

**Volume 2: Appendices**

# **City of Sonora**



## **General Plan 2020**



**Adopted: May 30, 2007**  
Resolutions: 5-30-2007-A, 5-30-2007-B

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## Goals, Policies, Implementation Programs – See Volume 1

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## Chapter 1. Appendices: Land Use

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No appendices.



## Chapter 2. Appendices: Circulation

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**2A** City of Sonora Parking District

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**2B** City of Sonora Functional System of Roadways

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**2C** City of Sonora Local Roads

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**2D** Road System Operating Conditions  
Existing Roadway & Intersection Deficiencies  
Projected Capacity Deficiencies  
Average Daily Traffic (ADT) and Levels of Service (LOS)  
[City of Sonora Sphere of Influence and Adjacent with Completion of Capacity  
Improvement Projects 2015 and 2020]  
Projected Intersection Levels of Service 2015

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**2E** City of Sonora Street and Highway Master Plan

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**2F** Non-Motorized Facilities  
Regional Transportation Plan & City of Sonora Additional Non- Motorized  
Facilities  
Bikeway Classifications

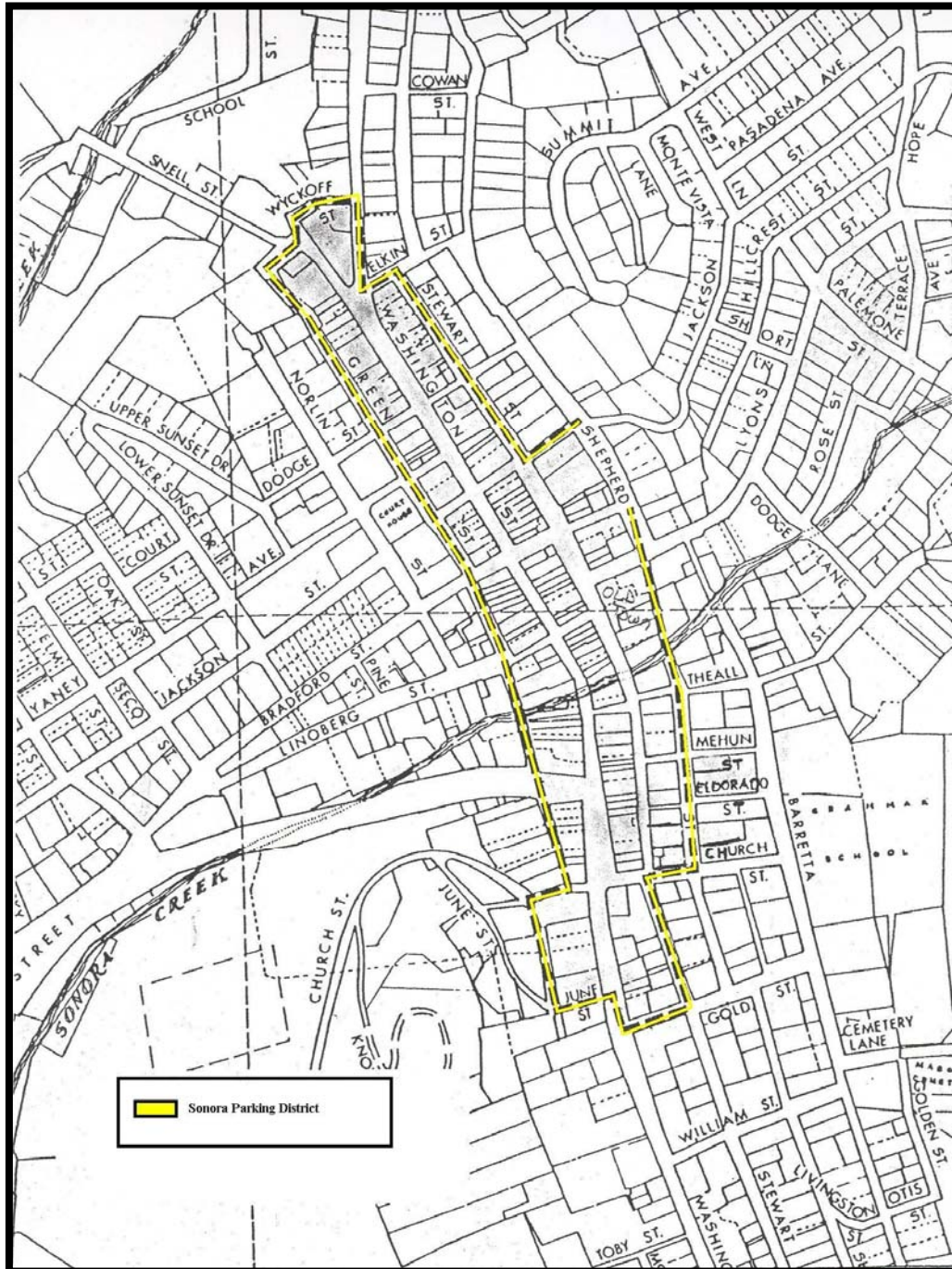
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**2G** Summary 1996 Regional Transportation Plan  
Projects in/near City of Sonora Sphere of Influence

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## 2.1. Appendix 2A: City of Sonora Parking District

Figure 1: City of Sonora Parking District



## 2.2. Appendix 2B: City of Sonora Functional System of Roadways

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The City of Sonora encompasses 23.6± miles of roadways (i.e., excluding Highways 49 and 108). The functional classification of streets and highways in the City of Sonora is based on definitions established by the American Association of State Highway and Transportation Officials (AASHTO) as follows:

### **Rural Arterial**

The rural principal arterial system consists of a network of route functioning primarily for the movement of through traffic, usually on continuous routes, with trip length and density capacities suitable for substantial statewide or interstate travel. There are no rural arterials located within the City of Sonora. State Highway 120 is the only rural arterial in Tuolumne County.

### **Rural Minor Arterial**

The rural minor arterial functions in conjunction with the principal major arterials to form a network providing high speed, high volume travel corridors for movement between traffic generators such as cities, large towns and resort areas and uninterrupted inter-county travel. Rural minor arterials are spaced consistent with population density to provide a relatively high level of service to all developed areas of the State. The State Department of Transportation is responsible for improving and maintaining these routes. Arterial roadways within the City of Sonora are:

- State Highway 49
- State Highway 108

State Highway 132, located outside the City, is the third rural minor arterial within Tuolumne County.

### **Rural Collector**

Rural collector routes provide service between local roads and the arterial system and are primarily important for intracounty travel. These routes are subclassified as follows:

#### Major Collectors

These routes function as corridors for through traffic within local areas providing service to major traffic generators within the City which are not directly served by the arterial system. They also serve to link minor collectors and local access roads with nearby towns and communities or the arterial system. There are two designated major collector roadways within the City of Sonora:

- Greenley Road
- South Washington Street (SR 108 to Washington Street)

### Minor Collectors

These routes generally serve lower density areas and, therefore, do not have the traffic volume that major collectors do. Minor roads often serve to funnel traffic from groups of local roads onto the major collectors and arterial routes. Minor collectors should be spaced to bring all developing areas of the city within reasonable distance of major collectors or arterial routes. There are two designated minor collectors within the City of Sonora:

- Sanguinetti Road (Mono Way to Bypass Loop Road)
- Lyons Bald Mountain (maintained portion)
- Morningstar (Barretta Street to Greenley Road)

Three additional minor collector roads adjoin the Sonora City Limits:

- Racetrack Road (Jamestown Road to Sonora City Limits)
- Shaws Flat Road (Springfield Road to Sonora City Limits)

### **Local Roads**

The local road system primarily provides direct access to residential property and other areas which are not directly served by the collector or arterial system. Local roads within the city are all roads not classified under the Arterial or Collector categories. There are dozens of local roads within the City of Sonora. These local roads are listed in **Appendix 2B**.

### **Scenic Routes**

There are no designated scenic routes in the City of Sonora. However, State Highway route 49 is designated by Tuolumne County (1996 Tuolumne County Regional Transportation Plan, 1996 Tuolumne County General Plan) as a Scenic Highway from the northern boundary of the City of Sonora to the Calaveras County line and is shown on the Master Plan of the “State Highways Eligible for Official Scenic Highway Designation).

## 2.3. Appendix 2C - City of Sonora Local Roads

**Table 1: City of Sonora Local Roads**

Alley Way	Fair Street	Nevada Street	Spring Hill Drive
Alpine Lane	Fairview Lane	Norlin Street	Steffen Lane
Arbona Circle North	Forest Road		Stewart Street
Arbona Circle South		Oak Street	Stockton Street
Ash Street	Gatewood Drive	Oakside	Summit Avenue
Ayba Street	Gerrymander Avenue	O'Hara Drive	Sundown Lane
	Gold Street	Old Bald Mountain Road	Sunset Street
Bald Mountain Road	Golden Gate Court	Old Wards Ferry Road	
Banner Drive	Golden Street	Olive Street	Terrace Avenue
Barretta Street	Green Street	Orchard Avenue	Theall Street
Beldon	Greenley Road	Oregon Street	Toby Street
Bonanza Road		Otis Street	Truckenmiller
Bourbon Street	High Street		Tuolumne Street
Bradford Avenue	Highlands View Drive		Twilight Lane
Briarwood Drive	Hill Street	Palemone Street	Twilight Court
Bulwer Street	Hillcrest Street	Park Lane	
	Hope Lane	Pasadena Avenue	Upper Sunset Drive
Calaveras Street	Hospital Road	Pesce Way	
Calaveras Way		Pine Street	Wall Street
Cemetery Lane	Jackson Street	Ponderosa Drive	Washington Street
Child Lane	June Street	Poplar Street	West Lane
Church Street		Preston Place	William Street
Cielo Vista Way	Knowles Hill Drive		Woods Creek Drive
Circle Drive		Reservoir Road	Wrights Lane
Columbia Way	Leonard's Addition Road	Restano Way	Wycoff Street
Corte Del Encino	Linoberg Street	Ridge Road	
Court Street	Live Oak Drive	Roble Road	Yaney Avenue
Cowan Street	Livingston Street	Rose Street	
Crooked Lane	Lower Sunset Drive		
	Lyons Street	Sanguinetti Road	
Daybreak Court	Lyons Bald Mtn Rd.	Saratoga Avenue	
Delnero Lane	East	Saratoga Road	
Delnero Drive	Lytton Street	School Street	
Dodge Lane		Seco Street	
Dodge Street	McCormick Drive	Shangrila Lane	
Dossi Way	McGowan Street	Shaw's Flat Road	
Dragoon Circle	Macomber	Short Lane	
Dusk Lane	Maple Street	Snell Street	
	Mariposa Street	Shepherd Street	
Eagle Drive	Mehun Street	Solinski Street	
El Dorado Street	Mono Way	Sonora Avenue	
Elk Drive	Monte Vista Lane	Southgate Drive	
Elkin Street	Morningstar Court	South Washington Street (formerly Limekiln)	
Elm Street	Morningstar Drive		



## 2.4. Appendix 2D - Road System Operating Conditions

Operating conditions of roadways within the City of Sonora are described in terms of the roadway's "Level of Service (LOS)." LOS is a qualitative measure of operation conditions along a given section of roadway based on a motorists' perceived ease of movement along a roadway.

**Table 2: Level of Service Definitions**

Level of Service	Traffic Conditions
<b>A</b>	Free-flowing; low volume, high operating speed Uninterrupted flow, not restrictions on maneuverability Drivers maintain desired speeds, little or no delays
<b>B</b>	Stable flow condition, operating speeds beginning to be restricted
<b>C</b>	Stable flow, but speed and maneuverability restricted by higher traffic volumes Satisfactory operating speed for urban conditions Delays at signals
<b>D</b>	Approaching unstable flow; low speeds, major delays at signals Little freedom to maneuver
<b>E</b>	Lower operating speeds, volumes at or near capacity Unstable flow Major delays and stoppages
<b>F</b>	Forced flow conditions, low speeds, volumes below capacity—may be zero Stoppages for long periods due to "downstream" congestion

### State Highways

The State of California maintains the State Highway System. The Interregional Road System (IRRS) is a series of interregional state highway routes that provide access to, and links between, the state's economic centers, major recreational areas, and urban and rural regions. The concept Level of Service (LOS) for an IRRS route in rural areas is "C" and "D" in urban and developing areas. State Route 49 and 108 are IRRS routes. Therefore, the concept LOS for both mainline and intersections for these two corridors is "C." Caltrans may consider a LOS of "D" on SR 49 or 108 through the City of Sonora.

### 2.4.1. Existing Deficiencies

**Table 3:** Existing Roadway Deficiencies - (1993)

Roadway Segment	Level of Service P.M. Peak Hour
Highway 49: Sonora cutoff to Montezuma area	E
Mono Way: Stewart Street to Greenley Road	E
Washington Street: Elkin Street to Restano Way	E

**Table 4:** Existing Intersection Deficiencies - (1993)

Intersection	Proposed Mitigation
Greenley Road and Mono Way	Additional through lanes on Greenley Road
S. Washington Street and Bradford Street	Signals warranted, but not recommended

**Table 5: Projected Capacity Deficiencies, City of Sonora Sphere of Influence 1993-2020, With Buildout of Proposed Capacity Increasing Improvement Projects (CIP)**

Street	Level of Service		
	1993	2015	2020
Greenley Road north of Mono Way	C	E	E
Greenley Road south of Lyons Street	A	E	E
State Route 49 East of Jamestown Road	E	D	E
Cabezut Road	B	D	E

See Sonora General Plan 2020 **Appendix 2G** for Capacity Increasing Projects

**Table 6: Average Daily Traffic (ADT) and Levels of Service (LOS), City of Sonora Sphere of Influence (and Adjacent), With Completion of Capacity Improvement Projects 2015 and 2020 for 1993-2020**

*Note: Shading indicates roadway segment below desired LOS*

Street	Location	1993		2015 with CIP/a/		2020 with CIP/a/	
		ADT	LOS	ADT	LOS	ADT	LOS
Barretta Street	South of Lyons Street	100	A	1,300	A	1,416	A
Bradford Street	North of S.R. 49	1,300	A	2,400	A	2,614	A
Business 108	East of Loop Road	10,700	D	17,580	C	19,145	D
Business 108	East of Mono Way	22,349	D	22,481	D	24,482	D
Cabezut Road	East of Greenley Road	3,509	B	11,800	D	12,850	E
Campo Seco Road	West of Lime Kiln Road	3,100	A	3,900	A	4,247	A
East Sonora Bypass	East of Mono Way	n/a	n/a	28,800	D	31,363	D
Greenley Road	North of Mono Way	12,256	C	21,256	E	23,148	E
Greenley Road	South of Lyons Bald Mtn. Road	3,160	A	19,651	E	21,400	E
Hospital Road	South of Washington Street	4,200	A	3,300	A	3,594	A
Jamestown Road	South of Racetrack Road	2,700	A	5,300	B	5,772	C
Jamestown/ Shaws Flat Road	South of S.R. 49	2,900	A	4,100	A	4,465	B
Limekiln Rd.	South of S.R. 108	2,500	A	7,800	C	8,494	C
Loop Road	East of Sanguinetti Road	10,400	D	11,603	D	12,636	D
Lyons Street	West of Barretta Street	7,500	C	5,800	B	6,316	C
Mono Way	East of Stewart Street	13,300	E	21,700	F	23,631	F
Mono Way	East of Greenley Road	18,600	E	21,010	D	22,880	D
Mono Way	East of Tuolumne Road	38,342	D	23,648	D	25,753	D
Mountain Brow Rd.	North of Shaws Flat Road	200	A	400	A	436	A
Old Wards Ferry Rd.	South of Sanguinetti Road	800	A	1,000	A	1,089	A
Racetrack Road	East of Jamestown/ Shaws Flat	1,200	A	1,000	A	1,089	A
S.R. 49	East of Shaws Flat	4,600	B	12,700	D	13,830	D
S.R. 49	North of S.R. 108	15,000	D	16,900	E	18,404	E
S.R. 49	East of Jamestown Road	21,300	E	40,500	D	44,105	E
S.R. 49	South of Parrotts Ferry Rd.	14,500	C	29,900	E	32,561	E
S.R. 49	West of Springfield Road	3,100	A	9,100	C	9,910	C
S.R. 49	South of Lyons Street	20,800	F	20,500	F	22,325	F
S.R. 108	West of Tuolumne Road	30,500	E	26,600	D	28,967	D
S.R. 108	West of South Washington St.	14,100	C	30,000	C	32,670	C
Sawmill Flat Road	East of Parrotts Ferry Rd.	3,400	A	7,500	B	8,168	B
School Street	East of Snell Street	1,600	A	5,200	C	5,663	C
Shaws Flat Road	North of S.R. 49	2,100	A	2,300	A	2,505	A
Stewart Street	North of Lyons	400	A	1,600	A	1,742	A

/a/ Capacity Increasing Improvement Projects (CIP) – See Appendix 2C

**Table 7: Projected Intersection Levels of Service 2015, Intersections in and around Sonora Sphere of Influence***Shading indicates level of service below desired service level*

<b>Intersection (N/S Street – E/W Street)</b>	<b>LOS without Capacity Improvement Projects 2015</b>	<b>LOS with Capacity Improvement Projects 2015</b>
Greenley Road – Lyons Street	A	D
Greenley Road – Mono Way	F	C
Greenley Road – Sanguinetti Road	A	C
Jamestown Road – S.R. 108/49	F	A
Lime Kiln Road – S.R. 108	E	D
Loop Road – Mono Way	D	A
Loop Road - Sanguinetti Road	C	C
Mono Way – Lime Kiln Rd.	F	D
Parrott's Ferry Road – Sawmill Flat Road	D	B
Parrott's Ferry Road – S.R. 49	D	C
Restano Way – Washington Street/a/	n/a	B
South Washington Street – Bradford Street	E	D
S.R. 108 – S.R. 49	E	n/a
South Washington Street – Snell St. -Elkin St.	F	D
Washington Street – S.R. 49	F	D

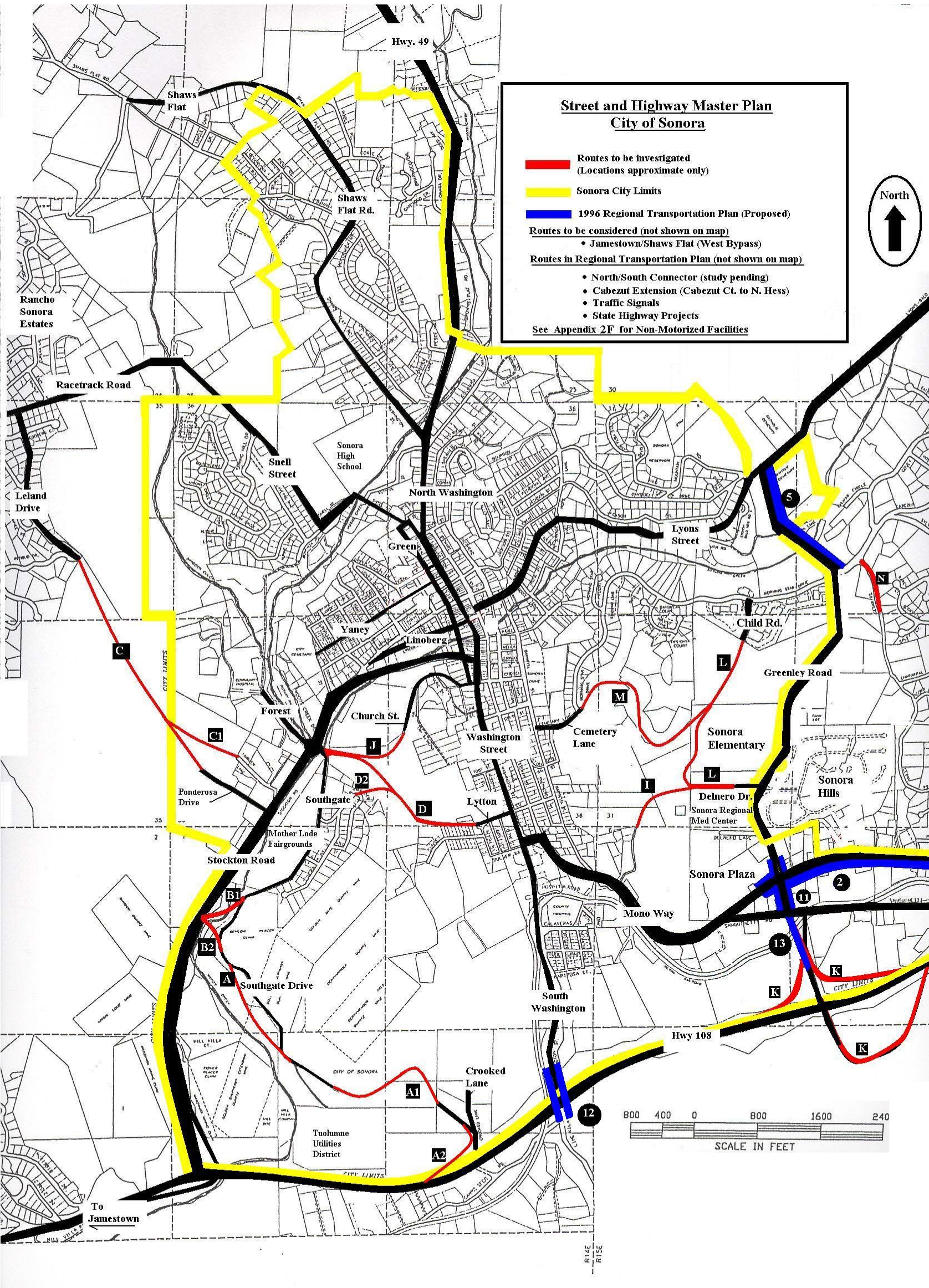
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## **2.5. Appendix 2E - City of Sonora Streets and Highway Master Plan**

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Figure 2: City of Sonora Streets and Highways Master Plan





**Table 8:** Key - Routes to be Investigated

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

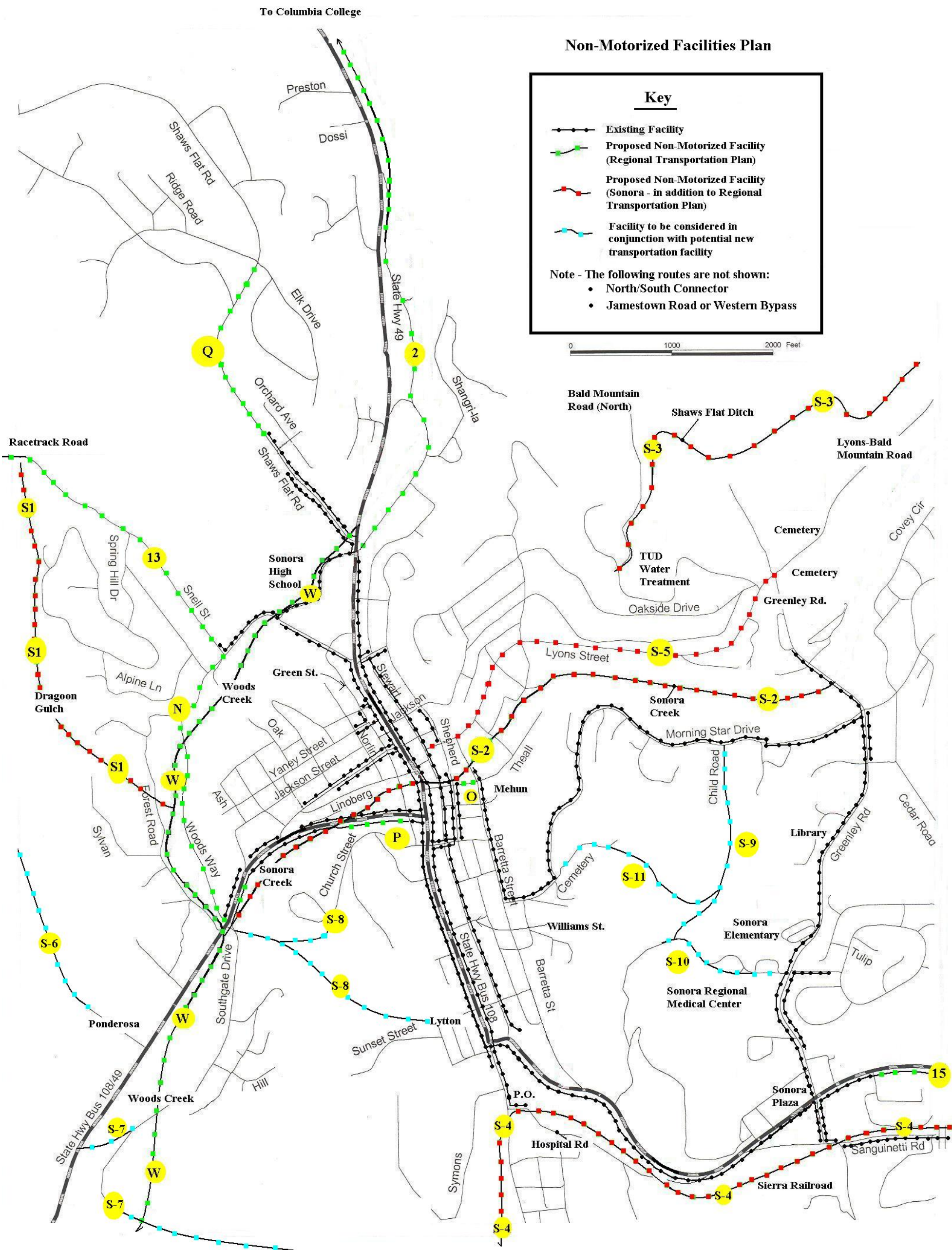
**Table 9:** Key - Regional Transportation Plan

Priority	Funding Source(s)
Map Symbol	Regional Projects
1.	North/South Connector (not shown)
2.	Widening Mono Way from Greenley Road to Route 108 (4 lanes)
4.	Cabezut Extension (Cabezut Court to North Hess Road)
5.	Widening Greenley Road (4 lanes) (Cabezut Road to Lyons Bald Mountain)
11.	Widen and Add Lanes to Greenley Road and Mono Way
12.	Add lanes near intersection of Route 108/Lime Kiln Road/South Washington Street
13.	Realign Old Wards Ferry Road
15.	Traffic Signal Fund
16.	Local share of improvements at Local intersections with State Highways
	State Highway Projects
17.	Rt. 108 East Sonora Bypass, Stage I from Mono Way to Standard Road (4 Lanes) – <b>Completed July, 2004</b>
18.	Rts. 108/49 from Rt. 49 Junction south to Route 49 Junction North (Widen 4-6 lanes)
20.	North/South Connector to Parrotts Ferry Road (4 Lanes)
24.	Rt. 108 from Route 49 Junction to Mono Way (4 lanes)
26.	Rt. 49 from Snell Street to North/South Connector (Widening)
28.	Rt, 49 from North Shaws Flat Road to the Calaveras County Line (Passing lanes and realignments)
30.	Rt. 108/Rt. 49 interchange improvements south of Sonora
31.	State Signal Fund
32.	State/Local Traffic Signals

**2.6. Appendix 2F - Non-Motorized Facilities, Regional Transportation Plan & City of Sonora  
Additional Non-Motorized Facilities**

