equal 100% due to rounding

Table C-3: Comparison - 2006 Land Uses by 1986 Sonora General Plan Designations and by Assessor's Tax Code

Land Use	Total # Parcels			Total Acres			% Total Acres		
	# Parcels Tax Code (Existing)	# Parcels 1986 GP	Difference (# parcels) /a/	Acres by Tax Code (Existing)	Acres by 1986 GP	Difference (acres) /a/	% Total Acres, by Tax Codes (Existing)	% Total Acres, 1986 GP	Difference (%) /a/
Residential	1,794	1,738	-56	1087.27	1,118.91	-31.7	60.72	62.5	+1.78
Commercial & Mixed Use	398	580	+182	265.88	340.35	+74.47	14.85	19.01	+4.16
Industrial, Rail	11	43	+32	15.34	151.56	+136.22	0.86	8.46	+7.6
Public, Recreation, Open Space, Common Areas	205	47	-158	422.02	179.68	-242.34	23.57	10.04	-13.53
Totals	2,408	2,408		1790.51	1,790.5		100	100.01	

/a/ 1986 General Plan Land Use v. Tax Code

Table C-4 Underdeveloped Parcels in Excess of 1.5 Acres

APN	Owner	Tax Use Code	Location (General) Comments	1986 GP	2020 GP/b/	Square Feet	Total Acres	Approx. Acres Available for Development/a/
2-010-78	West Sonora Investments	21	Next to Woods Creek Homes	RS	SP-MU	586,753.00	13.47	7.57
2-020-20	Wagner Development	83	Behind Old SCH	C	SP-MU	326,700.00	7.50	3.00
2-090-46	Segerstrom	31	Knowles Hill	RS	SP-RES	1,363,924.94	31.31	31.31
35-131-21	Miller M Investments, LP	21	Has 1-2 houses, --north p/o town, off Tidwall and Saratoga	RS	SFR	148,851.49	3.42	2.65
44-360-04	Maxwell	21	701 Old Bld Mt.	RS	SP-RES	142,104.00	3.26	2.57
44-430-10	Tuolumne County	--	Behind library 540 Greenley	--	P/b/	618,639.00	14.20	14.20
56-020-43	City of Sonora	73	Hillside, west entrance to city	C	SP-MU	1,114,536.25	25.59	25.59
56-107-05	Brooks	11	South Wash/Hwy	I	SP-MU	109,416.41	2.51	2.51
56-120-06	Truckenmiller	21	Truckenmiller Road	RS	SP-RES	527,661.83	12.11	12.11
56-410-13	Peterson	21	145 Crooked Lane, Existing: 1 house	RS	LM (2.5)/c/	108,900.00	2.50	2.50
56-410-14	Atkins	22	N/W TUD ponds	RS	LM (8.0)/c/	348,480.00	8.00	8.00
56-570-41	Sanguinetti, Ray	81	Former slaughterhouse Proposed Lowe's	ML	HC	681,870.47	15.65	15.65
56-570-54	Sanguinetti, Ray & Henry	89	North of proposed Lowe's	C	HC	564,982.94	12.97	12.97
56-590-02	City of Sonora	73	Adjacent to TUD Wastewater	ML	LM	1,188,033.14	27.27	27.27
Grand Total (14 parcels)						7,830,853.47	179.77	167.9

/a/ Anticipates potential relocation or removal of some existing development on site

/b/ Front portion of 28.4 acre parcel is developed with library and senior center. Referenced acreage is for remainder of parcel.

/c/Parcels include proposed ER and LM land use designations (i.e., split designations). Numbers shown are for developable LM portions of these parcels only

Table C-5 List of 27 Parcels Merged with Other Parcels to Reduce 2,435 Parcels to 2,408 Parcels Analyzed

APN	2020 GP	Existing GP	Use Code
1-160-28	HMDR	RM	11
1-231-05	HMDR	RM	11
1-231-12	HMDR	RM	11
56-082-15	HMU	RM	11
56-104-07	SFR	RM	11
56-104-12	SFR	RM	11
35-250-44	ER	RS	11
1-117-08	SFR	RS	11
1-117-20	SFR	RS	11
1-221-50	SFR	RS	11
2-010-77/a/	SFR	RS	11
35-180-37	SFR	RS	11
35-320-31	SFR	RS	11
35-320-41	SFR	RS	11
44-101-18/b/	SFR	RS	11
44-101-19/b/	SFR	RS	11
56-062-03	SFR	RS	11
56-083-21	SFR	RS	11
2-185-03	SFR	RS	11
35-090-11	HDR	RM	17
2-152-30	MDR	RS	17
1-212-09	HMU	C	7
1-051-14/c/	SFR	RS	0
35-320-33	SFR	RS	0
35-320-35	SFR	RS	0
1-116-13	SFR	RS	1
44-230-41	SFR	RS	1

/a/ Woods remainder
 /b/ Driveway
 /c/ Under construction

6 vacant (of 306)

5 – SFR/RS
 1- HMU/C

21 developed (19 SFR use, 2 mf use)

12 SFR/RS
 1 ER/RS
 1 MDR/RS, 17
 2 SFR/RM
 3 HMDR/RM
 1HMU/RM
 1 HDR/RM -17

Table C-6: 2020 General Plan Parcels with Split Land Use Designations

APN	2020 GP 1	2020 GP 2	Total Acres	Existing GP
2-181-21	C	HMU	0.44	C
2-181-24	C	HMU	0.25	C
2-181-25	C	HMU	0.27	C
2-181-27	C	HMU	0.17	C
35-210-18	ER	HDR	2.68	RM
35-350-11	MDR	SFR	9.05	RM, RM/C
44-160-04	ER	SFR	1.87	RS
44-160-06	ER	SFR	6.78	RS
44-160-07	ER	SFR	3.96	RS
44-430-10	PRO to P/a/	P	28.40	P
56-020-19	ER	LM	30.18	RS
56-410-12	ER	LM	5.06	RS
56-410-13	ER	LM	5.00	RS
56-410-14	ER	LM	10.00	RS

Appendix D
See separate entry

Appendix E
California Code of Regulations, Chapter 3, Guidelines for the
Implementation of the California Environmental Quality Act –
Section 15064.5.

s 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources.

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code s5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, s 5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition,

destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

(5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.

(c) CEQA applies to effects on archaeological sites.

(1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subdivision (a).

(2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.

(3) If an archaeological site does not meet the criteria defined in subdivision (a), but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.

(4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

(d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code section 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission." Action implementing such an agreement is exempt from:

(1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).

(2) The requirements of CEQA and the Coastal Act.

(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission within 24 hours.

2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section

(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

(B) The descendant identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(f) As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21083.2, 21084 and 21084.1, Public Resources Code; and *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 490.