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Figure 3: Non-Motorized Facilities Plan





**Table 10: Key - 1996 Regional Transportation Plan - Bicycle/Pedestrian Facilities**

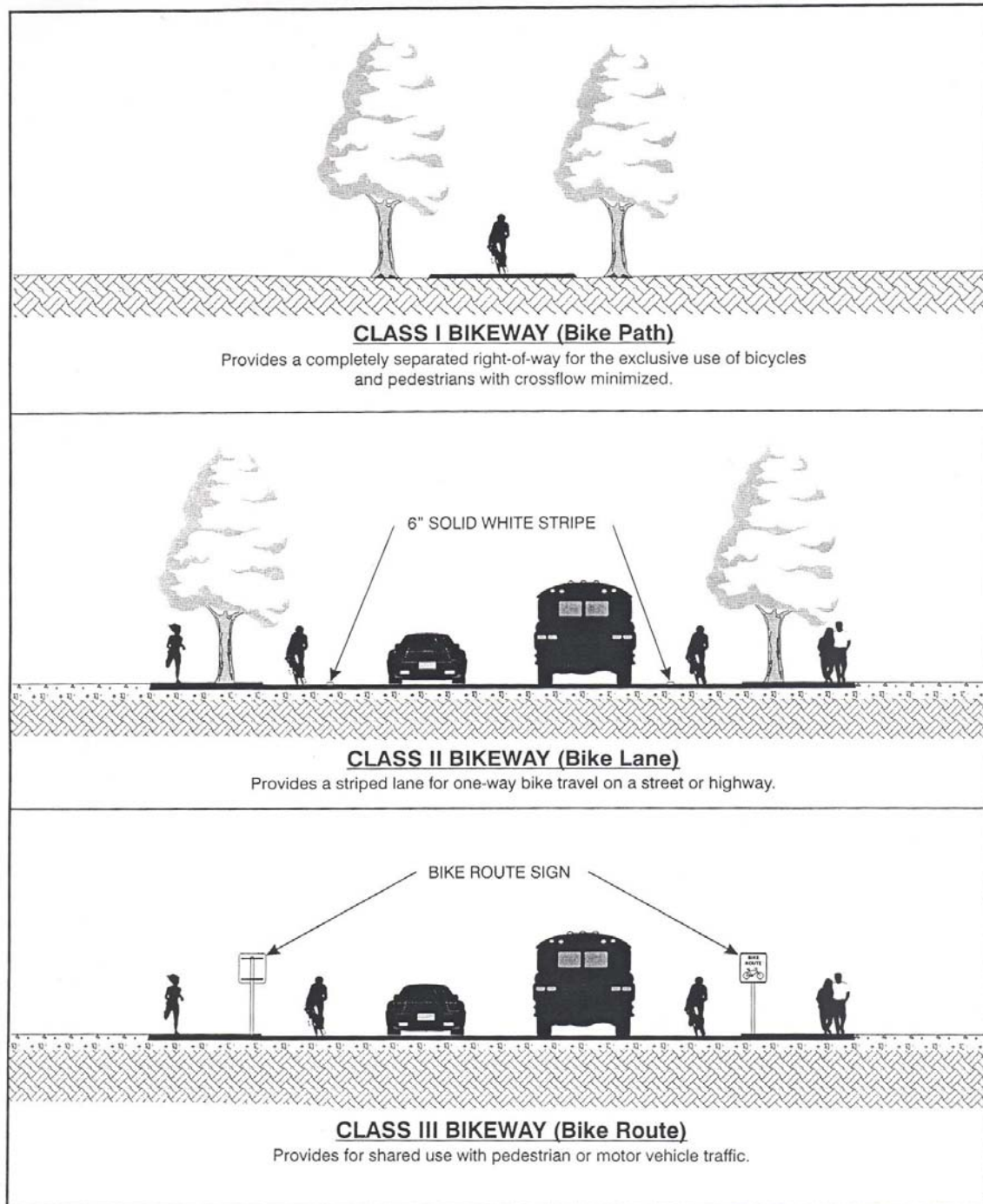
Priority & Map Symbol	Miles	Proposed Route
<b>Prioritized in 1996 Regional Transportation Plan</b>		
1. (Completed)	0.6±	Mono Way (Connect Restano Way and Mono Way intersection with proposed facilities near the Sonora Plaza Shopping Center. Construct bicycle and pedestrian facilities from the vicinity of the Kentucky Fried Chicken along the highway to connect with proposed facilities terminating at the intersection of Greenley Road and Mono Way)
2.	2.7±	Hwy 49, Parrots Ferry Road, Sawmill Flat, Old Sonora-Columbia Rd., Columbia Way, Melones Water Line or equivalent routes. Purpose: Connect the City of Sonora to Columbia College. Provide bicycle facilities from Stewart St. in Sonora at its intersection with Columbia Way along Columbia Way then onto a short portion of Highway 49 then along Old Sonora Columbia Road returning to Highway 49 to Parrots Ferry Road to Sawmill Flat Road. From here, bicycle and pedestrian facilities to be provided along Sawmill Flat Road to Columbia College.
9. (Completed)	1.1±	Greenley Road. Connect Lyons Street to Mono Way along Greenley Road. Pedestrian facilities currently exist along most of this route. Bicycle routes should be added where they do not already exist by widening shoulders and striping. Along sections which receive high use from school children, an asphaltic barrier should be constructed between the bicycle lanes and motorized traffic. A traffic signal at the Cabezut/Greenley intersection already exists. Striping along this intersection should be planned to accommodate bicycle and pedestrian crossings.
13.	1.8±	Racetrack, Snell. Connect Gibbs Ranch Subdivision, Rancho Sonora Subdivision and Sonora Knolls Subdivision with downtown Sonora and Sonora High School. Widen shoulders along Snell Street from Washington Street to Racetrack Road. Continue widening along Racetrack to Jamestown Road. Combination bicycle and pedestrian facilities should be provided and an asphaltic curb, at minimum, should separate the non-motorized facility from motorized traffic.
15.	0.4±	Mono Way, Hwy 108, Loop Rd. Connect Greenley Road to the Junction Shopping Center. Complete bicycle/pedestrian facilities along Mono Way from Greenley Rd. to Loop Rd. then along Loop Rd. and continue back onto Hwy. 108 (Mono Way) to the Junction Shopping Center.

Priority & Map Symbol	Miles	Proposed Route
<b>Not prioritized in Regional Transportation Plan</b>		
n.	0.7±	Woods Creek Dr. -Bonanza. Provide striping for bicycle and pedestrian facilities from Stockton Road's intersection with Woods Creek Drive, across Woods Creek and onto Bonanza Road. This route should continue along Bonanza to its intersection with proposed facilities at Snell.
o. (Completed except for final connection to downtown)	0.8±	Sunrise Hills/Cabezut Extension. Connect Greenley Basin with downtown Sonora. Bicycle/pedestrian facilities shall be constructed along the interior roadways, including the Cabezut extension (Morningstar Drive), through the Sunrise Hills Subdivision by the developer. A preferred route from the terminus of the Cabezut extension's intersection with Barretta should be constructed to connect Barretta with, preferably, Stewart St. The preferred route for this addition is to connect Barretta with Shepherd and then to Stewart along Theall.
p.	0.5±	Stockton Road. Widen shoulders along Stockton Road from the entrance to the fairgrounds to Washington Street.
q.	0.8±	Shaw's Flat Road/ School Street. Connect Banner/Elk Dr. subdivision with downtown Sonora and Sonora High School. Provide bicycle and pedestrian facilities from the Banner/Elk Drive intersection with Shaw's Flat Road and along Shaw's Flat to School St. and intersecting with facilities on Bonanza and Snell. Shoulders should be widened and facilities should use an asphaltic curb to separate heavy traffic areas from non-motorized facilities.
<b>Interregional Routes – Non-prioritized in the Regional Transportation Plan</b>		
w. Intercommunity Connect Sonora and Jamestown via Woods Creek	3.7±	Connect Jamestown to Sonora via Woods Creek. Construct a bicycle and pedestrian facility from Jamestown to Sonora along Woods Creek. At the west end of the Sonora bypass, two alternatives exist: a) continue along S.R. 49 into Sonora or b) Continue along Woods Creek to the sewer ponds then to Southgate Rd. and onto Stockton Road.

**Table 11: City of Sonora General Plan Bicycle and Pedestrian Facilities Plan**

<b>Map Symbol Facility</b>	<b>Description</b>	<b>Length (miles)</b>
<b>Along Existing Facilities</b>		
Woods Creek Trail (See <i>General Plan 2020 Appendix 12E</i> )	(See Regional Transportation Plan) Woods Creek from the southwestern corner of the High School to Woods Creek Park at the west end of the By-pass. Approximately 10,800 linear feet.	2.0±
<b>S-1</b> Dragoon Gulch Park & Trail	Assessor's Parcel Numbers: 34-090-07 (10.0 acs), 34-100- 04 (10.0 acs), 001-120-25 (15 acs) [35 acres total size; 0.5 mile trail proposed with interpretive sites]	35.0±
<b>S-2</b> Sonora Creek Trail	Along Sonora Creek (detours at some points are anticipated) from Greenley Road to the confluence of Sonora Creek with Woods Creek. Includes recommendations for re-exposure of some portions of the creek. Approximately 7,200 feet.	1.4±
<b>S-3</b> Shaw=s Flat Ditch Trail and Staging Park	From the TUD water treatment facility on Bald Mountain Road approximately 0.6± mile east to the City limits. A staging area in the vicinity to the intersection of Greenley Road and Lyons Bald Mountain to Shaw=s Flat Ditch should be considered in final design.	0.6±
<b>S-4</b> Sierra Railroad Trail	Trail along the Sierra Railroad. Length indicates only that portion of the trail within the City Limits. It is anticipated that the trail will continue both east and west of the City Limits.	1.7 ±
Trail Staging Areas (See <i>General Plan 2020, Appendix 12A</i> )	Parking and access sites for trail system (Woods Creek, Sonora Creek, Dragoon Gulch, Shaw's Flat Ditch, Sierra RR, Campo Seco, Bald Mountain )	--
<b>O.</b> Morningstar	(See Regional Transportation Plan, Sunrise Hills). Along Morningstar Drive from Barretta Street to Greenley Road. Connections from Barretta to Downtown Sonora should be added.	0.8±
<b>13.</b> Racetrack Road	See Regional Transportation Plan	1.8±
<b>Q.</b> Shaw's Flat Road	See Regional Transportation Plan	0.8±
<b>9.</b> Greenley Road	See Regional Transportation Plan (project nearly complete)	1.1±
<b>S-5</b> Lyon's Street	Lyon's from Stewart to Greenley Road	0.8±
Jamestown Road <b>(not mapped)</b>	Reconstruct Jamestown/Shaws Flat Road from S.R. 49 to S.R. 108/49 to allow increased traffic flow west of Sonora (Western Bypass)	Undetermined
S.R. 49 <b>(not mapped)</b>	Along S.R. 49 from the northern City Limits to the connection with the North/South Connector, if that facility is integrated with S.R. 49	Undetermined

Map Symbol Facility	Description	Length (miles)
<b>Along New Facilities to be considered</b>		
<b>S-6</b> Ponderosa Drive Extension to Gibbs Estates	Ponderosa Drive extension to Leland Drive (Gibbs Estates)	0.7±
<b>S-7</b> Southgate Drive Extension to Highway	Connecting Southgate Drive to the Sonora Bypass	0.1±-0.3±
<b>S-8</b> Lytton to Stockton Road Connector	Connect Church Street/Knowles Drive (or Lytton Street) to Stockton Road in proximity to Forest/Stockton Road intersection to serve Segerstrom property as it develops	0.4±
<b>S-9</b> Delnero Drive to Child Lane Connector	Extend Delnero Drive/Truckenmiller connection to Child/Morningstar– attempt to connect elementary school to Morningstar to alleviate traffic onto Greenley	0.3±
<b>S-10</b> Truckenmiller Extension	Connect Mono Way to Delnero Drive via Truckenmiller	0.1±
North/South Connector <b>(not mapped, studies pending)</b>	North/South Connector	Undetermined
<b>S-11</b> Cemetery Lane Extension to Delnero Drive	Extend Cemetery Lane to Child/Morningstar and integrate with Delnero Drive Connector	0.3±

**Figure 4: Bikeway Classifications**

## 2.7. Appendix 2G - Summary 1996 Regional Transportation Plan, Projects in/near City of Sonora Sphere of Influence

**Table 12: 1996 Regional Transportation Plan Projects in/near City of Sonora Sphere of Influence**

Priority	Funding Source(s)
<b>Regional Projects</b>	
1.	North/South Connector
2.	Widening Mono Way from Greenley Road to Route 108 (4 lanes)
4.	Cabezut Extension (Cabezut Court to North Hess Road)
5.	Widening Greenley Road (4 lanes) (Cabezut Road to Lyons Bald Mountain)
11.	Widen and Add Lanes to Greenley Road and Mono Way
12.	Add lanes near intersection of Route 108/Lime Kiln Road/South Washington Street
13.	Realign Old Wards Ferry Road
15.	Traffic Signal Fund
16.	Local share of improvements at Local intersections with State Highways
<b>State Highway Projects</b>	
17.	Rt. 108 East Sonora Bypass, Stage I from Mono Way to Standard Road (4 Lanes) – <b>Completed July, 2004</b>
18.	Rts. 108/49 from Rt. 49 Junction south to Route 49 Junction North (Widen 4-6 lanes)
20.	North/South Connector to Parrotts Ferry Road (4 Lanes)
24.	Rt. 108 from Route 49 Junction to Mono Way (4 lanes)
26.	Rt. 49 from Snell Street to North/South Connector (Widening)
28.	Rt. 49 from North Shaws Flat Road to the Calaveras County Line (Passing lanes and realignments)
30.	Rt. 108/Rt. 49 interchange improvements south of Sonora
31.	State Signal Fund
32.	State/Local Traffic Signals

## Chapter 3. Appendices: Housing

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Appendix 3A: 2003 City Housing Conditions Survey Form

Appendix 3B: Potential Funding Sources

Appendix 3C: Weatherization Programs

Appendix 3D: Second Unit Ordinance, City of Sonora


Appendix 3E: City of Sonora Development Standards

Appendix 3F: Development Application Fees, Impact Mitigation Fees

Appendix 3G: City of Sonora Vacant & Underdeveloped High & Medium Density  
Residential Parcels

Appendix 3H: Boundaries of Historic Commercial District Subject to Program 3.A.d  
Incentives

### 3.1. Appendix 3A: 2003 City Housing Conditions Survey Form

	<b>CITY OF SONORA HOUSING CONDITION SURVEY - 2003</b>	Code #: _____ Completion Date: _____ <i>To Be Completed by Staff Only</i>
---	---	---

<input type="checkbox"/> Occupied <input type="checkbox"/> Vacant <input type="checkbox"/> For Sale <input type="checkbox"/> Housing Survey Completed with Occupant <input type="checkbox"/> Housing Survey Returned by Mail	
--	--

**Exterior Housing Condition *(must be completed by Surveyor)***

<b>Construction Type:</b> <input type="checkbox"/> Wood Frame <input type="checkbox"/> Masonry <input type="checkbox"/> Mobile <input type="checkbox"/> Modular <input type="checkbox"/> Other _____	<b>Structure Type:</b> <input type="checkbox"/> Single Family, without Garage <input type="checkbox"/> Single Family with Detached Garage <input type="checkbox"/> Single Family with Attached Garage <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-Family _____ # of Units; Unit # _____ <input type="checkbox"/> Other _____
---	---

<b>Frontage Improvements:</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 10%;">Yes</td> <td style="width: 10%;">No</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Curbs</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Gutters</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Adequate Site Drainage</td> </tr> </table>	Yes	No		<input type="checkbox"/>	<input type="checkbox"/>	Curbs	<input type="checkbox"/>	<input type="checkbox"/>	Gutters	<input type="checkbox"/>	<input type="checkbox"/>	Adequate Site Drainage	<table border="0" style="width: 100%;"> <tr> <td style="width: 10%;">Yes</td> <td style="width: 10%;">No</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Paved Street</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Sidewalk</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Driveway</td> </tr> </table>	Yes	No		<input type="checkbox"/>	<input type="checkbox"/>	Paved Street	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	Driveway
Yes	No																								
<input type="checkbox"/>	<input type="checkbox"/>	Curbs																							
<input type="checkbox"/>	<input type="checkbox"/>	Gutters																							
<input type="checkbox"/>	<input type="checkbox"/>	Adequate Site Drainage																							
Yes	No																								
<input type="checkbox"/>	<input type="checkbox"/>	Paved Street																							
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk																							
<input type="checkbox"/>	<input type="checkbox"/>	Driveway																							

<b>Foundation:</b> 0 <input type="checkbox"/> No Repair Needed 10 <input type="checkbox"/> Repairs Needed 15 <input type="checkbox"/> Needs a Partial Foundation 25 <input type="checkbox"/> No Foundation Exists	<b>Windows:</b> 0 <input type="checkbox"/> No Repair Needed 1 <input type="checkbox"/> Broken Window Panes 5 <input type="checkbox"/> In Need of Repair 10 <input type="checkbox"/> In Need of Replacement
---	--

<b>Roof:</b> 0 <input type="checkbox"/> No Repair Needed 5 <input type="checkbox"/> Shingles Missing 5 <input type="checkbox"/> Chimney Needs Repair 10 <input type="checkbox"/> Needs Re-Roofing 25 <input type="checkbox"/> Roof Structure Needs Replacement & Re-Roofing	<b>Electrical:</b> 0 <input type="checkbox"/> No Repair Needed 5 <input type="checkbox"/> Minor Repair 10 <input type="checkbox"/> Replace Main Panel
--	--

<b>Siding/Stucco:</b> 0 <input type="checkbox"/> No Repair Needed 1 <input type="checkbox"/> Needs Re-Painting 5 <input type="checkbox"/> Needs to be Patched and Re-Painted 10 <input type="checkbox"/> Needs Replacement and Painting 10 <input type="checkbox"/> Asbestos/Lead-Based Paint Hazard	<b>Comments:</b>    
---	----------------------------------



**Interior Housing Condition (must be completed by Surveyor)****Plumbing:**

- 0 ☐ No Repair Needed  
 5 ☐ Minor Repair  
 10 ☐ Replacement Needed

**Electrical:**

- 0 ☐ No Repair Needed  
 5 ☐ Minor Repair  
 10 ☐ Replace Sub-Panel

**Walls/Ceiling:**

- 0 ☐ No Repair Needed  
 1 ☐ Needs Re-Painting  
 5 ☐ Needs to be Patched and Re-Painted  
 5 ☐ Needs Replacement and Painting  
 5 ☐ Lead-Based Paint Hazard

**Floors:**

- 0 ☐ No Repair Needed  
 1 ☐ Floor Coverings Needed  
 1 ☐ Minor Repair  
 5 ☐ Structural Repairs Needed:

Comments:

**Housing Condition Scoring:**

<b>EXTERIOR:</b>	Foundation	Roof	Siding/Stucco	Windows	Electrical	<b>TOTAL</b>
Points						
<b>INTERIOR:</b>	Plumbing	Electrical	Walls/Ceiling	Floors		
Points						
					<b>TOTAL</b>	

**Housing Condition:**

- ☐ Sound 9 or Less Total Points  
☐ Minor 10 – 15 Total Points  
☐ Moderate 16 – 39 Total Points  
☐ Substantial 40 – 55 Total Points  
☐ \* Dilapidated 56 & Over Total Points

\* Dilapidated – a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.

Additional Comments:

Surveyor \_\_\_\_\_ Date \_\_\_\_\_



# **CITY OF SONORA** **HOUSING SURVEY - 2003**

Code #: \_\_\_\_\_

Completion Date: \_\_\_\_\_

*To Be Completed by Staff Only*

- ☐ Owner Occupied  
☐ Rental

## 1. Total Number of persons in Household \_\_\_\_\_

Please List each by age and sex:

Age

Sex

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Head of Household ☐ Female ☐ Male3. Is Head of Household over the age of 62 ☐ Yes ☐ No4. Are any occupants mentally or physically handicapped ☐ Yes ☐ No

## 5. Total Household Annual Income (excluding wages earned by occupant under 18), circle below:

Household Size	1	2	3	4	5	6	7	8
A	\$14,450	\$16,500	\$18,600	\$20,650	\$22,300	\$23,950	\$25,600	\$27,250
B	\$23,150	\$26,450	\$29,750	\$33,050	\$35,700	\$38,350	\$40,950	\$43,600
C	\$28,900	\$33,050	\$37,150	\$41,300	\$44,600	\$47,900	\$51,200	\$54,500
D	\$34,700	\$39,650	\$44,600	\$49,550	\$53,500	\$57,500	\$61,450	\$65,400
	Above	Above	Above	Above	Above	Above	Above	Above

7. Are your average monthly housing costs (for rent/house payment, taxes, insurance and utilities) more than 25% of your income? ☐ Yes ☐ No

## 8. Number of Bedrooms \_\_\_\_\_

## 9. Number of Bathrooms \_\_\_\_\_

## 10. How long have you occupied the home \_\_\_\_\_

11. Do you anticipate selling or moving from the home within the next 12 months ☐ Yes ☐ No

## 12. List any housing concerns:

13. Do you have garbage service? ☐ Yes ☐ No

Surveyor \_\_\_\_\_ Date \_\_\_\_\_



## CITY OF SONORA HOUSING SURVEY - 2003

Code #: \_\_\_\_\_

Received: \_\_\_\_\_

*To Be Completed by Staff Only*

***To comply with State of California requirements the City of Sonora is conducting a Housing Conditions Survey. The data collected through this survey will also help the City to obtain funds to assist in increasing and improving available housing for low-income individuals along with other programs. Replies to this questionnaire will be kept confidential. If you have any questions please feel free to contact the City of Sonora at 532-3508. Please complete the following at your earliest convenience and return it to the City of Sonora in the included self-addressed stamped envelope. Your assistance is appreciated.***

1. Do you currently own ☐ or rent ☐ your home.

2. Total Number of persons in Household \_\_\_\_\_

Please list each by age and sex:

Age

Sex

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

\_\_\_\_

3. The Head of Household is - ☐ Female ☐ Male

4. Is Head of Household over the age of 62? ☐ Yes ☐ No

5. Are any occupants mentally or physically handicapped? ☐ Yes ☐ No

6. Using the chart below, please complete the following:

- Circle the column that matches your household size
- Using your total combined household income for the last 12 months or the income claimed in your most recent Federal Income Tax filing, compare the income of your household to the figures on lines A through D under the column you circled for your household size. Household Income includes gross wages before deductions, public assistance, unemployment benefits, social security, pensions, alimony, child support, net income from owning or operating a farm or business, or any other source of income received on a regular basis. It does not include income generated by any individual under the age of 18.

- If your income is equal to or less than the amount shown on Line A, circle the amount shown on Line A.
- If your income was equal to or less than the amount shown on Line B but greater than the amount shown on Line A, circle the amount shown on Line B.
- If your income was equal to or less than the amount shown on Line C but greater than the amount shown on Line B, circle the amount shown on Line C.
- If your income was equal to or less than the amount shown on Line D but greater than the amount shown on Line C, circle the amount shown on Line D.
- If your income was greater than the amount shown in Line D, circle the word "Above" in the same column.

Household Size	1	2	3	4	5	6	7	8
A	\$14,450	\$16,500	\$18,600	\$20,650	\$22,300	\$23,950	\$25,600	\$27,250
B	\$23,150	\$26,450	\$29,750	\$33,050	\$35,700	\$38,350	\$40,950	\$43,600
C	\$28,900	\$33,050	\$37,150	\$41,300	\$44,600	\$47,900	\$51,200	\$54,500
D	\$34,700	\$39,650	\$44,600	\$49,550	\$53,500	\$57,500	\$61,450	\$65,400
	Above	Above	Above	Above	Above	Above	Above	Above

8. Are your average monthly housing costs (for rent/house payment, taxes, insurance and utilities) more than 25% of your income? ☐ Yes ☐ No
9. How long have you occupied the home? \_\_\_\_\_
10. How many bedrooms are there in the home? \_\_\_\_\_
11. How many bathrooms are there in the home? \_\_\_\_\_
12. Please rate the condition of the homes plumbing:
- ☐ No Repair Needed
- ☐ Minor Repair
- ☐ Replacement Needed
13. Please rate the condition of the homes electrical:
- ☐ No Repair Needed
- ☐ Minor Repair
- ☐ Replacement Needed
14. Please rate the condition of the homes interior walls and ceilings:
- ☐ No Repair Needed
- ☐ Needs Re-Painting
- ☐ Needs to be Patched and Re-Painted
- ☐ Needs Replacement and Painting

15. Please rate the condition of the homes flooring:

- ☐ No Repair Needed
- ☐ Floor Coverings Needed
- ☐ Minor Repair
- ☐ Structural Repairs Needed:

16. Do you anticipate selling or moving from the home within the next 12 months?

- ☐ Yes      ☐ No

17. Please list any additional housing concerns:

18. Do you have garbage service?      ☐ Yes      ☐ No

## 3.2. Appendix 3B: Potential Funding Sources

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Funding available through the California Department of Housing and Community Development

### **Building Equity and Growth in Neighborhoods (BEGIN)**

Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for down payment assistance for low and moderate income homebuyers. Proposition 46 - \$72 million – one allocation per year for two years. Contact: (916) 327-2855, [kwhitaker@hcd.ca.gov](mailto:kwhitaker@hcd.ca.gov).

### **CalHome Self-Help Component**

Grants to organizations to assist low and moderate income households who build their own homes. Proposition 46 - \$9.5 million – 1 allocation per year for two years. (916) 445-9581, [dfrankli@hcd.ca.gov](mailto:dfrankli@hcd.ca.gov).

### **CalHome Program**

**Enables low and very-low income households to become or remain homeowners.**

Grants to local public agencies for first-time homebuyer down payment assistance, **home rehabilitation, acquisition and rehabilitation**, homebuyer counseling, acquisition, self-help mortgage assistance programs, or technical assistance for self-help and shared housing homeownership. A portion of this funding is set aside for homeowners of manufactured homes. All funds to individual homeowners are in the form of loans. Proposition 46 - \$108 million. One funding round per year for 4 years. Contact: (916) 327-2855, [kwhitaker@hcd.ca.gov](mailto:kwhitaker@hcd.ca.gov).

Applications invited through issuance of Notices of Funding Availability. Contact: (916) 327-3646

### **California Housing Down Payment Assistance Program**

Deferred payment down payment assistance loans for first-time moderate income homebuyers. Proposition 46 - \$111.6 million. Contact: (916) 322-1497, [kwilliams@calhfa.ca.gov](mailto:kwilliams@calhfa.ca.gov)

### **Downtown Rebound Planning Grants Program**

**Funds local planning for infill housing, adaptive reuse (Conversion) of commercial and industrial space into residential units**

Eligible activities: infill site inventories, infill development feasibility studies, strategic action plans to remove barriers and promote infill. Activities may include **updates of general plans and zoning ordinances to encourage adaptive reuse, higher density residential development, mixed use development, residential development within walking**

**distance of transit nodes, employment centers** and other urban amenities, and seismic and structural feasibility studies on candidate buildings for adaptive reuse.

Grants to cities and counties. Applications invited by Notices of Availability. Contact: Robert Maus (916) 323-3180. [rmaus@hcd.ca.gov](mailto:rmaus@hcd.ca.gov)

**Downtown Rebound Capital Improvement Program**

Financing for **adaptive reuse (conversion)** projects of vacant or underused commercial or industrial structures into residential units, **residential infill**, and development of high density housing adjacent to existing or planned mass transit facilities.

Deferred payment development loans of 3%. Affordability term is 55 years.

Applications invited by Notices of Availability. Contact: Reed Flory (916) 327-2811 [rflory@hcd.ca.gov](mailto:rflory@hcd.ca.gov)

**HOME Investment Partnership Program (HOME)**

Funding to assist cities and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing.

Grants to cities; loans to state-certified CHDOs operating in state-eligible jurisdictions. 25% match required. Maximum grants: \$1,000,000 for **rental activities**; \$750,000 for **first-time homebuyer** projects; \$500,000 for **homeownership programs**; and \$250,000 for **tenant-based rental assistance**. **50% funds to be awarded to rural applicants**. Most assistance is in the form of loans by the city recipient to project developers to be repaid to local HOME accounts for reuse.

Applications invited through issuance of Notices of Funding Availability. Contact: (916) 322-0356.

**Homeownership in Revitalization Areas Program**

Down payment assistance targeted to first-time low income homebuyers purchasing in revitalization areas. Proposition 46 - \$11.9 million. Contact: (916) 322-1497, [kwilliams@calhfa.ca.gov](mailto:kwilliams@calhfa.ca.gov)

**Multi-family Housing Program (MHP)**

Assists in **new construction, rehabilitation and preservation** of permanent and transitional rental housing for lower income households.

Deferred payment loans. Loan term 55 years, 3%. Applications are invited through issuance of Notices of Funding Availability. Contact: Anne Gilroy (916) 327-2886, [agilroy@hcd.ca.gov](mailto:agilroy@hcd.ca.gov).

**Preservation – Interim Repositioning Program**

Short-term loan to organizations for preservation of “at-risk” subsidized development.

Proposition 46 funding: \$4.8 million. Contact: [www.hcd.ca.gov/ca/rschmunk@hcd.ca.gov](http://www.hcd.ca.gov/ca/rschmunk@hcd.ca.gov) (916) 327-2867,

**Preservation Opportunity Program**

Supplemental financing for “at-risk” subsidized rental developments receiving bond financing from CalHFA. Proposition 46 - \$42.75 million. Contact (916) 327-3022, [lwarren@calhfa.ca.gov](mailto:lwarren@calhfa.ca.gov)

**State Community Development Block Grant Program**

Provides federal Community Development Block Grant (CDBG) program benefits to non-entitlement cities for **economic development, planning and technical assistance grants which contribute to the provision of affordable housing**. Grant maximums of \$500,000. Planning and Technical Assistance grants to \$70,000. Available funding includes:

*CDBG Economic Development Allocation:* Over-the-Counter Component – Creation and preservation of jobs for low and very low income persons.

*Planning/Technical Assistance Grants:* Local planning and evaluation studies for housing, public works, community development and economic development.

Contact: (916) 445-6000.



### **3.3. Appendix 3C: Weatherization Programs**

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- U.S. Department of Energy's Weatherization Assistance Program in partnership with state and local programs to reduce heating and cooling costs for low-income families ([www.doe.gov](http://www.doe.gov));
- California Department of Community Services & Development's (CDCSD) Program assisting low-income households in administering the Low Income Home Energy Assistance Program (LIHEAP) which provides financial assistance to low-income persons to offset costs of heating and/or cooling dwellings ([www.csd.ca.gov](http://www.csd.ca.gov));
- The U.S. Department of Energy's Low-Income Weatherization Assistance Program (LIWAP) providing installation and weatherization measures to increase energy efficiency of dwelling units occupied by low-income persons. The California Department of Community Services and Development in Sacramento implements this program on behalf of the Department of Energy [www.csd.ca.gov](http://www.csd.ca.gov).
- HUD's Public/Private Partnership "Pathnet" Program [www.pathnet.org](http://www.pathnet.org) promoting the creation and use of technology to improve quality, durability, environmental performance, energy efficiency and afford ability of American homes.
- The Amador-Tuolumne Community Action Agency implements the Home Energy Assistance Program (HEAP) which provides assistance to individuals age 60 or older to pay PG&E and propane bills once each year.
- Other programs may be found through the following:  
[www.epa.gov/region9/](http://www.epa.gov/region9/)  
[www.energy.ca.gov](http://www.energy.ca.gov)  
[energia@energy.ca.gov](mailto:energia@energy.ca.gov)  
[www.energy.ca.gov/consumer/home/index.html](http://www.energy.ca.gov/consumer/home/index.html).

### 3.4. Appendix 3D: Second Unit Ordinance, City of Sonora

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#### ORDINANCE NO. 757

#### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA REGULATING SECOND UNITS ON RESIDENTIAL PARCELS.

The City Council of the City of Sonora, California, does hereby ordain as follows:

SECTION ONE: Chapter 17.55 of the Sonora Municipal Code, Second Dwelling Units on Residential Parcels, is hereby repealed.

SECTION TWO: A new Chapter 17.55 of the Sonora Municipal Code, Second Dwelling Units on Residential Parcels, is hereby adopted, as follows:

#### Chapter 17.55

#### SECOND DWELLING UNITS ON RESIDENTIAL PARCELS

##### Sections:

- 17.55.010 Purpose.
- 17.55.020 Applicability.
- 17.55.030 Definitions.
- 17.55.040 Provisions.
- 17.55.050 Application procedure.
- 17.55.060 Findings of fact.

##### 17.55.010 Purpose.

The purpose of this chapter shall be to provide for the creation of second dwelling units on lots zoned for single family and multifamily dwellings, pursuant to provisions of the California Government Code.

##### 17.55.020 Applicability.

This chapter is applicable to all areas within the City of Sonora which are zoned for single family use as well as areas zoned for multifamily use where there is insufficient lot size by normal density standards to permit a second dwelling.

##### 17.55.030 Definitions.

A "second dwelling unit" or "second unit" means a detached or attached dwelling unit which provides complete, independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary unit is situated. A second unit also includes an efficiency unit or a manufactured home as defined in the California Health and Safety Code.

**17.55.040 Provisions.**

Unless otherwise permitted by right, a second dwelling unit shall be ministerially issued by staff provided that all of the following criteria are met:

- A. The unit is not intended for sale and may be rented.
- B. The lot is zoned for single family or multifamily use.
- C. The lot contains an existing single family residence.
- D. The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
- E. The increased floor area of an attached second unit shall not exceed thirty (30) percent of the existing living area.
- F. The total area of floor space for a detached second unit shall not exceed one thousand, two hundred (1,200) square feet.
- G. Any new construction shall conform to height, setback, lot coverage, parking, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.
- H. Parking requirements for second units shall not exceed one parking space per unit, or two spaces per unit if it has more than one bedroom. Additional parking may be required provided that a finding of fact is made that the additional parking requirements are directly related to the use of the second unit and are consistent with existing neighborhood standards applicable to existing dwellings. Off-street parking shall be permitted in yard setback areas, but tandem parking is not feasible because it is not permitted anywhere else within the city.
- I. Architectural design review shall be conducted where required by zoning.
- J. Local building code requirements which apply to detached dwellings, as appropriate.
- K. Standards may be imposed that prevent adverse impacts on any real property that is listed in the California Register of Historic Places.

**17.55.050 Application procedure.**

Application shall be made on a form provided by, and submitted to, the city planning department, and shall be accompanied by a fee as adopted by resolution of the city council. Accompanying the application shall be the following documentation:

- A. An accurately drawn site plan showing the location of the existing residence, second unit, size of second unit, setbacks, utility connections, and parking;
- B. Letters from the respective water, sewer, and power utilities indicating the availability and terms of such additional utility service.

**17.55.060 Findings of fact.**

The city planning department, after consideration of the application and consultation with advisory agencies, shall issue a permit to authorize construction of a second dwelling unit on a lot zoned for single family or multifamily use under this chapter, if it finds that the application conforms to all of the criteria of this chapter. Pursuant to the California Government Code, second units shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use which is consistent with the existing general plan and zoning designations for the lot.

SECTION THREE: This ordinance shall go into effect thirty (30) days after its adoption, and a summary shall be published in the Union Democrat within fifteen (15) days after its adoption.

Read and introduced as an ordinance of the City Council of the City of Sonora, California, at a regular meeting of said Council held on the 16<sup>th</sup> day of June, 2003, and passed and adopted at a special meeting of said Council held on the 30<sup>th</sup> day of June, 2003, by the following vote:

AYES: \_\_\_\_\_

\_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT OR ABSTAIN: \_\_\_\_\_

Signed on: \_\_\_\_\_

\_\_\_\_\_  
Marlee G. Powell, Mayor

Attest:

Marijane Cassinetto, City Clerk

Approved as to form:

\_\_\_\_\_  
Richard Matranga, City Attorney

### **3.5. Appendix 3E: City of Sonora Development Standards**

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**Table 13: Zoning Districts Permitting Housing and/or Jobs – Development Standards (*General Plan 2020*)**

Zoning		Development Standards								
District [Compatible General Plan]	Vacant, Under - developed Acres /a/	Public Water	Public Sewer	Setbacks	Lot Coverage	Roads	Parking/g/	Design Standards	Sidewalks	Height
<b>RE-1:</b> Residential Estate, one acre minimum [ER – Estate Residential GP]	158.95	●	●	F=20 R=30 S=10	50%	28' (includes 24' road, 2' shoulders)	See 17.42.060	○	●	35'
<b>RE-2:</b> Residential Estate, two acre minimum [ER – Estate Residential GP]										
<b>RE-3:</b> Residential Estate, three acre minimum [ER – Estate Residential GP]										
<b>R-1:</b> Single- Family Residential [SFR: Single-	124.70	Y	Y	F=10 R=20 S=/b/	50%	32' -40'/h/	See 17.42.060	●/f/	Y	35'

Zoning		Development Standards								
District [Compatible General Plan]	Vacant, Under - developed Acres /a/	Public Water	Public Sewer	Setbacks	Lot Coverage	Roads	Parking/g/	Design Standards	Sidewalks	Height
Family Residential GP]										
<b>R-2:</b> Medium-Density Residential [MDR – Medium Density Residential GP]	12.00	Y	Y	F= 10 R = 15 S=/b/	50%	See R-1	See 17.42.060	●/f/	Y	35'
<b>R-3:</b> High-Density Residential [HDR – High Density Residential GP]	2.77	Y	Y	F=10/e/ R=10/e/ S=5/e/	50%	See R-1	See 17.42.060	●/f/	Y	35'
<b>R-1:HMR</b> <b>R-2:HMR</b> <b>R-3:HMR</b> [HMR - Historic Mixed Density Residential GP]	4.61	See R-1, R-2, R-3			50%	See R-1, R-2, R-3		●	See R-1, R-2, R-3	
<b>R-1:HMU</b> <b>R-2: HMU</b> <b>R-3: HMU</b> <b>C:HMU</b> [HMU – Historic Mixed Use GP]	1.82	See R-1, R-2, R-3, C			50%	See R-1, R-2, R-3, C		●	See R-1, R-2, R-3, C	
<b>SC:</b> Shopping Center	29.63	Y	Y	F= 10	FAR: 2.0	60' (4-lane w/6'	See	●/f/	Y	35'

Zoning		Development Standards								
District [Compatible General Plan]	Vacant, Under - developed Acres /a/	Public Water	Public Sewer	Setbacks	Lot Coverage	Roads	Parking/g/	Design Standards	Sidewalks	Height
Commercial <b>GC</b> : General Commercial <b>[HC</b> : Heavy Commercial General Plan]				R= 5/d/ S=5/d/		shoulders, 6' sidewalks)	17.42.060			
<b>HC</b> : Historic Central District Commercial <b>VC</b> : Visitor Serving Commercial <b>C</b> : Commercial <b>NC</b> : Neighborhood Commercial <b>[C-</b> Commercial General Plan]	7.42	Y	Y	F= 10/e/ R=10/e/ S=5/e/	FAR: 2.0	40'	See 17.42.060	●/f/	Y	35'
<b>SP-R</b> : Special Planning, Residential <b>[SP-R</b> : Special Planning, Residential GP]	128.40	Y	Y	/c/	/c/	/c/	/c/	/c/	●	/c/
<b>SP-MU</b> : Special Planning, Mixed Use <b>[SP-MU</b> : Special	104.41	Y	Y	/c/	/c/	/c/	/c/	/c/	Y	/c/



Zoning		Development Standards								
District [Compatible General Plan]	Vacant, Under - developed Acres /a/	Public Water	Public Sewer	Setbacks	Lot Coverage	Roads	Parking/g/	Design Standards	Sidewalks	Height
Planning, Mixed Use GP]										
<b>BP:</b> Business Park <b>M-1:</b> Light Manufacturing <b>[LM:</b> Light Manufacturing GP]	45.83	Y	Y	NS	FAR: 1.0	Evaluated case by case	See 17.42.060	○	Y	35'
<b>Total</b>	<b>620.54</b>									

/a/ Based on compatible *General Plan 2020* Land Use Designation

/b/ 10% parcel width or 10 feet, whichever is smaller

/c/ As established by Special Planning

/d/ Reduction allowed with specified fire safety construction

/e/ Increased setbacks with more than two stories

/f/ Required for Historic District

/g/ See following table of parking requirements

/h/ 32' wide for parcels > 1/3 acre; 40' Wide + 4' sidewalk for < 1/3

Y= Required

●= May be required under certain circumstances

○ = Not Required

NS = Not Specified

F= Front setback

R = Rear setback

S = Side setback

**Table 14: Parking Requirements (Section 17.42.060 of the City of Sonora Municipal Code)**

<b>Use</b>	<b>Parking Requirements</b>
<b>Commercial – Light/Shopping</b> Retail sales, office, bank, studio, retail repair and service, eating and drinking establishment exclusive of drive-in or outdoor restaurants, beauty shops, barber shops, personal service, and other similar uses deemed similar	One space per 200 gross sq. ft. of floor area
<b>Residential 1-4 Units:</b> Single family dwelling, residential condominium, and limited multi-family dwelling with two to four dwelling units per structure	Two spaces per dwelling unit
<b>Residential 5+ Units:</b> Multifamily dwelling, 5+ units	1.5 spaces per dwelling unit
<b>Rooming house, boardinghouse, motel, hotel</b>	One space per each rental unit
<b>Place of assembly, entertainment, worship, or mortuary</b>	With fixed seating: One space per every four seats Without fixed seating: Maximum building occupancy divided by four
<b>Bowling establishment</b>	Four per lane
<b>Drive-in eating and drinking establishment, outdoor restaurant</b>	One space per 200 gross sq. ft. of floor area plus one space for every four seats of maximum outdoor seating capacity with a minimum of five required.
<b>Indoor Recreation.</b> Pool & billiard tables, pinball machines and other indoor recreational uses with four or more recreational units	Two spaces for each recreational unit (e.g., table, range or machine)
<b>Miniature Golf</b>	Two spaces per hole
<b>Bulk Storage, wholesale, packing, manufacturing, processing, services, research or public utility</b>	One space per employee for maximum shift
<b>Multiple Uses</b>	The sum of the requirements for each use

### 3.6. Appendix 3F: Development Application Fees, Impact Mitigation Fees

**Table 15: Development Fees, City of Sonora (June, 2003, Adopted July 1, 1998)**

Entitlement	Fee
General Plan Amendment	\$590
Rezone	\$590
Planned Development Review	
Rezoning to PD or :PD	\$590
Existing PD	\$430
PD Advisory	\$215
Use Permit	\$325
Variance	\$325
Site Plan Review	\$240
Design Review/Compatibility	\$240
Development Agreement	\$590 + billed cost of City Attorney and City Engineer
Landscape Plan Review	\$50
Multiple applications of the above	100% of the largest fee + 50% of all other fees
Research (Consultant)	Actual costs
Appeals per 17.62.100	\$155
Environmental Review	
Negative Declaration	\$275 deposit + F&G fees
Environmental Impact Report	\$275 deposit + consultant contract + CDFG fees
Mitigation Monitoring Plan	\$185
Mitigation Monitoring and Reporting	Actual costs
Sign Design Review	\$75
Building Permit	Per Uniform Administrative Code, current ed. cross-checked by Building Valuation Data published by ICBO.

Entitlement	Fee
Tentative Map Review	\$590 + \$5/lot
Subdivision Map	
Parcel Map	\$325
2 lot	\$375
3 lot	\$590
4 lot	
Final Map Review	
Subdivision Map	\$125 + \$5/lot
Parcel Map	\$125
Subdivision Improvement Plans	0.5% est. cost of construction of public improvement
Subdivision Inspection Fee	1% est. cost of construction of City items only
Subdivision Agreement	\$300
Boundary Line Adjustment Map	\$200
Merger or Unmerger Map	\$200
Certificate of Compliance on Record of Survey	\$75
Abandonment of PUE or Road Easement	\$250
Legal Lot Determination (requiring letter from City Engineer)	\$100 + title report
Encroachment Permit (Minor)	\$100
Excavation in City ROW	
Permanent Non-Exclusive Use ROW	
Temporary Use of ROW	
Encroachment Permit (Major)	
Issuance & Plan review	\$62.50 + \$62.50/hr
Inspection	\$62.50/hr.
County recording fees on all maps and documents for recording	Set by County

**Table 16: Other Residential Development Fees (6/22/03)**

<b>Development Fees</b>	<b>For</b>	<b>Amount (dollars)/a/</b>
<b>Traffic Impact Mitigation Fees</b>	Single-family >2 gross acres/parcel	\$3,219/d.u.
	Single family <2 gross acres/parcel	\$2,382/d.u.
	Multi-family	\$1,725/d.u.
	Mobile home park	\$1,369/d.u.
	Accessory buildings, homeless shelters, crisis centers	Exempt
<b>County/City Service Impact Mitigation Fees</b>	Per dwelling unit	\$988.06/ d.u.
<b>School Impact Fees</b>		
	Sonora Elementary School	\$2.14/sq. ft.
	Sonora High School	
	Mother Lode Adventist Junior Academy	\$0.00

/a/ d.u. = dwelling unit

**Table 17:** Fee Comparisons - City Service Impact Mitigation Fees (Park & Recreation, Fire, Police) - Single-Family Residence (2,000 sq. ft)

City of Sonora:	\$988 per residence
City of Angels:	\$2,068 per residence
Town of Loomis:	\$2,050 per residence
City of Placerville:	\$1,820 per residence
City of Jackson:	\$3,388 per residence
<b>Average \$2,063 per residence</b>	

**Table 18: Fee Comparisons: Application Fees (2004)**

NOTE: Fees Exclude AB3158 Fish and Game Environmental Review Fees of \$850 for EIR; \$1,250 for Negative Dec; \$25 Admin

Entitlement	City of Sonora (Tuolumne County) 4,610 Pop. 1998	City of Angels (Calaveras Co.) 3,280±Pop. 2003	Town of Loomis (Placer Co.) 6,260 Pop. 2000	City of Placerville (El Dorado Co.) 9,610 pop. 2001	City of Sutter Creek (Amador Co.) 200 pop. 2003	City of Mammoth Lakes (Mono Co.) 7,093 Pop. 2001	City of Jackson (Amador Co.) 4,030 Pop. 1993 /i/	City of Colfax (Placer Co.) 1,496 pop 2001	Tuolumne County 54,501 pop/h/ 2002	Alpine County 1,208 pop. 2001	Calaveras County 40,554 pop/h/ 1999
Conditional Use Permit	\$325	\$980-\$2,170	\$1,261-\$2,719	\$325-\$625	\$600 Deposit + /g/	3,400 deposit	\$250 -\$500/a/ + /j/	\$500 Deposit/b/	\$231 - \$3278.50	\$500 Deposit	\$800-\$2,000 Deposit
Sign Permit (w/o CUP)	--	\$75	\$57	\$75-\$125	\$40	--	--	\$75 Deposit	--	--	--
Temporary Use Special Events Permit/d/	--	Nonprofit: \$25 Other: \$130	\$64 + /e/	\$40	--	--	--	--	\$1,582	\$10-\$250 + /g/	--
Site Plan Review	\$240	\$980.00-\$2,170	--	\$450-\$2,050	\$400 Deposit + /g/	--	\$75 + 2% construction cost /k/	\$500-\$1,000 Deposit/b/	\$1,551.75- \$3,611.25	--	
Planned Development/ Special Planning	\$590	\$5,000 -\$10,000 Deposit + Actual Applicant Costs	\$794/acre	\$1,200	--	\$17,000 Deposit	--	--	--	--	\$2,500 Deposit
Variance	\$325	\$980 - \$1,420	\$1,237	\$200 - \$450	\$160 Deposit + /g/	\$3,100 Deposit	\$200	\$300-\$750 Deposit/b/	\$1,613.75	\$400 Deposit	\$500 Deposit
Rezone	\$590	\$1,795/c/	\$2,442	\$900	\$800 Deposit + /g/	\$3,275-\$3,400 Deposit	\$250-\$500/a/ + /j/	\$1,800 Deposit/b/	\$1,967.75	\$1,500 Deposit	\$1,050 Deposit
General Plan Amendment (map)	\$590	\$2,170.00	\$2,353	\$1,000	\$1,200 Deposit +/g/	--	\$500-\$750/a/ + /j/	\$500 Deposit/b/	\$2,455.50	--	\$1,075 Deposit
Annexation	Not set by City	\$10,000 deposit + Applicant Actual Costs	\$4,200	Actual cost	\$600/acre	--	--	\$1,500/b/ + LAFCO	--	--	--
Development Agreement	\$590 + costs of City Attorney & City Engineer	\$2,500 deposit + Applicant Actual Costs	\$500 deposit + actual costs	Actual cost	--	--	--	\$2,030	\$2,131.25	--	\$2,500 Deposit
Environmental Impact Report	\$275 deposit + consultant contract	\$10,000 deposit + Applicant Actual Cost	\$2,475 deposit + 15% + contract	Cost + 15% admin fee	--	\$10,000 Deposit	\$500 + 1.25 X direct costs	\$1,500 + /g/	\$2,053.75 + 7.7% contract	--	\$500 + 10% contract



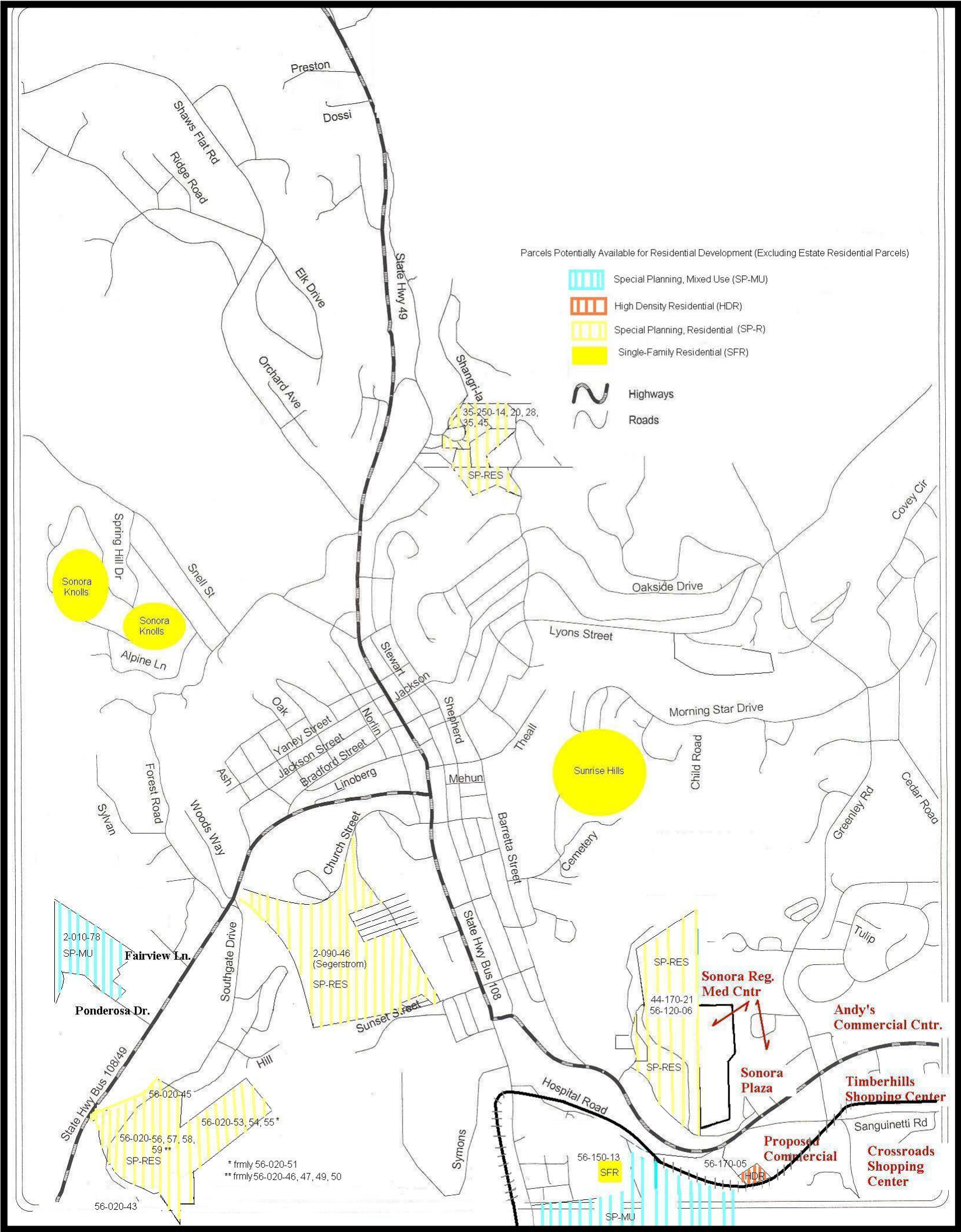
Entitlement	City of Sonora (Tuolumne County) 4,610 Pop. 1998	City of Angels (Calaveras Co.) 3,280±Pop. 2003	Town of Loomis (Placer Co.) 6,260 Pop. 2000	City of Placerville (El Dorado Co.) 9,610 pop. 2001	City of Sutter Creek (Amador Co.) 200 pop. 2003	City of Mammoth Lakes (Mono Co.) 7,093 Pop. 2001	City of Jackson (Amador Co.) 4,030 Pop. 1993 /i/	City of Colfax (Placer Co.) 1,496 pop 2001	Tuolumne County 54,501 pop/h/ 2002	Alpine County 1,208 pop. 2001	Calaveras County 40,554 pop/h/ 1999
Tentative Subdivision Map	\$590 + \$5/lot	\$2,170.00 + \$10/lot	\$6,520	\$2000 + \$30-50/lot	\$500 + \$20 lot + /g/	\$4,125 Deposit	\$400 + \$20/lot	\$2,000 + \$50/parcel Deposit	\$2,503.00 + \$44/lot	\$2,000 Deposit	\$500-\$2000 + /g/
Tentative Parcel Map	2 lots: \$325 3 lots: \$375 4 lots: \$590	\$1,420.00 + \$10/lot	\$2,113	\$2000 + \$30-50/lot	\$400 + \$100/lot	\$3,400 Deposit	\$200 + \$10/lot	\$700 + \$100/parcel	\$2,339.25	\$1,000 Deposit	\$500-\$2000 +/g/
Final Map	\$125 + \$%/lot	\$1,020 Deposit - \$6,120 Deposit (Actual Cost)	\$450 - \$985 + \$25-30/lot + /f/	\$550-\$780 +/g/	\$800 + \$40/lot + /f/	\$750-\$1,400 Deposit	\$200 + \$10/lot + /f/	\$550-\$1,200 + \$50/parcel + /f/	\$857-\$1,391.50 + \$77.25/lot	--	\$500-\$700 + \$18/lot
Time Extension	--	\$200	--	\$300	--	\$621	\$250	\$400 Deposit	--	--	\$350
Boundary Line Adjustment	\$200	\$250.00	\$724	\$250	\$240 +/g/	\$1,475 Deposit	\$200 + /g/	\$500	\$446	\$250 Deposit	\$115
Certificate of Compliance	\$75	\$160	\$1,094	--	\$160.00	--	--	\$700.00	\$80.00	--	\$350 + \$50/parcel
Abandonment of Roads, Easements	\$250	\$300	\$420	--	\$100 + /g/	--	--	--	\$58-\$205.50	--	--
Encroachment Permit	\$100 (minor) \$62.50 + \$62.50/hr (major)	\$120	--	\$120	\$150	--	\$40 + 4% cost of work	\$30 - \$60	\$318.50-\$847.25	--	--
Appeals	\$155	\$100 - \$200	\$707	\$150	\$150	--	\$200	\$300	\$116	--	\$25-\$100

/a/ Excludes costs of environmental review  
/b/ Includes \$2000-\$4,000 deposit which may be partially refundable  
/c/ \$25 for rezones to Open Space, Public , Historic, Combining Districts, down zoning  
/d/ Examples include: Christmas tree lots, street fairs, banners  
/e/ Plus crew costs  
/f/ Plus improvement plan checking, plus costs of improvement inspections based on value of improvements  
/g/ Plus staff costs  
/h/ Calaveras County included per request although population exceeds general criteria  
/i/ Fees currently undergoing revision  
/j/ Plus 1.25 times direct costs  
/k/ Does not require public hearing

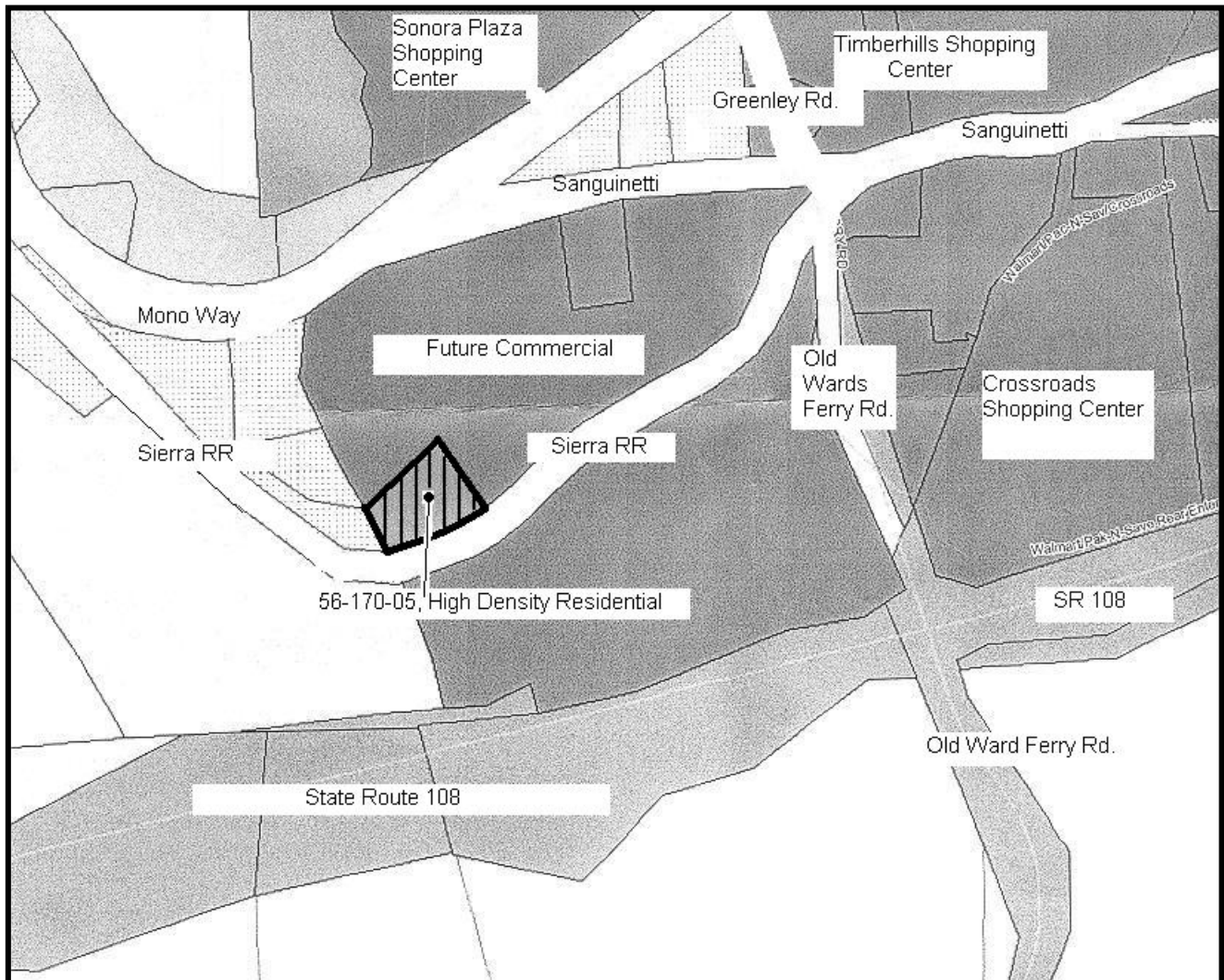
**3.7. Appendix 3G: City of Sonora Vacant & Underdeveloped  
High Density Residential, Single Family Residential, and  
Special Planning (Residential & Mixed Use) Parcels**

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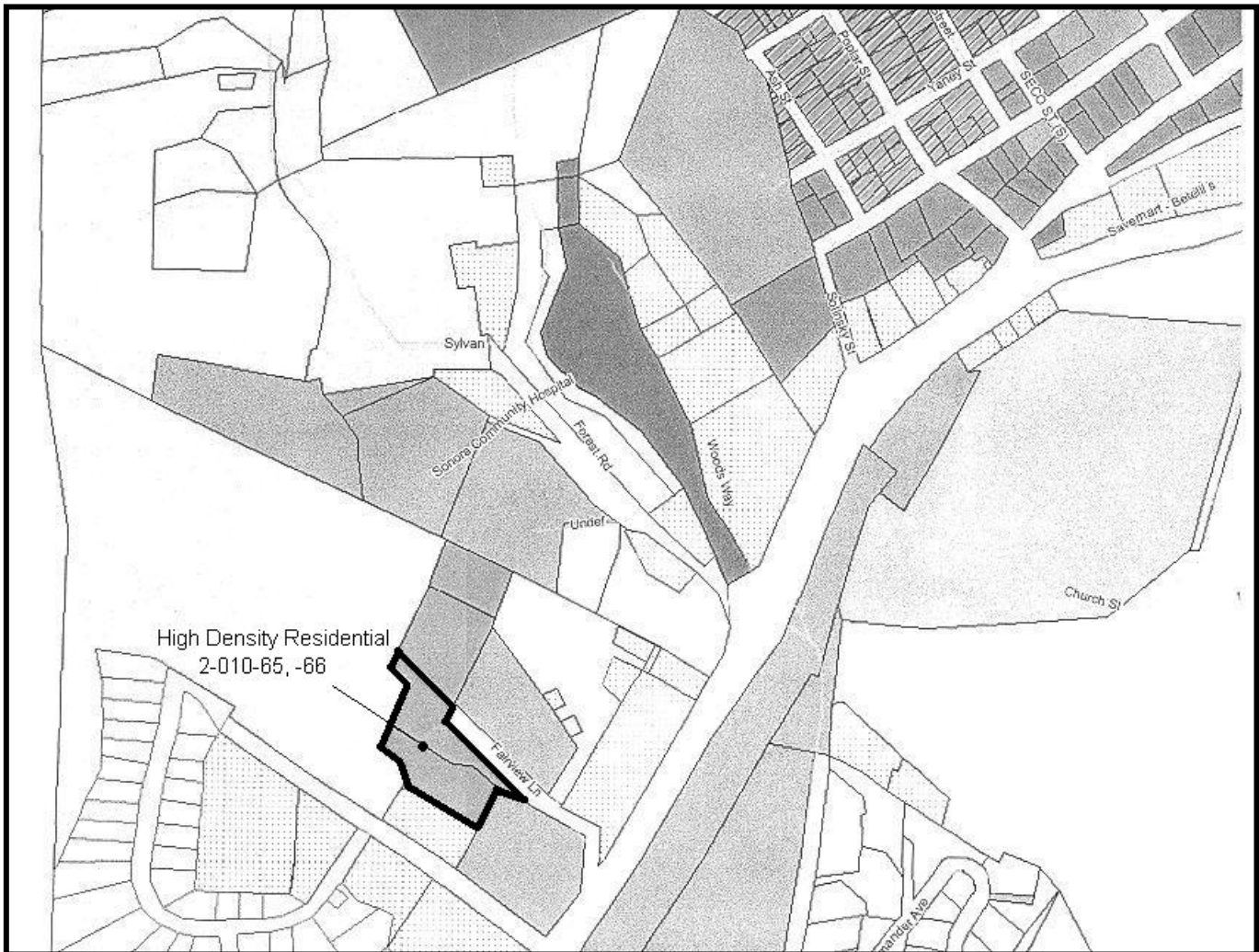
Figure 5: Vacant and Underdeveloped High Density Residential, Single-Family Residential and Special Planning Parcels (2007)



**Figure 6: Developable High Density Residential Parcels**

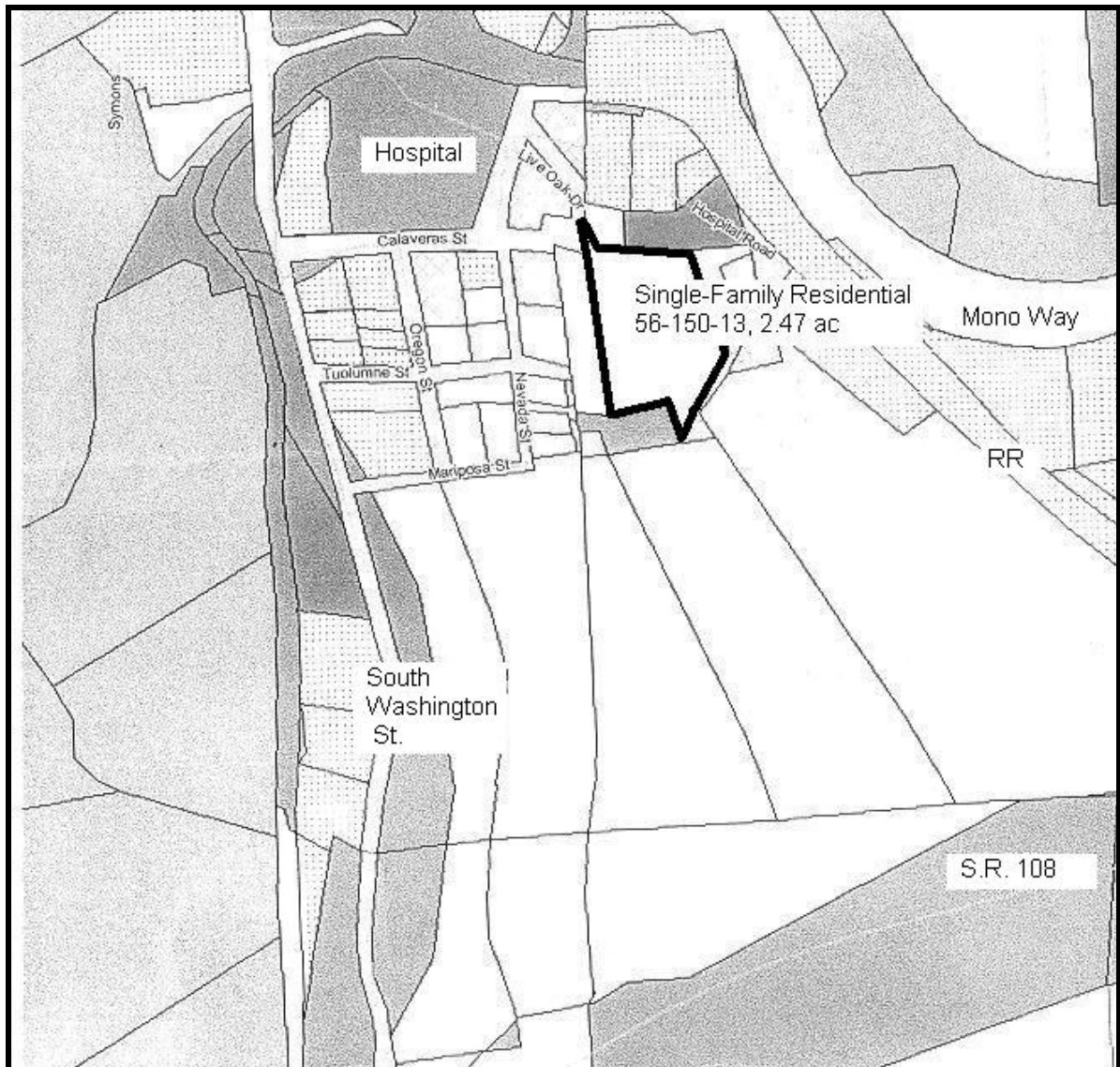


**Figure 7: Developable High Density Residential Parcels**

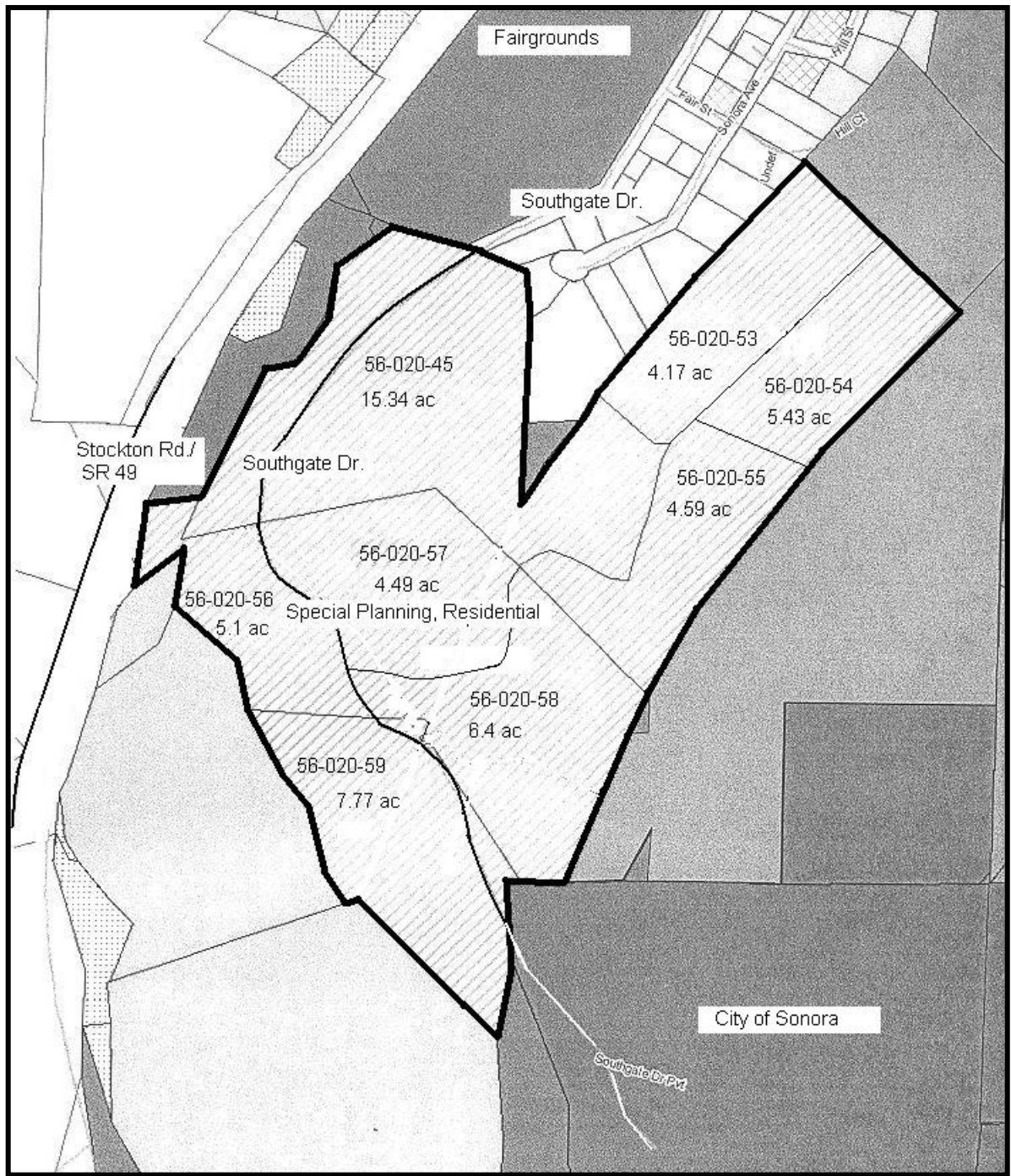




**Figure 8: Developable Single-Family Residential Parcels**

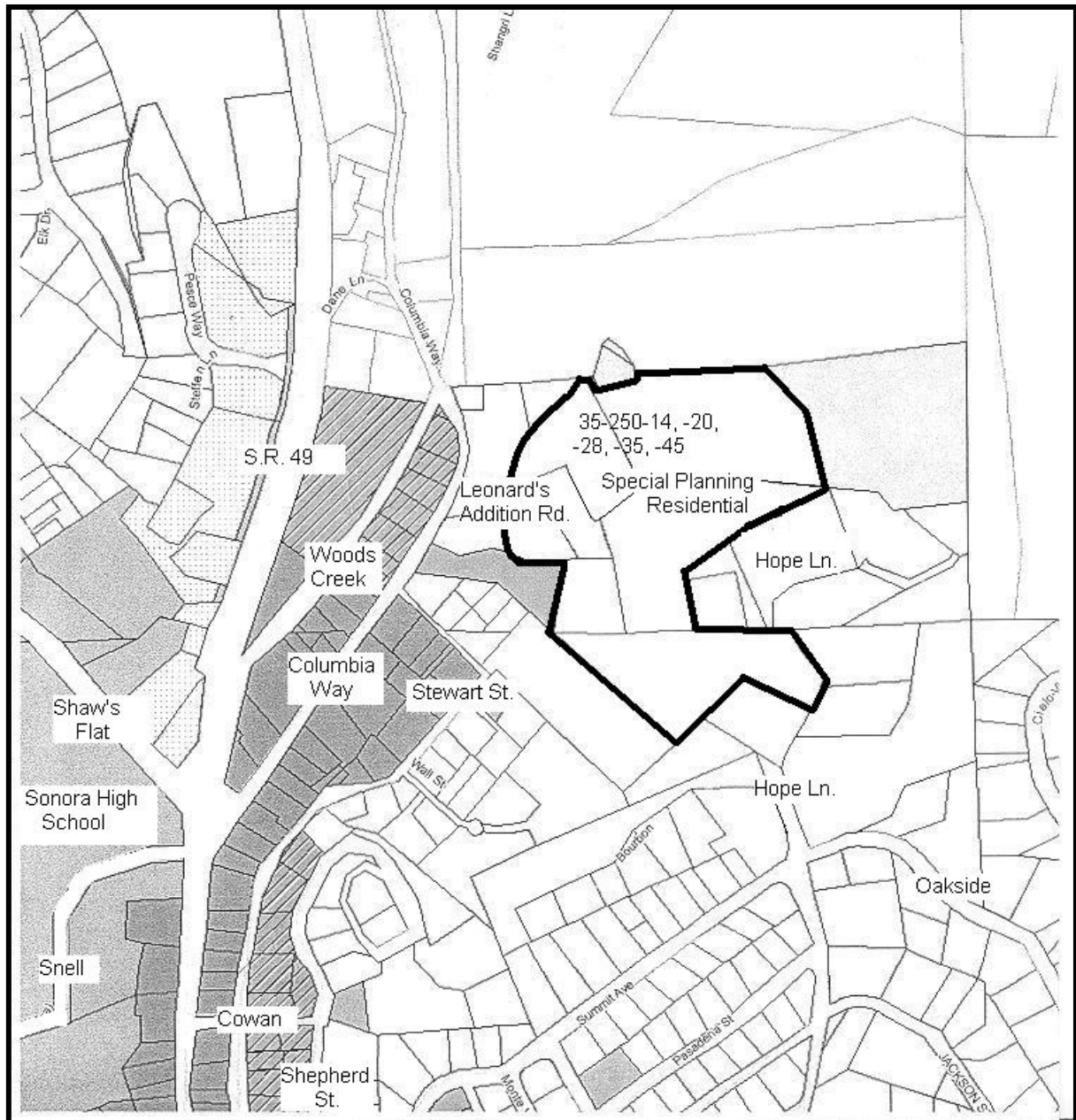


**Figure 9: Developable Special Planning Residential Parcels**

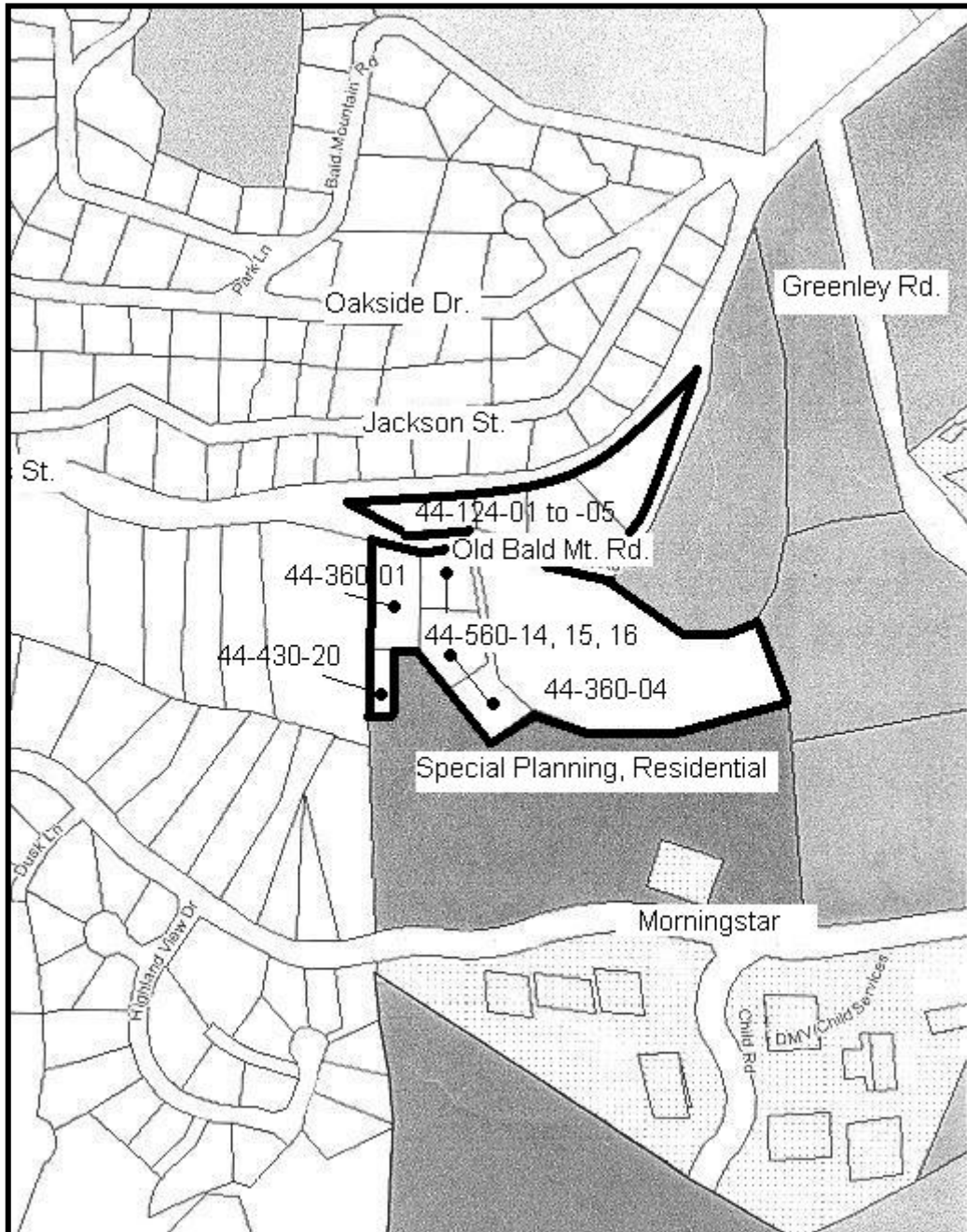




**Figure 10: Developable Special Planning Residential Parcels**

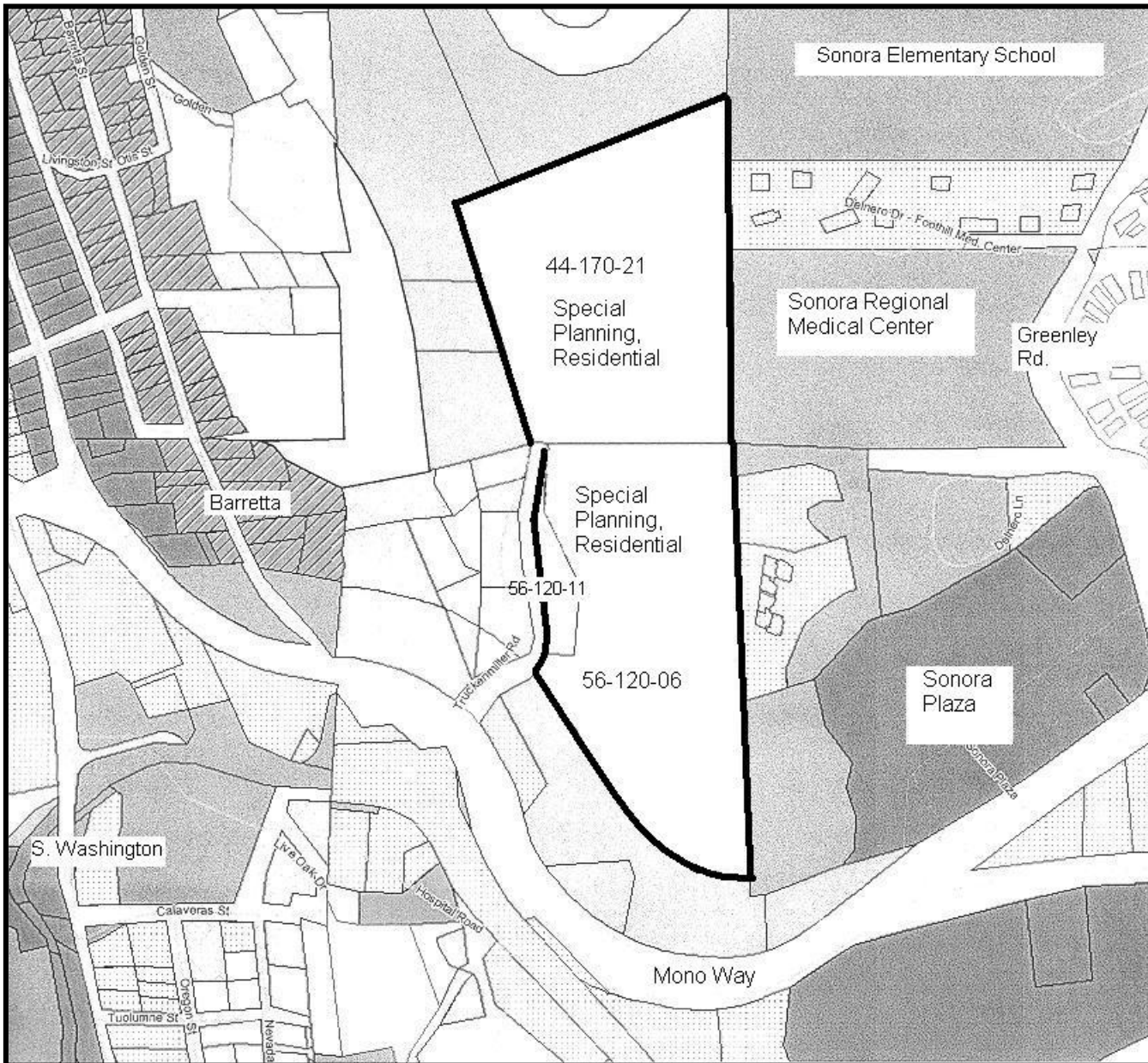


**Figure 11: Developable Special Planning Residential Parcels**

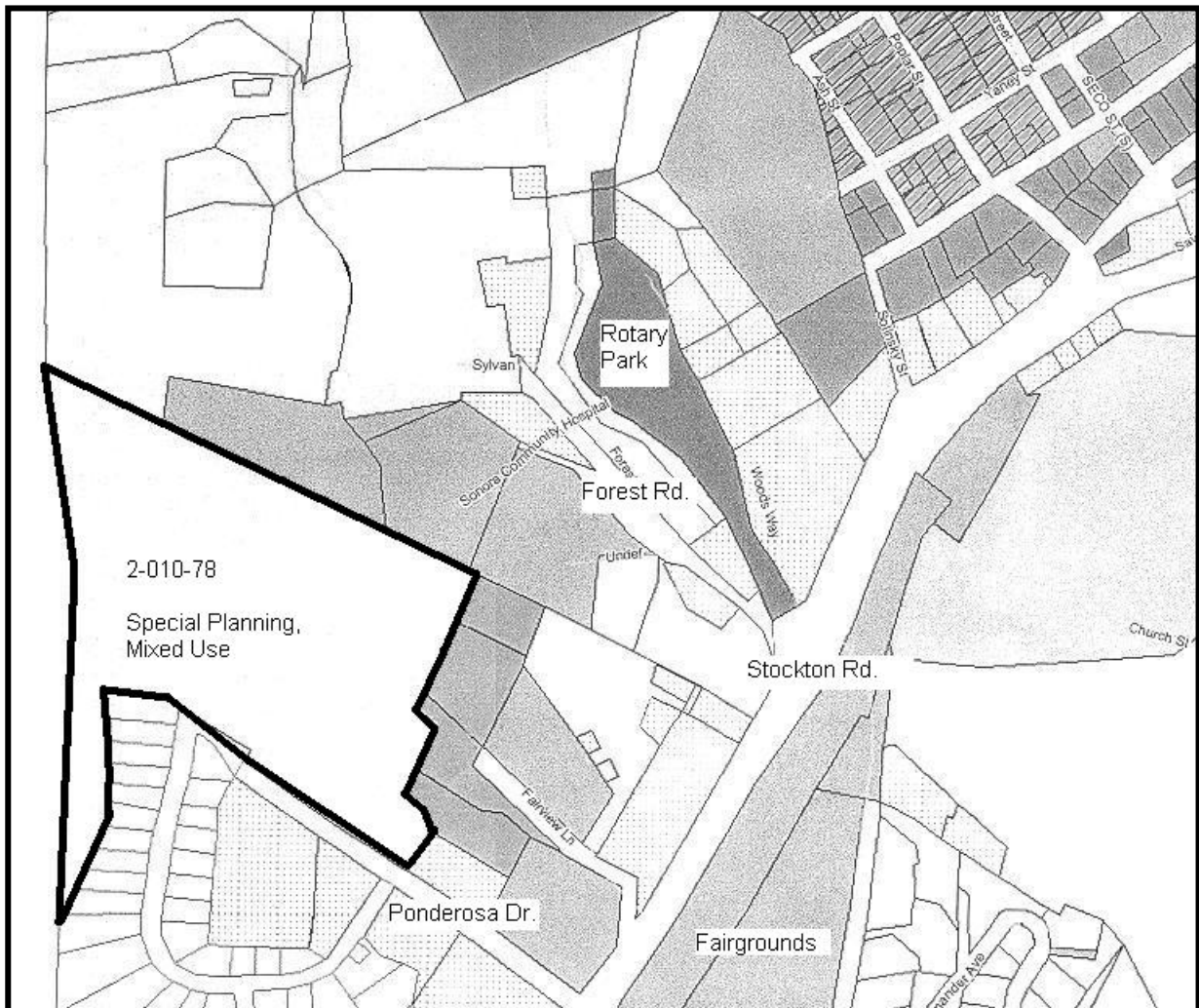




**Figure 13: Developable Special Planning Residential Parcels**

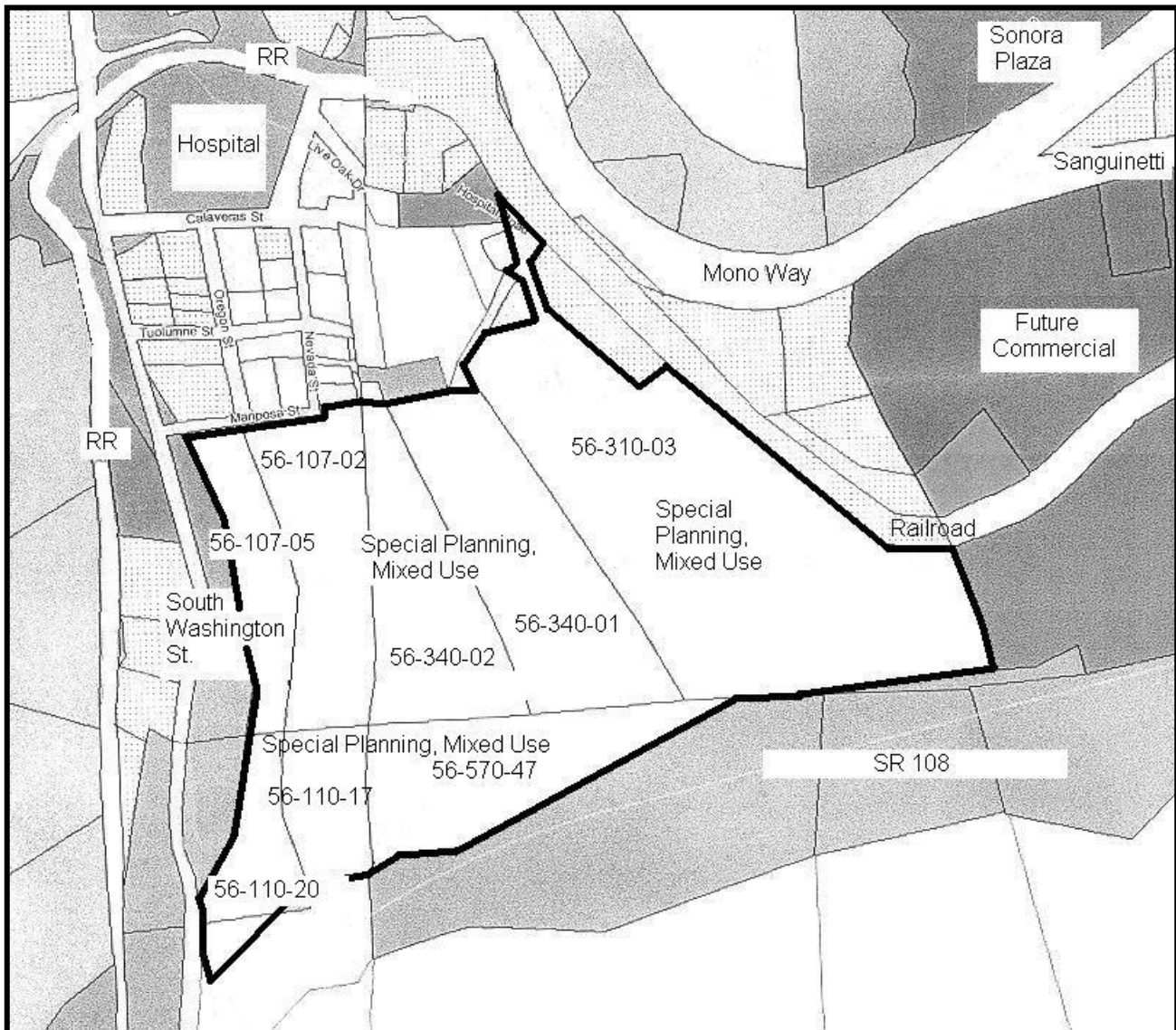


**Figure 14: Developable Special Planning Mixed Use Parcels**



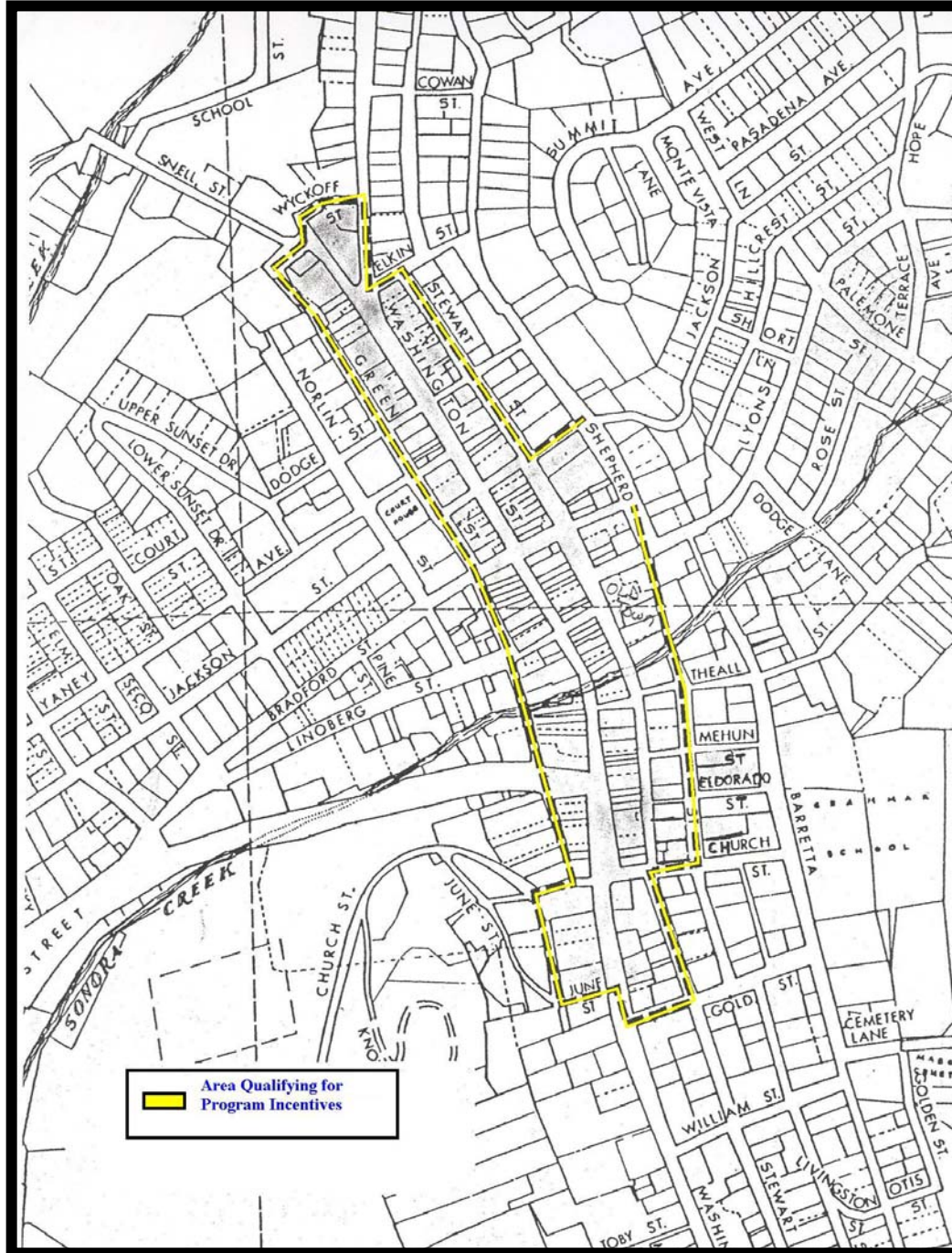


**Figure 15: Developable Special Planning Mixed Use Parcels**



### 3.8. Appendix 3H: Boundaries of Historic Commercial District Subject to Program 3.A.d Incentives

Figure 16: Historic Commercial District Subject to Program 3.A.d Incentives





## Chapter 4. Appendices: Conservation & Open Space

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**4A** California Mineral land Classification Diagram

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**4B** Resources Illustrating Best Management Practices  
for Conserving and Managing Natural Resources

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**4C** Special Status Plants, Fish and Wildlife Resources Occurring, Likely to  
Occur, or Having Potential Habitat in the City of Sonora Sphere of  
Influence

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**4D** Common Species Occurring/Potentially Occurring in the  
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**4E** Non-Point Source Pollutants Found in Urban Streams

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**4F** Naturally Occurring Contaminants Which May Affect Water Quality  
Within Sonora's Sphere of Influence

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**4G** Water Quality Sampling Results for Sonora and Woods Creeks

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**4H** Open Space Inventory Maps

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**4I** Wildlife Habitat Map

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#### 4.1. Appendix 4A: California Mineral Land Classification Diagram

Figure 17: California Mineral Land Classification Diagram

Identified Areas of Mineral Resource Significance			Undetermined Areas of Mineral Resource Significance	Unknown Areas of Mineral Resource Significance
Demonstrated, Measured and/or Indicated		Inferred		
<b>Economic</b>	<b>MRZ-2a</b> Reserves	<b>MRZ-2b</b> Inferred Resources	<b>MRZ-3a</b>  Known Mineral Occurrence	<b>MRZ-3b</b>  Inferred Mineral Occurrence
<b>Marginally Economic</b>	<b>MRZ-2a</b> Marginal Reserves	<b>MRZ-2b</b> Inferred Marginal Reserves		<b>MRZ-4</b>  No Known Mineral Occurrence
<b>Sub-Economic</b>	<b>MRZ-2a</b> Demonstrated Subeconomic Resources	<b>MRZ-2b</b> Inferred Subeconomic Resources		
<b>Non-Economic</b>	<b>MRZ-1</b> Areas of No Mineral Significance			

## 4.2. Appendix 4B - Resources Illustrating Best Management Practices for Conserving and Managing Natural Resources

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**Best Management Practices to Prevent Stormwater Pollution from Construction-Related Activities.** [www.mcstoppp.org/acrobat/Blueprint04.pdf](http://www.mcstoppp.org/acrobat/Blueprint04.pdf)

**Best Management Practices Websites for Business.** A list of best management practices for grading, construction and related activities from multiple jurisdictions throughout California. [www.thinkblue.org/brochures/BMP\\_websites.htm](http://www.thinkblue.org/brochures/BMP_websites.htm)

**Best Management Practices for Vegetation and Erosion Control.** [www.dep.state.fl.us/water/nonpoint/docs/erosion/Chapter6.pdf](http://www.dep.state.fl.us/water/nonpoint/docs/erosion/Chapter6.pdf)

**California Stormwater Quality Association.** Best Management Practices handbooks for construction, industrial development, commercial development and redevelopment. [www.cabmphandbooks.com](http://www.cabmphandbooks.com), organization site: [www.casqa.org](http://www.casqa.org)

**Clark County Regional Flood Control District Stormwater Quality Management Committee.** Best management practices for general construction, heavy equipment use, miscellaneous runoff and more from Clark County, Las Vegas, NV. [www.lvstormwater.com/bmps.html](http://www.lvstormwater.com/bmps.html), [www.bmps.construction.html](http://www.bmps.construction.html)

**Department of Environmental Quality, Michigan.** Index of Individual Best Management Practices. BMPs for grading, construction, detention basins. [www.michigan.gov/deq/](http://www.michigan.gov/deq/)

**Lodi, City of.** *Storm Drain Detectives.* Citizen volunteer and education program for monitoring water quality along the lower Mokelumne River and Lodi Lake. [www.lo-di.gov/Storm%20Drain%20Detectives/index.htm](http://www.lo-di.gov/Storm%20Drain%20Detectives/index.htm)

**Northeast Regional Agricultural Engineering Service (NRAES) and the University of Wisconsin Home\*A\*Syst/Farm\*A\*Syst Program.** Model stewardship-based programs for homeowners and farmers assisting in the conservation of agricultural and natural resources. For more information: NRAES, Cooperative Extension, 152 Riley-Orb Hall, Ithaca, NY 14853-5701; (607) 255-7654. [www.nraes@cornell.edu](mailto:www.nraes@cornell.edu), [www.homeasys@uwis.edu](mailto:www.homeasys@uwis.edu)

**Sacramento, City of.** *City of Sacramento Stormwater Management Program.* Good information regarding stormwater management including programs for volunteers to protect water quality. [www.sacstormwater.org](http://www.sacstormwater.org)

**San Joaquin County Resource Conservation District.** *Lower Mokelumne River Watershed Owner's Manual.* Stewardship-based program for homeowners to assist in reducing non-point source pollution. [www.sjcrd.org](http://www.sjcrd.org)

**San Joaquin County Resource Conservation District.** *Lower Mokelumne River Watershed Stewardship Plan.* General plan for a watershed-stewardship community-based plan. [www.sjcrd.org](http://www.sjcrd.org)

**United States Environmental Protection Agency – Stream Monitoring:** On-line guide for developing a citizen water-quality monitoring program, *Volunteer Stream Monitoring*. [www.epa.gov/volunteer/stream/index.html](http://www.epa.gov/volunteer/stream/index.html)

**United States Environmental Protection Agency Office of Water Watershed Protection Division.** Includes funding, databases, publications, outreach and other information links for watershed planners. [www.epa.gov/wowo/watershed/](http://www.epa.gov/wowo/watershed/)

**United States Environmental Protection Agency.** *Surf Your Watershed.* Excellent resource for assessing the size, boundaries, water quality, threats, land uses within your watershed. [www.epa.gov/surf/](http://www.epa.gov/surf/)

**United States Environmental Protection Agency Watershed Information Network (WIN).** Roadmap to information and services for protecting and restoring water resources. [www.epa.gov/win/](http://www.epa.gov/win/)

**Urban Water Resource Research Council.** National Stormwater Best Management Practices Database. Database of best management practices performance data for over 150 BMP studies. [www.bmpdatabase.org](http://www.bmpdatabase.org)

**Yolo County Resource Conservation District.** *Know Your Natives: A Pictorial Guide to California Native Grasses.* [www.yolorcd.ca.gov](http://www.yolorcd.ca.gov)

**Yolo County Resource Conservation District:** *Bring Farm Edges Back to Life! How to Enhance your Agriculture and Farm Landscape with Proven Conservation Practices for Increasing the Wildlife Cover on Your Farm.* [www.yolorcd.ca.gov](http://www.yolorcd.ca.gov)

### 4.3. Appendix 4C: Special Status Plants, Fish and Wildlife Resources Occurring, Likely to Occur, or Having Potential Habitat in the City of Sonora Sphere of Influence

**Table 19: Special Status Plants, Fish and Wildlife Resources Occurring, Likely to Occur, or Having Potential Habitat in the City of Sonora Sphere of Influence**

Common Name (Scientific Name)	State Status	Federal Status	Other Status
<b>Plants</b>			
Nissenan Manzanita ( <i>Arctostaphylos nissenana</i> )	--	--	CNPS 1B
Beaked clarkia ( <i>Clarkia rostrata</i> )	--	--	CNPS 1B
Tuolumne button-celery ( <i>Eryngium pinnatisectum</i> )	--	--	CNPS 1B
Spiny-sepaed button-celery ( <i>Eryngium spinosepalum</i> )	--	--	CNPS 1B
Tuolumne Fawn Lily ( <i>Erythronium tuolumnense</i> )	--	--	CNPS 1B
Tuolumne Iris ( <i>Iris hartweggii</i> ssp. <i>columbiana</i> )	--	--	CNPS 1B
Pansy monkeyflower ( <i>Mimulus pulchellus</i> )	--	--	CNPS 1B
Veiny monardella ( <i>Monardella douglassii</i> ssp. <i>venosa</i> )	--	--	CNPS 1B
<b>Fish</b>			
Redhills roach (aka San Joaquin Roach ssp. Red Hills) ( <i>Lavinia symmetricus</i> ssp. 1 )	SSC	--	--
<b>Invertebrates</b>			
Valley elderberry longhorn beetle ( <i>Desmocerus dimorphus dimorphus</i> )	--	T	--
<b>Birds</b>			
Tricolored blackbird (nesting colony)	SSC	--	MBTA

Common Name (Scientific Name)	State Status	Federal Status	Other Status
( <i>Agelaius tricolor</i> )			USBC Audubon
Cooper=s hawk (nesting) ( <i>Accipter cooperi</i> )	SSC (nesting)	--	MBTA
Sharp-shinned hawk (nesting) ( <i>Accipter striatus</i> )	SSC (nesting)	--	MBTA
Ferruginous hawk (colonial roost) ( <i>Buteo regalis</i> )	SSC	MNBMC BLM	MBTA; IUCN: Lower Risk/Near Threatened; Audubon
Yellow warbler (nesting) ( <i>Dendroica petechia brewsteri</i> )	SSC (nesting)	--	MBTA
Willow flycatcher (nesting) ( <i>Empidonax trailii</i> )	Endangered	--	MBTA USBC Audubon
Merlin ( <i>Falco columbarius</i> )	SSC (wintering)	--	MBTA
Yellow-breasted chat (nesting sites) ( <i>Ictaria virens</i> )	SA, SSC	MNBMC	MBTA
Loggerhead shrike ( <i>Lanius ludovicianus</i> )	SSC (nesting)	MNBMC	MBTA
Purple martin ( <i>Progne subis</i> )	SSC (nesting)	--	MBTA
<b>Reptiles &amp; Amphibians</b>			
California tiger salamander ( <i>Ambystoma tigrinum californiense</i> )	SSC	T	IUCN: Vulnerable
Western pond turtle (Northwestern) ( <i>Clemmys marmorata marmorata</i> )	SSC	--	--
Western pond turtle (Southwestern) ( <i>Clemmys marmorata pallida</i> )	SSC	FSS BLM	--
Limestone salamander	T		IUCN:

Common Name (Scientific Name)	State Status	Federal Status	Other Status
( <i>Hydromantes brunus</i> )	FPS	FSS BLM	Vulnerable
California horned lizard ( <i>Phrynosoma coronatus frontale</i> )	SSC	BLM	--
Red-legged frog ( <i>Rana aurora draytonii</i> )	SSC	T	--
Foothill yellow-legged frog ( <i>Rana boylei</i> )	SSC	FSS BLM	--
<b>Mammals</b>			
Pale big-eared bat ( <i>Plecotus townsendii pallescens</i> aka <i>Corynorhinus townsendii pallescens</i> ) aka Pacific western big-eared bat ( <i>Plecotus townsendii townsendii</i> aka <i>Corynorhinus townsendii townsendii</i> )	SSC	FSS BLM	IUCN: Vulnerable; WBWG
Ringtail ( <i>Bassaricus astutus</i> )	FPS	--	--
Yuma myotis ( <i>Myotis yumanensis</i> )	--	BLM	--

## Special Status Species Key

### FEDERAL

**C** = Taxa for which the USFWS has on file sufficient information on biological vulnerability and threats to support proposals to list them as endangered or threatened species

**E** = endangered

**T** = threatened

**PE** = proposed endangered

**PT** = proposed threatened

**R** = Taxa for which currently available information does not support issuance of a proposed listing

**ESA** = Federal Endangered Species Act

**MNBMC**=United States Fish and Wildlife Service Migratory Non-game Bird of Management Concern ([www.migratorybirds.fws.gov/reports/speccon/tblconts.html](http://www.migratorybirds.fws.gov/reports/speccon/tblconts.html))

**FSS** = Forest Service Sensitive ([www.fs.fed.us/r2/nebraska/gpng/sensitive.html](http://www.fs.fed.us/r2/nebraska/gpng/sensitive.html))

**BLM** = BLM Sensitive Species

### STATE

**E** = endangered

**T** = threatened

**R** = rare

**SA** =California Natural Diversity Database special animal (may include taxa considered endangered or rare under Section 15380(d) of CEQA guidelines; taxa that are biologically rare, very restricted in distribution or declining throughout their range; population(s) in California that may be peripheral to the major portion of a taxon's range, but which are threatened with extirpation in California; and taxa closely associated with habitat that is declining in California --e.g. wetlands, riparian, old growth forest, desert aquatic systems, native grasslands); this category may apply to species at specific stages--e.g. wintering, rookery, breeding, nesting activities.

**SP** = California Natural Diversity Database special plant

**SSC** = California Department of Fish and Game Species of Special Concern (may apply to species at particular stages--e.g. wintering, rookery, breeding, or nesting activities) – [www.dfg.ca.gov/hcpb/species/ssc/ssc.shtml](http://www.dfg.ca.gov/hcpb/species/ssc/ssc.shtml)

**FPS** = California Department of Fish and Game fully protected species, as described in Section 4700 of Chapter 8, Section 5050 of Chapter 2, Division 6, Chapter 1, Section 5515 of the California Fish and Game Code [www.leginfo.ca.gov/cgi-bin/calawquery?codesection=fgc](http://www.leginfo.ca.gov/cgi-bin/calawquery?codesection=fgc), [www.ccr.oal.ca.gov](http://www.ccr.oal.ca.gov)

**CESA**= California Endangered Species Act

**CEQA** = California Environmental Quality Act

### OTHER

**CNPS** = California Native Plant Society

**CNPS 1A** = plants presumed extinct in California but which may occur in the Plan area over the life of the SJMSCP Permits.

**CNPS 1B** = plants rare, threatened, or endangered in California and elsewhere

**CNPS 2** = plants rare, threatened or endangered in California, but more common elsewhere

**MBTA** =Migratory Bird Treaty Act

**USBC** = United States Bird Conservation Watch list ([www.abcbirds.org](http://www.abcbirds.org), [www.partnersinflight.org](http://www.partnersinflight.org), [www.manomet.org/USSCP/files.htm](http://www.manomet.org/USSCP/files.htm), [www.nacwp.org/](http://www.nacwp.org/)

**Audubon** = National Audubon Society Watch list ([www.audubon.org/bird/watchlist/index.html](http://www.audubon.org/bird/watchlist/index.html))

**WBWG** = Western Bat Working Group ([www.batworkinggroups.org/WBWG/wbwg.html](http://www.batworkinggroups.org/WBWG/wbwg.html) )

**IUCN** = World Conservation Union: [www.redlist.org](http://www.redlist.org)



**4.4. Appendix 4D: Common Species Occurring/Potentially  
Occurring in the Sonora Sphere of Influence**

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**Table 20:** Vegetation Inventory: City of SonoraSource: *City of Sonora General Plan, 1986 - Lists prepared by Ross Carkeet*

Trees	Shrubs and Vines	Ferns & Grasses	Other Plants	Other Plants	Other Plants
Foothill yellow pine Ponderosa pine Valley oak* Interior live oak Blue oak California black oak Canyon live oak California buckeye Tree-of-heaven Black locust Walnut Pistache Lombardy poplar* Fremont cottonwood* Willow* White alder* Brown dogwood*	Buckbrush Poison oak Western clematis Mock orange California wild rose Toyon Red berry Coffeeberry Redbud Snowberry Chaparral honeysuckle Bush penstemon Mariposa manzanita Mountain mahogany Golden fleece Yerba santa Scotch broom California blackberry* California wild grape* Western azalea* Cherry Coyote bush Common manzanita	<b>Ferns</b> Gold fern Licorice fern Wood fern Brittle fern*  <b>Grasses</b> Timothy Wild oat Foxtail Soft chess Blue wild-rye Italian ryegrass Pine bluegrass	Horsetail* Sedge* Rush* Lemon balm* Watercress* Leather root* Spearmint* Mugwort* Red columbine* Bleeding heart* Common Monkeyflower* Scarlet monkeyflower* White hyacinth Brodiaea Wally baskets Dock Miner's lettuce Larkspur Buttercup Cinquefoil Lupine Red clover Vetch Wild geranium St. John's wort	Popcorn flower Chinese houses Sow thistle Mule ears California poppy Tomcat clover Fairy lanterns Shooting star Yellow star tulip Smallflower nemophila Woodland star Dwarf gilia Globe gilia Bur clover Tarweed Chickweed Bedstraw Sonora morning glory Purple milkweed Dandelion Cow clover Plantain Vinegar weed Broadleaf plantain Aster Iris	Horehound Blue dicks Deadly nightshade Sweet fennel Woolly sunflower Everlasting pea Checker bloom Indian paintbrush Poison hemlock Twining brodiaea Wild cucumber Scarlet pimpernel Soap plant Shrub pea Fiddleneck Mariposa lily Owl's clover Filaree Pineapple weed Hound's tongue Little-leaf lotus Yellow violet

\* Denotes riparian species or riparian location

**Table 21: Wildlife Inventory**

Source: City of Sonora General Plan, 1986 - Lists prepared by Ross Carkeet

Mammals	Birds	Reptiles	Amphibians	Fish	Aquatic Insects
Mountain coyote Wildcat Gray fox Mule deer Raccoon Ground squirrel Western gray squirrel Brush rabbit Black-tailed jackrabbit Striped skunk Long-tailed weasel Botta's pocket gopher Mole Wood rat Porcupine Virginia opossum Field mice	California thrasher Canyon wren California quail Hermit thrush Oregon junco Brown towhee White-crowned sparrow Band-tailed pigeon Turkey vulture Acorn woodpecker Great-horned owl Anna hummingbird Plain titmouse Rufous-sided towhee Red-breasted sapsucker White-breasted nuthatch Red-tailed hawk Red-shafted flicker Robin Scrub jay Barn owl Screech owl Wrentit Bushtit	Western pond turtle Common garter snake Gopher snake Common kingsnake Western rattlesnake Horned lizard+ Alligator lizard Western fence lizard Western aquatic garter snake	Pacific treefrog Yellow-legged frog+ Bullfrog Western toad California newt Arboreal salamander	Smallmouth blackbass Bluegill Rainbow trout Minnows	Water striders Water boatmen Backswimmers Caddis flies

+Special status species

#### **4.5. Appendix 4E: Non-Point Source Pollutants Found in Urban Streams**

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Per the United States Geological Survey National Water-Quality Assessment (NAWQA) program non-point source chemical contamination of watersheds is an issue both for agricultural and urban (residential, public agency and commercial) land uses.

Water quality conditions and aquatic health reflect a complex combination of land and chemical use, land-management practices, population density and watershed development, and natural features, such as soils, geology, hydrology and climate. Contaminant concentrations vary from season to season and from watershed to watershed. Even among seemingly similar land uses and sources of contamination, different areas can have very different degrees of vulnerability and, therefore, have different rates at which improved treatment or management can lead to water-quality improvements.

The first step in maintaining and improving water quality, is to identify the potential sources of non-point source pollution which may adversely affect the watershed. Based on the USGS surveys of 35 urban and 120 agricultural watersheds, the following contaminants have the potential to occur within the drainages within Sonora's sphere of influence.

**Table 22:** USGS Identified Contaminants with the Potential to Occur in Urban Watersheds

Potential Contaminants	Description
Fecal Coliform Bacteria	Commonly exceeded in areas providing water-contact recreation
Phosphorous	Generally as high in urban streams as in agricultural streams. More than 70% of sampled urban streams exceed USEPA goals for preventing nuisance plant growth
Insecticides (e.g., diazinon, carbaryl, chlorpyrifos, malathion and others)	Usually occur at higher concentrations in urban streams than in agricultural streams. Levels in urban streams rarely exceed USEPA drinking water standards, but concentrations exceeded at least one guideline established to protect aquatic life in every urban stream sampled.
Herbicides (e.g., atrazine, simazine, prometon and others)	Detected in 99% of urban streams sampled and in 50% of sampled wells. Most common sources are herbicide applications on lawns, golf courses and road right-of-ways.
Pesticides (e.g., insecticides: diazinon and chlorpyrifos and herbicides: simazine and prometon)	Commonly occur in mixtures. Approximately 80% of sampled urban streams contained 5 or more pesticides.
DDT, chlordane, dieldrin, organochloride pesticides in sediments	Associated with higher frequencies of occurrence of DDT, chlordane, and dieldrin and higher concentrations of chlordane and dieldrin than sediments in agricultural streams. 36% of sampled streams exceeded sediment quality guidelines for organochloride pesticides.
Volatile organic compounds (VOCs)	Source: plastics, cleaning solvents, gasoline and industrial operations. Most frequently identified in urban groundwater: commercial and industrial solvents [trichloroethene (TCE), tetrachloroethene (PCE) and methylene chloride]; gasoline additive methyl tert-butyl ether (MTBE); and the solvent and disinfection by-product of water treatment: trichloromethane (aka chloroform).
Trace elements: cadmium, lead, zinc and mercury	In populated urban settings, believed to originate from emissions from industrial and municipal activities and motor vehicles.

Potential Contaminants	Description
Zinc and polycyclic aromatic compounds (PAHs)	PAHs result from fossil fuel combustion. Sediment samples from streambeds and reservoirs indicate Zinc and PAHs concentrations are increasing probably due to increasing use of motor vehicle traffic in watersheds.
Organochlorine compounds	Detected in 97% of whole fish samples collected at urban sites; exceeded guidelines to protect wildlife at nearly 10% of urban streams.
PCBs	Detected in more than 80% of whole fish samples, exceeded guidelines to protect wildlife at nearly 70% of urban streams.

#### 4.6. Appendix 4F: Naturally Occurring Contaminants Which May Affect Water Quality, Within Sonora's Sphere of Influence

In addition to “man-made” sources of potential contaminants, the following are some naturally-occurring potential contaminants which may adversely affect water quality as a result of soil leaching, erosion, sedimentation, and other causes:

**Table 23:** Naturally-Occurring Contaminants

Potential Contaminant	Source
Nitrogen (Ammonium, nitrate)	Fixation of nitrogen gas by plants and certain bacteria; Additions of organic matter; Weathering rocks
Phosphorous (Phosphate)	Weathering of igneous rock; Soil leaching; Additions of organic matter
Calcium	Weathering rocks (especially limestone); Soil leaching
Magnesium	Weathering rocks (especially igneous and carbonate rocks like limestone and dolomite); Soil leaching
Sodium	Weathering rock (especially igneous and sedimentary); Leached easily into surface and groundwater and remains in solution
Potassium	Weathering of igneous rocks; Leaching of clays and glacial material
Manganese	Weathering of igneous rocks; Soil leaching
Sulfur (Sulfate)	Leaching/weathering of gypsum and other common igneous and sedimentary rocks; Found in rainfall frequently above 1 mg/l and sometimes greater than 10 mg/l (a source of air pollution)

#### 4.7. Appendix 4G: Water Quality Sampling Results for Sonora and Woods Creeks

**Table 24: Water Quality Sampling Results for Sonora and Woods Creeks (2001-2003)**

All sampling values in most probable number (mpn) per milliliter

Total coliform: TC

Fecal coliform: FC

	Date	3/12/01 TC/FC	8/13/01 TC/FC	11/26/01 TC/FC	2/19/02 TC/FC	5/14/02 TC/FC	8/15/02 TC/FC	11/5/02 TC/FC	2/10/03 2/24/03 * TC/FC	9/24/03 10/6/03 * TC/FC	6/17/03 TC/FC
<b>Sampling Location</b>											
<b>Woods Creek</b>											
At Fairgrounds		900 130	≥1600 1600	≥1600 500	2419 178	2420 133	2420 201	292 148	1203 39	>2420 268	>2420 238
At Rotary Park		≥1600 50	1600 220	≥1600 300	2419 1046	2420 96	2420 112	2420 548	613 52	>2420 613	>2420 102
At Jack Page Road		80 8	1600 50	240 80	1986 74	2420 517	2420 1120	1986 579	*649 35	2420 126	1986 99
<b>Sonora Creek</b>											
Below train @ Fairgrounds		--	--	--	2419 365	2420 178	2420 125	2420 148	>2420 980	>2420 510	>2420 921
Below Washington Street		--	--	---	--	--	--	--	--	*>2420 687	--
Behind Terzich & Wilson		--	--	--	--	--	--	--	--	*>2420 613	--
At Greenley Road Bridge		--	--	--	--	--	--	--	*866 68	>2420 461	>2420 770



**Table 25: Tuolumne Utilities District Water Quality Sampling Results 2001**

<b>Tuolumne Utilities District Water Quality Sampling Results 2001</b>			
<b>Waterway</b>	<b>Section of Waterway (date, time)</b>	<b>Total Coliform Bacteria (most probable number per 100 milliliters)</b>	<b>Fecal Coliform (most probable number per 100 milliliters)</b>
Sullivan Creek	50 ft. below bridge to creekside church (9/24/01, p.m.)	200	Less than 200
Woods Creek	100 ft. above Stockton St. Bridge/Foot Bridge (9/24/01, p.m.)	3000	400
Sonora Creek	50' above the Barretta St. Bridge (9/21/01, a.m.)	1600	900

**Table 26: Water Quality Parameters and Constituents Measured <sup>1</sup>**

Parameter/Constituent	What it is/Does	Implications for Sonora Waterways
Temperature	Influences water chemistry and solubility of gases (e.g., oxygen and carbon dioxide). May be influenced by unvegetated stream banks	Generally within a normal range during the winter months; however, in areas lacking vegetation along stream banks and in during low flow periods, temperatures may be elevated
Dissolved Oxygen	Influences many of the processes essential for aquatic life	Generally within an acceptable range, although levels may be influenced by high temperatures (see preceding)
pH	Measures the acidity or alkalinity of water. Natural waters normally have a pH between 6 and 9 that is essential to the survival of aquatic life	pH levels below 6 (acidic waters) were detected in Sullivan and Woods Creek. The reason for these low readings has not been determined, but has been identified as a parameter of concern meriting further investigation.
Specific conductance	Electrical conductivity – a measure of water's ability to conduct electricity. Considered a good measure of total dissolved solids and salinity (including salts of calcium, magnesium, sodium, potassium, bicarbonate, sulfate and chloride)	Elevated readings have occurred at Woods Creek and the Sonora wastewater treatment plant
Turbidity	A measure of the degree of suspended particles in water including both organic (e.g., algae) and inorganic (e.g., silt and clay). Turbidity may be associated with erosion of topsoil and silted runoff.	High levels have been recorded along Sullivan Creek (above and below Phoenix Lake) and in the Phoenix Ditch
Synthetic Compounds	Urban pollutants including oil, grease, volatile organic compounds (organic compounds that readily dissipate from water into air—normally industrial chemicals or solvents, dry cleaning solvents, paint thinners, compounds associated with gasoline) and chlorinated herbicides (sometimes used to control weeds)	Perchloroethene (PCE), tetrachloroethene (TCE), and their by-products cis 1,2-dichloroethene (cis 1,2-DCE) and vinyl chloride —associated with dry cleaning solvents, have been detected in monitoring wells in association with Woods Creek within the city limits. PCE has been detected on a limited basis at a water treatment plant within the TUD system. Other synthetic compounds have not generally been detected, however, minimal sampling has been done in association with urbanized portions of the county and in association with stormwater outlets.
Trace Metals	Copper, lead, zinc (often from industrial processes,	Elevated levels of aluminum, iron, manganese and--less

<sup>1</sup> Sources: Tuolumne County Foothill Watershed Assessment, 2005-2006 three limited sampling events including site(s) along Sullivan Creek and Woods Creek; Tuolumne Utilities District –ongoing monitoring results from water treatment plants between 2001 and 2006 and weekly bacteria testing for 2006.

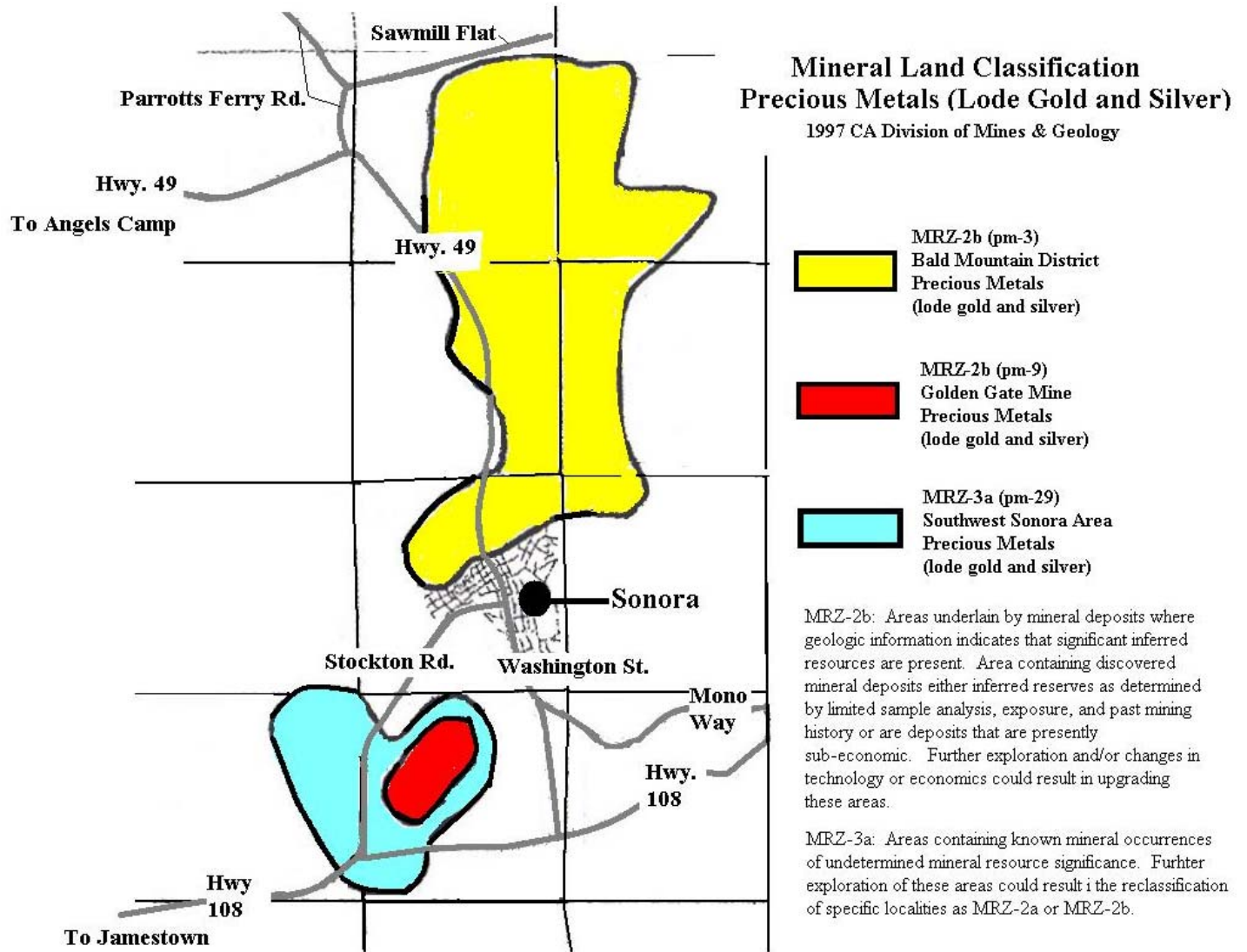
Parameter/Constituent	What it is/Does	Implications for Sonora Waterways
	natural deposits, combustion processes)	frequently--lead and chromium have been detected at water treatment plants within the TUD system.
Nutrients	Nutrients are typically introduced into the watershed through agricultural and residential land uses that use soluble forms of phosphorus and nitrogen as fertilizers. It is often associated with algal blooms.	No obvious trends have been identified, however, this may be due to limited sampling for this constituent.
Coliform bacteria	Total coliform bacteria include a range of microorganism living the intestines of warm and cold-blooded animals, including humans. Includes a subgroup known as <i>Escherichia coli</i> , or <i>E. coli</i> associated with fecal material of warm blooded animals.	Elevated levels of total coliforms, fecal coliforms and <i>E. coli</i> have been identified at water treatment plants within the TUD system. Elevated levels of total coliforms and fecal coliforms have been identified in surface waters including Sullivan Creek and Woods Creek. The presence of elevated coliforms has been consistently found in both the water treatment plants within the TUD system and during sampling events undertaken in conjunction with the Tuolumne County Water Quality Plan (including samples from Woods and Sullivan Creeks). Possible sources of this contamination have been identified as: contamination from fecal material from animals and/or humans, grazing practices, malfunctioning septic systems or overflow of domestic sewage.

**4.8. Appendix 4H: State-Designated Significant Mineral Resources, Carbonate Rock in and around Sonora, Open Space Inventory Map (Creeks, Scenic Resources, Parks and Recreation, Heritage Corridor)**

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Note: The following three maps, together, constitute the **Open Space Inventory for *Sonora General Plan 2020***

Figure 18: Areas of State-Designated Significant Mineral Resources



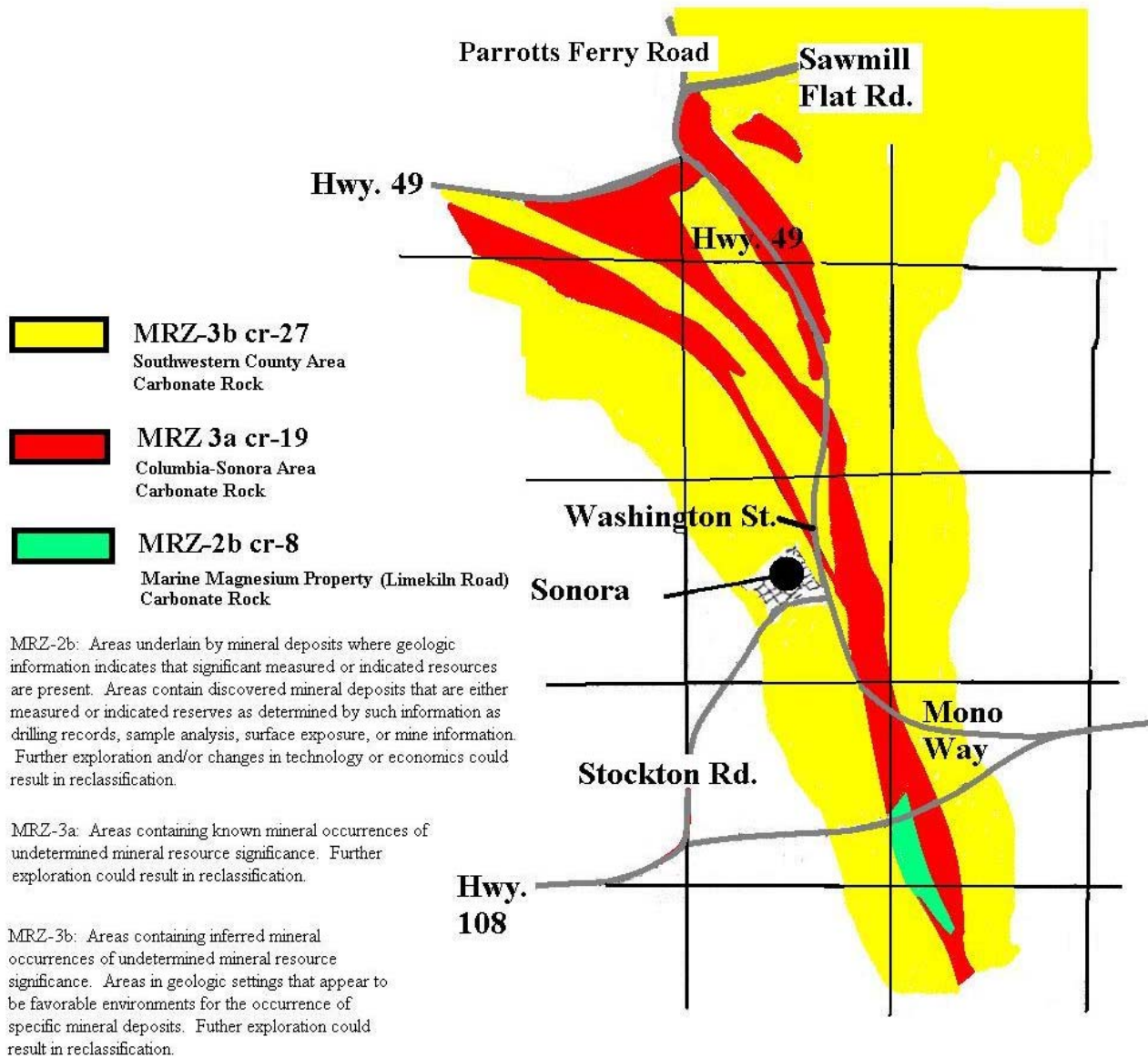
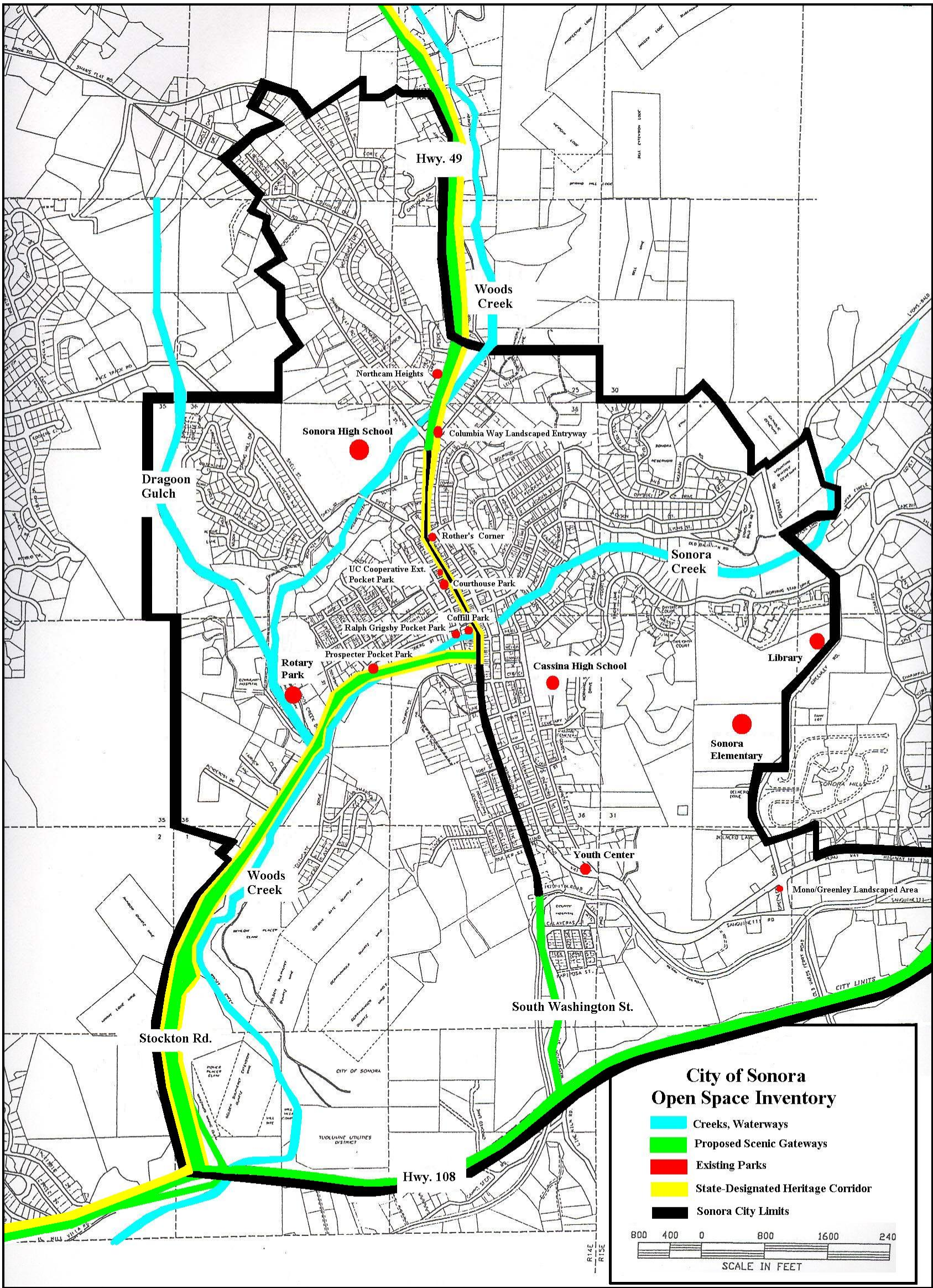
**Figure 19: Carbonate Rock in and around Sonora**



Figure 20: Open Space Inventory Map (Creeks, Scenic Corridors, Heritage Corridor, Parks and Recreation)



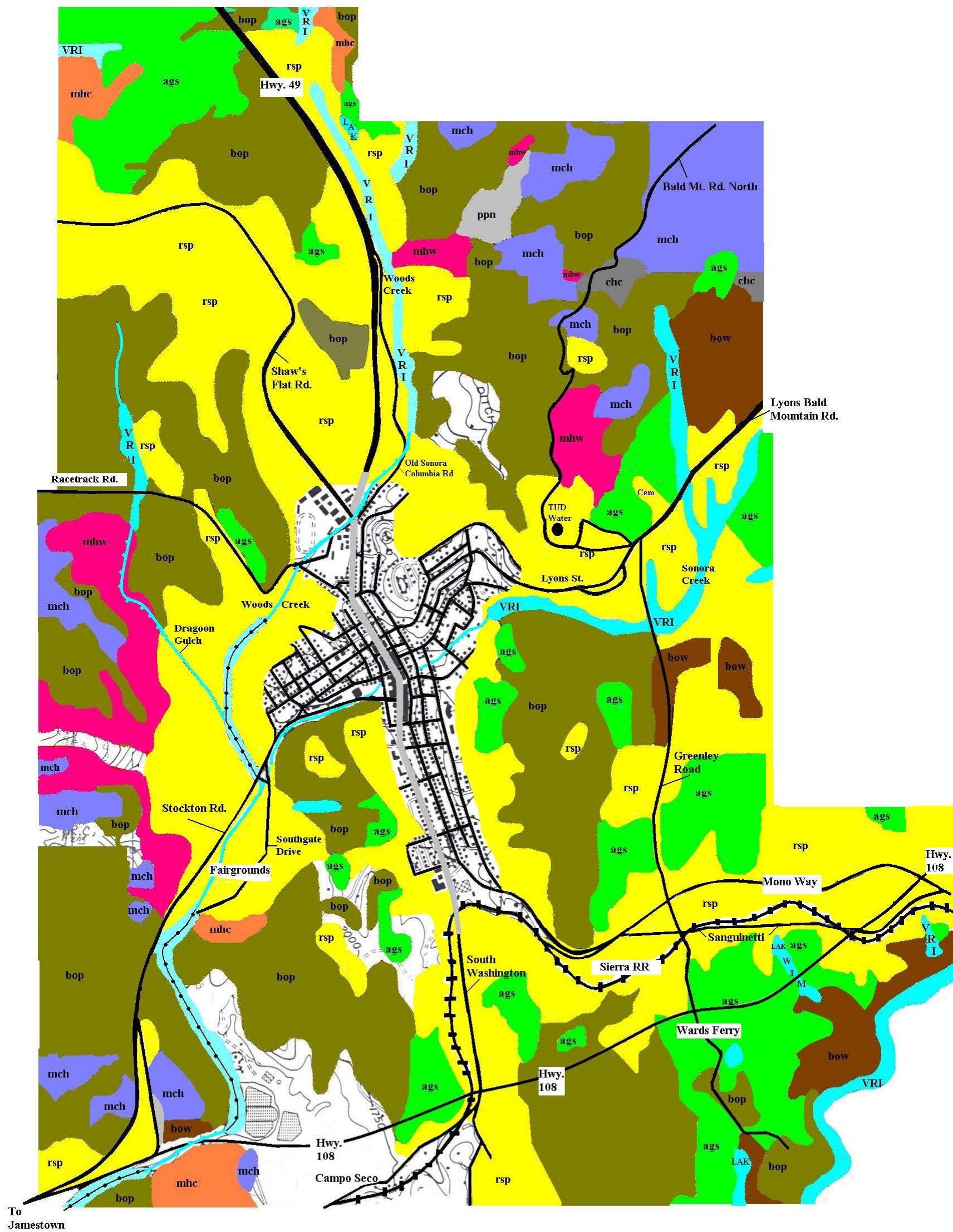


#### **4.9. Appendix 4I: Wildlife Habitat Map**

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Figure 21: Wildlife Habitat Map in and around Sonora Sphere of Influence



**Table 27:** Key to Vegetation Types in Wildlife Habitat Map

Vegetation Type/a/	Description
Valley Foothill Riparian (VRI)	Lower-elevation riparian deciduous woodland (tree cover of 10% or more); similar to montane riparian habitats, but trees are generally taller and may form wider stands along water courses, especially in broad valleys. Dominant trees are usually Fremont cottonwood , California sycamore, various willows and valley oak. Generally occurs below 3,000 elevation.
Wet Meadow (WTM)	An area with more or less permanently moist or wet soil and dense herbaceous vegetation dominated by sedges and other perennial herbs. There may also be patches of willows and other riparian shrubs, with a total canopy cover of less than 10%. In wet meadows, water is at or near the surface most of the growing season as opposed to emergent wetlands which have standing water.
Lake or Pond (LAK)	Water bodies which hold water year-round. Includes both natural and constructed ponds.
Perennial stream	Streams of all sizes that flow all year in normal precipitation years. Streams may be classified as perennial based on the US Geological Survey maps (perennial streams are indicated as solid blue lines) or based on sound evidence regarding their flows in recent years.
Intermittent stream	Streams that normally keep flowing in the spring or summer but eventually stop flowing in normal precipitation years. They may flow year-round in unusually wet years. When not flowing the water may remain in isolated pools or surface water may be absent. Streams may be classified as intermittent based on the US Geological Survey maps (intermittent streams are indicated as dashed blue lines) or based on sound evidence regarding their flows in recent years.
Valley Oak Woodland (VOW)	Woodlands dominated by valley oaks, usually relatively pure stands, but sometimes accompanied by California sycamore, blue oak, and other trees. Most existing stands consist of mature trees with few, if any, young valley oaks. Valley oak woodlands sometimes occur as a type of riparian woodland (adjacent to and dependent on water from a stream) and sometimes occur away from streams.

<b>Vegetation Type/a/</b>	<b>Description</b>
Blue-oak foothill grey pine (bop)	Foothill woodland dominated by blue oak, bull pine, and/or interior live oak, usually with a sparse to moderate canopy cover. A common associate is California buckeye. A patchy shrub layer is usually present at higher elevations, but absent at lower elevations.
Mixed chaparral (mch)	A foothill habitat dominated by one or more species of evergreen shrubs, including scrub oak, chaparral oak, ceanothus species, manzanita species, and chamise. Common associates include birchleaf mountain mahogany, silk tassel, toyon, yerba santa, poison oak and California fremontia. Shrub cover is 10% or more and tree cover, if any, is less than 10%. Occurs mainly at elevations of ponderosa pine forest and below.
Chamise chaparral (chc)	Similar to mixed chaparral, but chamise forms 60% of the total shrub cover. Often chamise occurs in relatively pure stands, but it may be associated with other shrubs of the mixed chaparral (see preceding).
Montane hardwood (mhw)	Forests with at least two-thirds hardwoods (not including riparian trees), usually mixed with some conifers. Dominant species are usually canyon live oak or black oak, and the common conifers are ponderosa pine, incense-cedar and other trees. Generally occurs within the same elevation zones as ponderosa pine forests or sierran mixed conifer, but can occur at lower elevations.
Blue oak woodland (bow)	Foothill woodland in which blue oak occupies at least 85% of the tree canopy. Canopy cover is usually sparse to open. Associated trees include interior live oak and bull pine. Under story is annual grassland, sometimes with scattered patches of shrubs.
Residential/Urban/Park (rsp)	Areas which are urbanized including residential, commercial and industrial areas as well as landscaped parks and gardens.
Annual grassland (ags)	Open grassland composed primarily of annual grasses and forbs. Occurs mainly in the lower foothills. Scattered trees and shrubs may be present, but both have a canopy cover of less than 10%.

Source: Tuolumne County Wildlife Project Vegetation Maps, 1987- As amended by 2001 Site Inspections. Names included in this table are currently being amended for consistency with the California Vegetation Classification Scheme

Three USGS blue-line streams are mapped within the city's sphere of influence: Woods Creek (perennial), Sonora Creek (intermittent) and Dragoon Gulch (intermittent). The Shaw's Flat Ditch and Jamestown Ditch also are mapped by the USGS as perennial drainages, although the Jamestown Ditch has been piped along its entire length while portions of the original route of the Shaw's Flat Ditch continue to receive limited water.

## Chapter 5. Appendices: Noise

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### **5A** Vehicle Noise Limits

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## 5.1. Appendix 5A: Vehicle Noise Limits

**Table 28: Vehicle Noise Limits**

Vehicle Type	Applicable Vehicle Code Section	Special Provisions	Noise Limit (dbA)
Motorcycle	27201	Pre -1970 mfg.	92
Motorcycle	27202	After 1969, and before 1973 mfg.	88
Motorcycle	27202	After 1972 and before 1975 mfg.	86
Motorcycle	27202	After 1974, and before 1986 mfg.	83
Motorcycle	27202	After 1985 mfg.	80
Motorcycle	23130	Other than motor-driven cycle, driven at 45 mph or less	82
Motorcycle	23130	Other than motor-driven cycle, driven at more than 45 mph	86
Motorcycle	23130.5	Driven 35 mph or less in Speed Zone/b/	77
Vehicles Exceeding 5,999 lbs	27204	Varies per date of manufacture	80-88
Vehicles Exceeding 6,000 lbs or more	23130.5	Driven 35 mph or less in Speed Zone/b/	82
Vehicles Exceeding 10,000 lbs or any combination of vehicles towed by such a vehicle	23130(a)	Driven 35 mph or less	86/a/
Vehicles Exceeding 10,000 lbs or any combination of vehicles towed by such a vehicle	23130(a)	Driven more than 35 mph	90/a/
All Other Vehicles	27206	After 1967, before 1973 mfg.	86
All Other Vehicles	27206	After 1972, before 1975 mfg.	84
All Other Vehicles	27206	After 1974 mfg.	80
All Other Vehicles	23130(a)	Driven 45 mph or less	76/a/
All Other Vehicles	23130(a)	Driven more than 45 mph	82/a/
All Other Vehicles	23130.5	Driven 35 mph or less in Speed Zone/b/	74

/a/ Measured at 50 feet from center of the lane of travel.

/b/ Notwithstanding the provisions of Section 23130(a), these noise limits apply in a speed zone of 35 mph or less on level streets or streets with a grade not exceeding 1%±. Measurements of noise are 50 feet from center of the lane of travel.

## Chapter 6. Appendices: Safety

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**6A** Businesses Storing Hazardous Materials within or Adjacent to the Sonora City Limits

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**6B** Soils Map & Soils Characteristics

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**6C** City of Sonora Emergency Operations Plan - Principal and Supporting Agency Functions

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## 6.1. **Appendix 6A: Businesses Storing Hazardous Materials within or adjacent to the Sonora City Limits**

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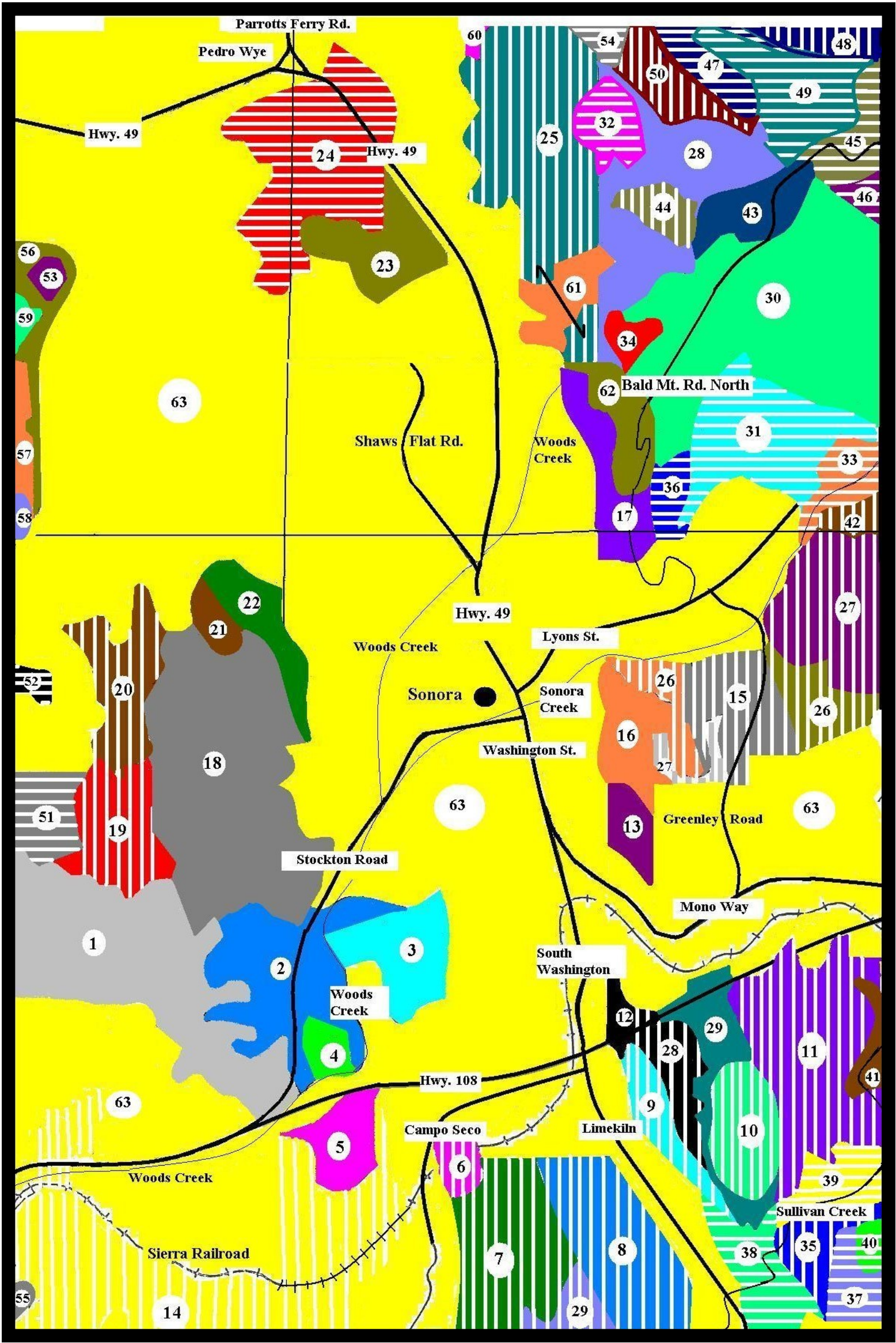
Auto B. Craft 1230 Sanguinetti Road  
 Auto Tech 1260 Sanguinetti Road  
 Baers Antiques 105 S. Washington Street  
 Beacon Station 317 S. Washington Street  
 Big O Tires, 796 E. Mono Way, Sonora  
 Buck's Body Shop 12748 E. Mono Way, Sonora  
 C&C Auto Body – 14392 Cuesta Court, Sonora  
 CDF/Sonora Fire Station 2 S. Forest Road, Sonora  
 Corner Gas (Chevron) 852 E. Mono Way, Sonora  
 Country Qwick Way (342 Stockton St., Sonora)  
 Dura-bilt Sonora Transmissions – 1290 Sanguinetti Road  
 Gold Country Gas – 331 S. Washington St., Sonora  
 Hammond Ford Mercury 13254 Mono Way, Sonora  
 J.S. West Sonora – 564 W. Stockton Rd., Sonora  
 J.S. West & Symons 730 S. Washington St., Sonora  
 Jim's (Opie's) Automotive Services 688 N. Shaws Flat Road, Sonora  
 Kragen Auto Parts 626 S. Washington St.  
 Marine Magnesium Company Sonora 18631 Lime Kiln Rd.  
 McCoy's Tires 372 W. Stockton Rd.  
 Pacific Bell – Ponderosa, 142 W. Ponderosa  
 Pacific Bell – Sonora – 31 William St  
 Reno's Brake & Wheel Aligning 1220 Sanguinetti Road  
 Saint James Episcopal Church N. Washington St., Sonora  
 Sonora Community Hospital, Birthing Center 179 S. Fairview Lane  
 Sonora Community Hospital 1 S. Forest Rd.  
 Sonora Convalescent Hospital – 538 W. Ponderosa Rd.  
 Sonora Express Mart 15 Pesce Way  
 Sonora Family Bowl – 19 Stewart St  
 Sonora Union High School District, Cassina High School 251 S. Barretta St., Sonora  
 Sonora Union High School Transportation Yard Shaws Flat Rd,  
 Sonora Union High School 430 N. Washington St.  
 Sooters Auto Service 578 W Stockton Rd.  
 Summit Beverage Company, Inc. 219 Southgate Dr.  
 Sun-Waelty Auto Service 569 S. Washington  
 Terrible Herbst #71, 13309 Mono Way, Sonora (sphere of influence)  
 The Radiator Doctor, 495 South Washington St.  
 Union Democrat 84 S. Washington St.  
 Urocal Bulk Plan 201 Hospital Rd.  
 USFS Service Old Yard 10 Forest Rd.  
 VIC's Chevron & Towing Inc. 400 N. Washington St.  
 Walmart Stores, Inc. 1101 Sanguinetti Road



## **6.2. Appendix 6B: Soils Map & Soils Characteristics**

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Figure 22: Soils Map in and around Sonora



**Table 29: Sonora Soils Characteristics**

Map #	Soil Series Symbol	Soil Series Name	Depth Range (inches)	Parent material	Permeability	General Drainage	Erosion Hazard	Timber Production	Extensive Range Use
1	<u>748m/748m</u> 3S-2/4S-1	Sobrante (schist)	20-40	Greenschist	Moderate	Well	Slight	Unsuited	Medium
2	<u>7118m</u> 4S-2	Boomer (schist)	40-80	Greenschist	Moderate	Well	Slight	Low	Low to medium
3	<u>748m</u> 3S-2	Sobrante (schist)	20-40	Greenschist	Moderate	Well	Slight	Unsuited	Medium
4	<u>775m</u> 2S-2	Kidd (schist)	5-20	Sericite schist	Rapid	Excessive	High	Unsuited	Very low
5	<u>7118m</u> 4-2 (2)	Boomer (schist)	40-80	Greenschist	Moderate	Well	Slight	Low	Low to medium
6	<u>7311m</u> 3-1	Argonaut (schist)	20-40	Greenschist	Slow	Well	Slight	Unsuited	Medium
7	<u>748m/7311m</u> 2-1/3-1	Sobrante (schist)- Argonaut (schist) Complex	20-40	Greenschist	Slow to moderate	Well	Slight to moderate	Unsuited	Low to medium
8	<u>871m/8311</u> 4-2/2-2	Los Gatos (schist) – Dorado Complex	9-40	Meta-sedimentary rock	Moderate to moderately slow	Well	Slight	Unsuited	Medium to high
9	<u>854LS</u> 4S-2	Secata (limestone)	30-60	Limestone and various interbedded rocks	Moderate	Well	High	Unsuited	Medium to high
10	<u>857m</u> 2S-3	Gaviota (schist)	10-20	Meta-sedimentary rock	Moderately rapid	Well to somewhat excessive	Moderate to high	Unsuited	Medium
11	<u>7593/7311i</u> 4R1-1/4-1	Rescue-Argonaut (intrusive) Complex	20-80	Basic intrusive rock	Slow to moderately slow	Well	Moderate to slight	Unsuited	Medium to high
12	<u>851LS</u> 4-2	Coarsegold (limestone)	30-60	Metamorphic rock interbedded	Moderate	Well	Slight	Unsuited	Medium to high

Map #	Soil Series Symbol	Soil Series Name	Depth Range (inches)	Parent material	Permeability	General Drainage	Erosion Hazard	Timber Production	Extensive Range Use
				with larger bodies of limestone					
13	<u>871m</u> 3-2	Los Gatos (schist)	24-40	Meta-sedimentary rock	Moderate	Well	Slight	Unsuited	Medium
14	<u>748/748</u> 2-2/3-1	Sobrante Complex	20-40	Greenstone	Moderate	Well	Slight to moderate	Unsuited	Low to medium
15	<u>743/7311i</u> 3-1/3-1	Auberry/Argonaut (intrusive) Complex	20-60	Granitic rock, Basic intrusive rock	Slow to moderate	Well to somewhat poor	Slight to moderate	Unsuited	Medium to high
16	<u>871m</u> 3-1	Los Gatos (schist)	24-40	Meta-sedimentary rock	Moderate to moderately slow	Well	Slight	Unsuited	Medium to high
17	<u>871m</u> 3-2	Los Gatos (schist)	24-40	Meta-sedimentary rock	Moderate to moderately slow	Well	Slight	Unsuited	Medium to high
18	<u>748m/7118m</u> 3SE-2/4SE-2	Sobrante (schist) – Boomer (schist) Complex	20-80	Greenschist	Moderate to moderately slow	Well	Slight to Moderate	Unsuited to low	Low
19	<u>748</u> 3S-2	Sobrante	20-40	Greenstone	Moderate	Well	Slight	Unsuited	Medium
20	<u>7118m/748m</u> 4S-2/3S-2	Boomer (schist) – Sobrante (schist) Complex	20-80	Greenschist	Moderate	Well	Slight	Low to unsuited	Low to medium
21	<u>748m</u> 2SE-3	Sobrante (schist)	20-40	Greenschist	Moderate	Well	Slight to Moderate	Unsuited	Low
22	<u>7118m</u> 4S-2	Boomer (schist)	40-80	Greenschist	Moderate	Well	Slight	Low	Low to medium
23	<u>LSA /a/</u> 3R-1	Limestone Soil Association	18-60	Limestone and various interbedded rocks	Moderately slow	Well to moderately well	Slight	Unsuited	Medium

Map #	Soil Series Symbol	Soil Series Name	Depth Range (inches)	Parent material	Permeability	General Drainage	Erosion Hazard	Timber Production	Extensive Range Use
24	<u>851LS/754/LDV</u> 3R1-1/3-1/3-1	Coarsegold (limestone) – Tivy – Limestone (dark vertisol) Complex	10-60	Limestone and various interbedded rocks; Basic intrusive rock	Moderate to moderately slow	Well to moderately well	Slight to moderate	Unsuited	Low to Medium
25	<u>8311/851</u> 2E-3/3E-2/b/	Dorado-Coarsegold Complex	9-60	Meta-sedimentary rock	Moderate	Somewhat excessive to well	High to slight	Unsuited	Very low to high/b/
26	<u>7311i</u> 3R2-1	Argonaut (intrusive)	20-40	Basic intrusive rock	Slow	Well to somewhat poor	Slight	Unsuited	Medium
27	<u>7311i/7593</u> 4S-1/4S-1	Argonaut (intrusive) –Rescue Complex	20-80	Basic intrusive rock	Slow to moderately slow	Well	Moderate to slight	Unsuited	Medium to high
28	<u>8311/871m</u> 2E-3/3E-2	Dorado – Los Gatos (schist) Complex	9-40	Meta-sedimentary rock	Moderately rapid to moderately slow	Well to excessive	Very high to moderate	Unsuited	Very low to medium
29	<u>748</u> 2-2	Sobrante	20-40	Greenstone	Moderate	Well	Slight to moderate	Unsuited	Low to medium
30	<u>7319</u> 4R3-2	Trabuco	40-80	Basic intrusive rock	Slow	Well	Moderate	Unsuited	Low to medium
31	<u>7593</u> 4S-1	Rescue	30-80	Basic intrusive rock	Moderately slow	Well	Moderate	Unsuited	Medium to high
32	<u>8311</u> 1RE-3	Dorado	9-24	Meta-sedimentary rock	Moderately rapid	Excessive	Very high	Unsuited	Unsuited
33	<u>7419</u> 4R2-2	Los Posas	20-40	Basic intrusive rock	Moderately slow	Well	Moderate	Unsuited	Medium to high
34	<u>827</u> 3S-3	Mariposa	12-35	Meta-sedimentary rock	Moderate	Well	Slight	Low to high	Low
35	<u>7593</u>	Rescue	30-80	Basic intrusive	Moderately	Well	Moderate	Unsuited	Medium to

Map #	Soil Series Symbol	Soil Series Name	Depth Range (inches)	Parent material	Permeability	General Drainage	Erosion Hazard	Timber Production	Extensive Range Use
	4R1-1			rock	slow				high
36	<u>7593</u> 4R1-2	Rescue	30-80	Basic intrusive rock	Moderately slow	Well	Moderate	Unsuited	Medium to high
37	<u>7593/7311i</u> 4R1-1/4-1	Rescue – Argonaut (intrusive) Complex	20-80	Basic intrusive rock	Moderately slow to slow	Well to somewhat poor	Moderate to slight	Unsuited	Medium to high
38	<u>871m</u> 3S-3	Los Gatos (schist)	24-40	Meta-sedimentary rock	Moderate	Well	Slight	Unsuited	Medium to high
39	<u>7593/7311i</u> 4R1-1/4-1	Rescue- Argonaut (intrusive) Complex	20-80	Basic intrusive rock	Moderately slow to slow	Well to somewhat poor	Moderate to slight	Unsuited	Medium to high
40	<u>7593/7311i</u> 4R1-1/4R1-1	Rescue- Argonaut (intrusive) Complex	20-80	Basic intrusive rock	Moderately slow to slow	Well to somewhat poor	Moderate to high	Unsuited	Medium to high
41	<u>7593/7419</u> 3R-1/4R-1	Rescue-- Los Posas Complex	20-80	Basic intrusive rock	Slow to moderately slow	Well	Moderate	Unsuited	Medium to high
42	<u>7593</u> 3R2-2	Rescue	30-80	Basic intrusive rock	Slow	Well	Moderate	Unsuited	Medium
43	<u>7593</u> 3R-2	Rescue	30-80	Basic intrusive rock	Slow	Well	Moderate	Unsuited	Medium
44	<u>816</u> 4S-2	Siter	36-84	Meta-sedimentary rock	Moderately slow	Well	Slight	Low to high	Medium
45	<u>7152</u> 5S-2	Dobbins	45-120	Basic intrusive rock	Slow	Well	Moderate	Low to high	Medium
46	<u>7319</u> 4R3-2	Trabuco	40-80	Basic intrusive rock	Slow	Well	Moderate	Unsuited	Low to medium
47	700(MH) & 815m/4S-2	Dredge tailings and placer mined areas of mixed gravels and cobbles- Josephine	40-60	Meta-sedimentary rock	Moderate	Well	Slight	Low to high	Medium

Map #	Soil Series Symbol	Soil Series Name	Depth Range (inches)	Parent material	Permeability	General Drainage	Erosion Hazard	Timber Production	Extensive Range Use
		(schist) Complex							
48	<u>872m</u> 2S-3	Maymen	10-20	Meta-sedimentary rock	Moderately rapid	Excessive	High	Unsuited	Unsuited to very low
49	<u>827</u> 2S-3	Mariposa	12-35	Meta-sedimentary rock	Moderate	Excessive	High	Unsuited	Very low
50	<u>815m</u> 4S-2	Josephine (schist)	40-60	Meta-sedimentary rock	Moderate	Well	Slight	Low to high	Medium
51	<u>748m/7311m</u> 3S-1/3-1	Sobrante (schist)-Argonaut (schist) complex	20-40	Greenschist	Moderate to slow	Well	Slight	Unsuited	Medium
52	<u>871m/858</u> 3-2/2S-2	Los Gatos (schist)-Daulton Complex	11-40	Meta-sedimentary rock	Moderate to moderately rapid	Well	Slight	Unsuited	Medium to high
53	<u>851</u> 3-1	Coarsegold	30-60	Meta-sedimentary rock	Moderate	Well	Slight	Unsuited	Medium to high
54	<u>815m</u> 4S-2	Josephine (schist)	40-60	Meta-sedimentary rock	Moderate	Well	Slight	Low to high	Medium
55	<u>748</u> 4-1	Sobrante	20-40	Greenstone	Moderate	Well	Slight	Unsuited	Medium
56	400	Unclassified soils on older alluvial terraces							
57	200	Unclassified soils on younger alluvial terraces and bottomland							
58	<u>871m</u> 3-2	Los Gatos (schist)	24-40	Meta-sedimentary rock	Moderate to moderately slow	Well	Slight	Unsuited	Medium to high
59	<u>871m</u> 3-1	Los Gatos (schist)	24-40	Meta-sedimentary	Moderate to moderately	Well	Slight	Unsuited	Medium to high



Map #	Soil Series Symbol	Soil Series Name	Depth Range (inches)	Parent material	Permeability	General Drainage	Erosion Hazard	Timber Production	Extensive Range Use
				rock	slow				
60	<u>815m</u> 4S-2	Josephine (schist)	40-60	Meta-sedimentary rock	Moderate	Well	Slight	Low to high	Medium
61	851/815m 3S-2/4S-2	Coarsegold - Josephine (schist) Complex	30-60	Meta-sedimentary rock	Moderate	Well	Slight	Unsuited to low to high	Medium to high
62	<u>871m</u> 2R1-3	Los Gatos (schist)	24-40	Meta-sedimentary rock	Moderately slow	Well	Moderate	Unsuited	Low to medium
63	Ui	Urbanized-Industrial (Unclassified)							

/a/ Map symbol unclear. Soil is a form of limestone mapped as LRA (a soil symbol error) but is more likely LSA—a limestone soil association

/b/ Map symbol unclear. Symbols indicate soil phase of 3E. No such soil phase is recorded. The information provided indicates a soil phase of 3S.

Sources: *Soil-Vegetation Maps of California-U.S. Forest Service, California Department of Forestry; Tables for the Soil-Vegetation Map Southwest Quarter of the Columbia Quadrangle (69C-3), 1978; Tables for the Soil-Vegetation Map Southeast Quarter of the Columbia Quadrangle (69C-4), 1977; Tables for the Soil-Vegetation Map Northeast Quarter of the Sonora Quadrangle (78B-1), 1978; Tables for the Soil-Vegetation Map Northwest Quarter of the Sonora Quadrangle (78B-2), 1978*

**Notes:** Slope is indicated by the final number in each soil series symbol (e.g., 3-1 indicates a slope class of 1; 2R1-1 indicates a slope class of 1; 4S-2 indicates a slope class of 2)

<u>Slope class</u>	<u>Percent slope</u>
1	0-30%
2	30-50%
3	50-70%
4	70% and greater



### 6.3. Appendix 6C : City of Sonora Emergency Operations Plan- Principal and Supporting Agency Functions

**P** – Principal Agency/Organization Responsible

**S** – Supporting Agency/Organization

		Administration	Elected Officials	Fire	Police	Communications Development	Public Works	Building Department	Finance Department
<b>Annex/Function</b>									
A	Management	P	S	S	S	S	S	S	S
B	Alerting and Warning	S		S	P		S	S	
C	Communications	S		S	P		S		S
D	Situation Analysis	P		P	P		S	S	S
E	Public Information	P	S			S			
F	Fire and Rescue			P	S		S	S	
G	Law Enforcement			S	P				
H	Medical			P	S				
I	Public Health	P		S				S	
J	Coroner			P	P		S		
K	Care and Shelter	P							
L	Evacuation			S	P		S		
M	Construction & Engineering					S	P	S	
N	Supply/Procurement						S		P
O	Personnel	P							
P	Transportation						P	S	
Q	Utilities	P							
R	Radiological Protection			P	S				
S	Recovery					P		S	

## Chapter 7. Appendices: Public Facilities

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No Appendices

## Chapter 8. Appendices: Air Quality

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No Appendices

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## Chapter 9. Appendices: Cultural Resources

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**9A** Survey Boundaries for *Sonora Historic Resources Inventory, City of Sonora, Tuolumne County, California*; Foothill Resources, Ltd. With Historical Overview by Carlo M. De Ferrari, Tuolumne County Historian; November, 2003

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**9B** Concentrations of Resources 50 Years of Age and Older, City of Sonora, 2004

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**9C** Standards for Cultural Resource Professionals

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**9D** Standards for Cultural Resources Studies

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**9E** City of Sonora Database of Cultural Resources

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**9F** Cultural Resources Management Ordinance Guidelines

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**9G** Mills Act  
Federal Historic Preservation Tax Incentives  
Marks Historic Rehabilitation Act &  
Other Financial Incentives for Historic Preservation Which May be  
Considered Dependent upon Available Funding

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**9H** Secretary of the Interior's Standards

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**9I** Certified Local Government Overview of Program &  
Requirements for Designation

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**9J** California Historic Resources Eligibility Designations  
California Register of Historical Resources (12/8/2003)

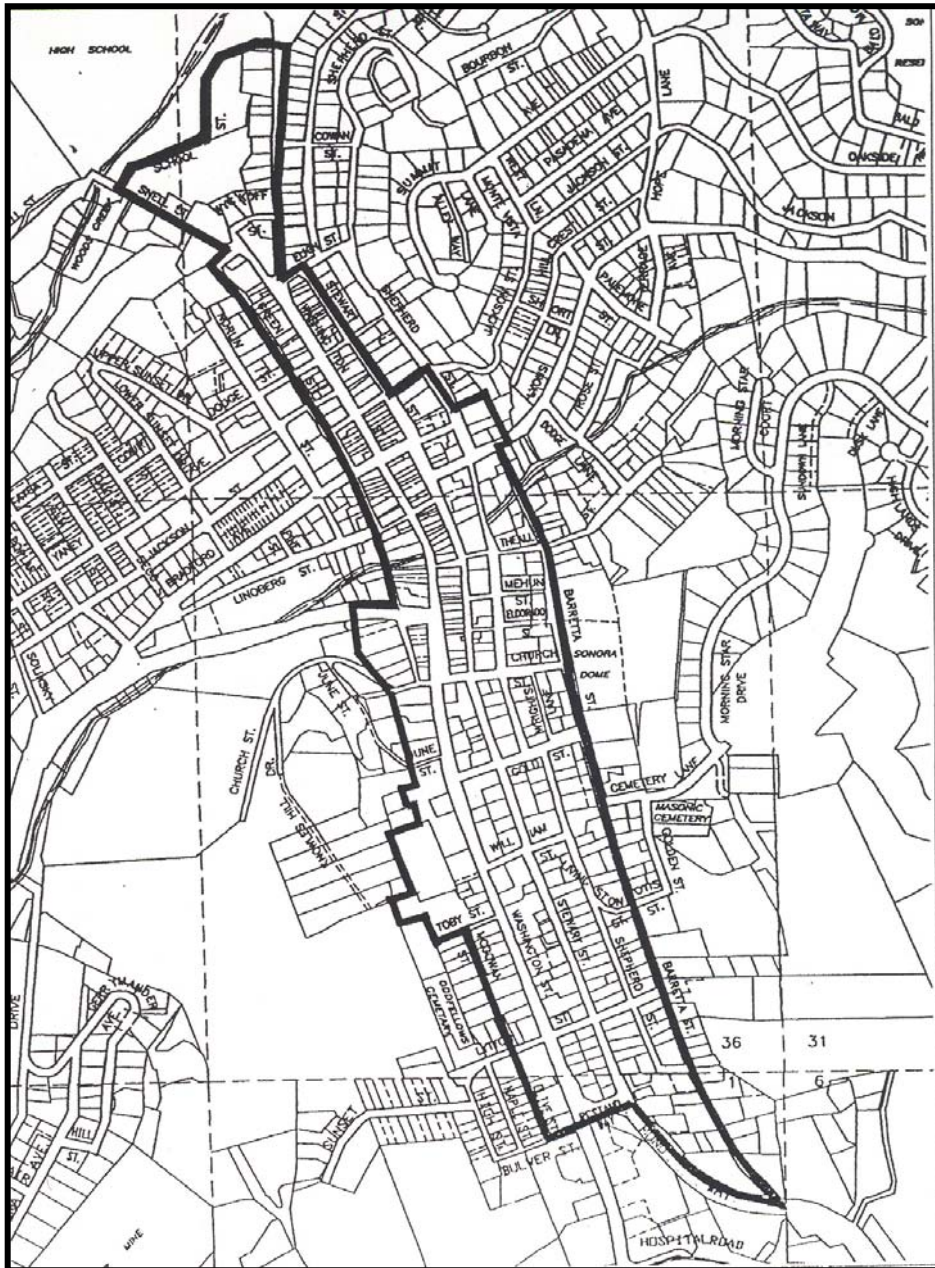
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**9K** Milestones in Sonora History  
Timeline  
Sonora Newspapers  
Fire History  
Notable Persons

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**9.1. Appendix 9A: Survey Boundaries for Sonora Historic Resources Inventory, City of Sonora, Tuolumne County, California; Foothill Resources, Ltd. With Historical Overview by Carlo M. De Ferrari, Tuolumne County Historian; November, 2003**

**Figure 23: Survey Boundaries 2003 Sonora Historic Resources Inventory**

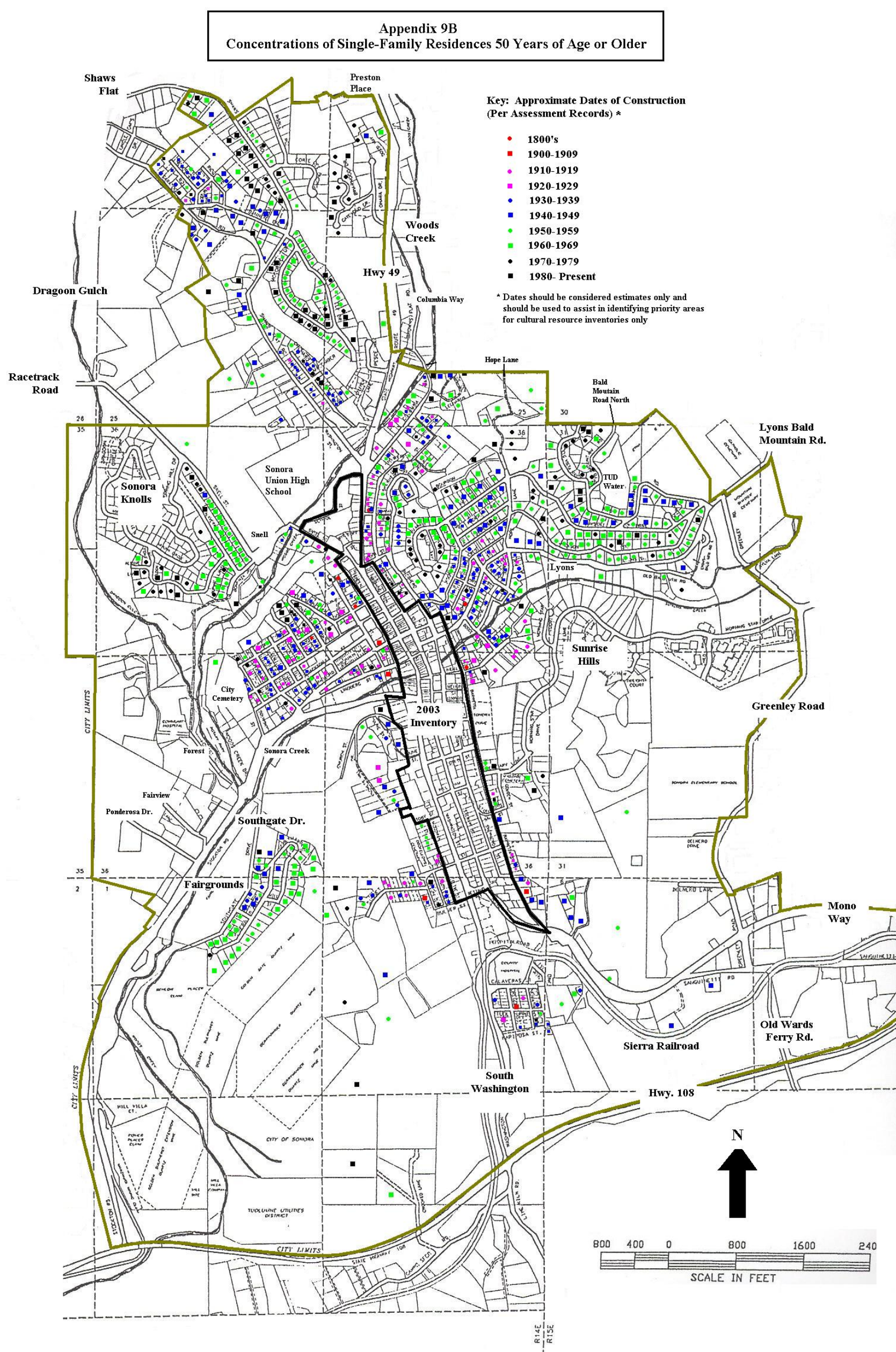


**9.2. Appendix 9B: Concentrations of Resources 50 Years of Age and Older; City of Sonora, 2004**

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**Figure 24: Concentrations of Resources 50 Years of Age and Older (2004)**





### **9.3. Appendix 9C: Standards for Cultural Resource Professionals**

## History Professional Qualifications

Local Government \_\_\_\_\_

Name \_\_\_\_\_ Commissioner ☐ Staff ☐  
(Name of Commissioner or Staff)

Date of Appointment: \_\_\_\_\_ Date Term Expires: \_\_\_\_\_

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

### Alternative A

☐ MA or PhD in History

or

☐ MA/MS or PhD in CRF

\_\_\_\_\_  
(specify field)

### Alternative B1

☐ BA in History

or

☐ BA in CRF

\_\_\_\_\_  
(specify field)

and

- ☐ Two years full-time experience in history (check appropriate boxes below and attach explanation and dates)
- \_\_\_\_ research
- \_\_\_\_ writing
- \_\_\_\_ teaching
- \_\_\_\_ interpretation
- \_\_\_\_ other (specify) \_\_\_\_\_

- ☐ With a professional institution

\_\_\_\_\_  
(specify institution)

- \_\_\_\_ academic institution
- \_\_\_\_ historical org./agency
- \_\_\_\_ museum
- \_\_\_\_ other (specify) \_\_\_\_\_

### Alternative B2

☐ BA in History

or

☐ BA in CRF

\_\_\_\_\_  
(specify field)

and

- ☐ Substantial contribution through research and publication to body of scholarly knowledge in history (attach explanation)

To meet the standards in this discipline you must be able to check either a big box or a big circle, and check all the smaller boxes under that alternative. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

## Architectural History Professional Qualifications

Local Government \_\_\_\_\_

Name \_\_\_\_\_ Commissioner ☐ Staff ☐  
(Name of Commissioner or Staff)

Date of Appointment: \_\_\_\_\_ Date Term Expires: \_\_\_\_\_

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

### Alternative A

☐ MA or PhD in Architectural History

or

☐ MA/MS or PhD in Art History, Historic Preservation or CRF

\_\_\_\_\_  
(specify field)

and

☐ Coursework in American Architectural History (list courses or attach listing)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Alternative B1

☐ BA in Architectural History

or

☐ BA in Art History, Historic Preservation or CRF

\_\_\_\_\_  
(specify field)

and

☐ Two years full-time experience in American architectural history or restoration (check appropriate boxes below and attach explanation and dates)

☐ With a professional institution  
\_\_\_\_\_  
(specify institution)  
\_\_\_ academic institution  
\_\_\_ historical org./agency  
\_\_\_ museum  
\_\_\_ other (specify) \_\_\_\_\_

### Alternative B2

☐ BA in Architectural History

or

☐ BA in Art History, Historic Preservation or CRF

\_\_\_\_\_  
(specify field)

and

☐ Substantial contribution through research and publication to body of scholarly knowledge in American architectural history (attach explanation)

To meet the standards in this discipline you must be able to check either a big box or a big circle, and check all the smaller boxes under that alternative. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related. In addition, note that Alternative A requires the advanced degree in architectural history or a closely related field and coursework in American architectural history. Alternatives B1 and B2 require the work experience or publications (in lieu of a graduate degree) to be in American architectural history. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

## Architecture Professional Qualifications

Local Government \_\_\_\_\_

Name \_\_\_\_\_ Commissioner ☐ Staff ☐  
(Name of Commissioner or Staff)

Date of Appointment: \_\_\_\_\_ Date Term Expires: \_\_\_\_\_

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

### Alternative A

☐ Professional degree in Architecture

and

☐ At least two years full-time professional experience in architecture (attach explanation)

### Alternative B

☐ State license to practice architecture

\_\_\_\_\_  
(specify state(s))

To meet the standards in this discipline you must be able to check both boxes under Alternative A or the box under Alternative B. Note that professional degree means a five-year or graduate degree. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

## Historic Architecture Professional Qualifications

Local Government \_\_\_\_\_

Name \_\_\_\_\_ Commissioner ☐ Staff ☐  
(Name of Commissioner or Staff)

Date of Appointment: \_\_\_\_\_ Date Term Expires: \_\_\_\_\_

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

### Alternative A

- ☐ Professional degree in Architecture  
and  
☐ At least one year of graduate study in Architectural Preservation, American Architectural History, Preservation Planning, or CRF  
\_\_\_\_\_  
(specify field)

### Alternative A2

- ☐ Professional degree in Architecture  
and  
☐ At least one year of full-time professional experience in historic preservation projects, including detailed investigations of historic structures, preparation of historic structures research reports, preparation of plans and specifications for preservation projects (attach explanation)

### Alternative B1

- ☐ State license to practice architecture  
\_\_\_\_\_  
(specify state(s))  
and  
☐ At least one year of graduate study in Architectural Preservation, American Architectural History, Preservation Planning, or CRF  
\_\_\_\_\_  
(specify field)

### Alternative B2

- ☐ State license to practice architecture  
\_\_\_\_\_  
(specify state(s))  
and  
☐ At least one year of full-time professional experience in historic preservation projects, including detailed investigations of historic structures, preparations of historic structures research reports, preparation of plans and specifications for preservation projects (attach explanation)

To meet the standards in this discipline you must be able to check all the boxes under one of the alternatives. Note that a professional degree means a five-year or graduate degree. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

## Prehistoric Archeology Qualifications

Local Government \_\_\_\_\_

Name \_\_\_\_\_ Commissioner ☐ Staff ☐  
(Name of Commissioner or Staff)

Date of Appointment: \_\_\_\_\_ Date Term Expires: \_\_\_\_\_

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

### Alternative A

☐ MA/MS or PhD in Archeology or Anthropology or CRF \_\_\_\_\_  
(specify field)

and

☐ At least one year full-time professional experience or equivalent specialized training in archeological research, administration, or management (attach explanation)

and

☐ At least four months of supervised field and analytic experience in general North American archeology (attach explanation)

and

☐ Demonstrated ability to carry research to completion (attach explanation)

and

☐ At least one year of full-time experience at a supervisory level in the study of archeological resources of the prehistoric period (attach explanation)

To meet the standards in this discipline you must be able to check all the boxes above. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related.

## Historic Archeology Qualifications

Local Government \_\_\_\_\_

Name \_\_\_\_\_ Commissioner ☐ Staff ☐  
(Name of Commissioner or Staff)

Date of Appointment: \_\_\_\_\_ Date Term Expires: \_\_\_\_\_

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

### Alternative A

- ☐ MA/MS or PhD in Archeology or Anthropology or CRF \_\_\_\_\_  
(specify field)
- and
- ☐ At least one year full-time professional experience or equivalent specialized training in archeological research, administration, or management (attach explanation)
- and
- ☐ At least four months of supervised field and analytic experience in general North American archeology (attach explanation)
- and
- ☐ Demonstrated ability to carry research to completion (attach explanation)
- and
- ☐ At least one year of full-time experience at a supervisory level in the study of archeological resources of the historic period (attach explanation)

To meet the standards in this discipline you must be able to check all the boxes above. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

#### **9.4. Appendix 9D: Standards for Cultural Resources Studies**

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The City of Sonora recommends implementation of the guidelines established by the Secretary of the Interior for conducting cultural resource studies and for documenting cultural resources. The detailed guidelines are found on-line at [www.cr.nps.gov/local-law/arch\\_standards\\_1.htm](http://www.cr.nps.gov/local-law/arch_standards_1.htm).



## **9.5. Appendix 9E: City of Sonora Database of Cultural Resources**

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The City of Sonora Database of Cultural Resources currently contains those resources 50 years of age or older as listed in Appendix A of the *Sonora Historic Resources Inventory, City of Sonora, Tuolumne County, California*; November, 2003, by Marvin et. al, with historical overview by Carlo M. De Ferrari, Tuolumne County Historian.

## **9.6. Appendix 9F: Cultural Resources Management Ordinance Guidelines**

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Every local government in California has the authority to adopt a local ordinance which provides regulations applicable to historic properties. Because every local community has different types of historic resources, populations, development pressures, etc., each local government should create a local historic preservation ordinance that best suits the needs and views of its community.

There is no standard “model” for what an ordinance should contain. However, historic preservation ordinances will typically include the following:

- a provision for creation of a local historic preservation commission and the responsibilities and powers given to that commission;
- an explanation of the criteria used to determine what properties can be designated under the ordinance and the process for such a designation;
- a provision for granting economic hardship waiver;
- a requirement that property owners maintain resources designated under the ordinance and guidelines for that maintenance.

We have provided links to a sampling of actual historic preservation ordinances from local governments in California. So that you can compare and contrast how different local governments have addressed a particular issue, such as commission powers, designation criteria, economic hardship waivers, etc., there are links to pages that draw from these ordinances and group certain types of ordinance provisions together.

In order to help local governments in California address the issue of creating and revising historic preservation ordinances, the Office of Historic Preservation has contracted with Clarion Associates, Inc. of Denver, Colorado, to create of a local historic preservation ordinance manual. We anticipate that this manual will be available by Spring 2003.

In the interim, The American Planning Association has given us permission to distribute, free of charge, copies of their booklet entitled “Preparing a Historic Preservation Ordinance” by Richard J. Roddewig. Although it was last updated in 1983 and was written for a national audience and therefore is not California specific, it still is extremely useful for anyone considering undertaking the ordinance creation process. You may request a copy by contacting the Local Government Unit at (916) 653-2582, or [calshpo@ohp.parks.ca.gov](mailto:calshpo@ohp.parks.ca.gov).

**9.7. Appendix 9G: Mills Act, Federal Historic Preservation Tax Incentives, Marks Historic Rehabilitation Act & Other Financial Incentives for Historic Preservation Which May be Considered Dependent upon Available Funding**

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### **9.7.1. Mills Act (Office of Historic Preservation, 10/28/99)**

#### **Introduction**

Economic incentives contribute to the preservation of residential neighborhoods and the revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program available in California for use by private property owners of qualified historic buildings. Owner-occupied single family residences and income-producing commercial properties may qualify for the Mills Act program.

Property owners of historic buildings may qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period. Mills Act participants may realize a property tax savings of approximately 50% each year for newly improved or purchased older properties. County Assessors are required to calculate the assessed value of the property tax savings for Mills Act properties on the capitalization of income method rather than on market value.

The Mills Act is a permissive program subject to approval and adoption by city and county governments. California's four largest cities (Los Angeles, San Diego, San Francisco, and San Jose) have instituted Mills Act programs. The Mills Act provides local governments the flexibility to design preservation programs to accommodate specific community needs and priorities for rehabilitating entire neighborhoods, encouraging seismic safety programs, contributing to affordable housing, promoting heritage tourism, or fostering pride of ownership.

A formal agreement, generally known as a Mills Act contract, is executed between the local government and the property owner for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold. Property owners agree to protect, preserve, and maintain the property in accordance with specific historic preservation standards and conditions identified in the contract. Periodic inspections of the property by city or county officials ensure proper maintenance of the property. Local authorities may impose penalties for breach of contract or failure to protect the historic property. The contract is binding to all owners during the contract period.

A qualified historic property is a property listed on any official federal, state, county, or city register, including the National Register of Historic Places, the California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, local landmarks, and local survey listings.

**9.7.2. California State Codes Relating to Mills Act Program (California Government Code, Article 12, Sections 50280 – 50290)**

**50280. Restriction of property use.**

Upon the application of an owner or the agent of an owner of any qualified historical property, as defined in Section 50280.1, the legislative body of a city, county, or city and county may contract with the owner or agent to restrict the use of the property in a manner which the legislative body deems reasonable to carry out the purposes of this article and of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the Revenue and Taxation Code. The contract shall meet the requirements of Sections 50281 and 50282.

**50280.1. Qualified historic property.**

"Qualified historical property" for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:

- (a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.
- (b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

**50281. Required contract provision.**

Any contract entered into under this article shall contain the following provisions:

- (a) The term of the contract shall be for a minimum period of 10 years.
- (b) Where applicable, the contract shall provide the following:
  - (1) For the preservation of the qualified historical property and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code.
  - (2) For the periodic examinations of the interior and exterior of the premises by the assessor, the Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the owner's compliance with the contract.
  - (3) For it to be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered into the contract.
- (c) The owner or agent of an owner shall provide written notice of the contract to the Office of Historic Preservation within six months of entering into the contract.

**50281.1. Fees.**

The legislative body entering into a contract described in this article may require that the property owner, as a condition to entering into the contract, pay a fee not to exceed the reasonable cost of administering this program.

**50282. Renewal.**

- (a) Each contract shall provide that on the anniversary date of the contract or such other annual date as is specified in the contract, a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.
- (b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.
- (c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.
- (d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.
- (e) No later than 20 days after a city or county enters into a contract with an owner pursuant to this article, the clerk of the legislative body shall record with the county recorder a copy of the contract, which shall describe the property subject thereto. From and after the time of the recordation, this contract shall impart a notice thereof to all persons as is afforded by the recording laws of this state.

**50284. Cancellation.**

The legislative body may cancel a contract if it determines that the owner has breached any of the conditions of the contract provided for in this article or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historical property. The legislative body may also cancel a contract if it determines that the owner has failed to restore or rehabilitate the property in the manner specified in the contract.

**50285. Consultation with state commission.**

No contract shall be canceled under Section 50284 until after the legislative body has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be mailed to the last known address of each owner of property within the historic zone and shall be published pursuant to Section 6061.

**50286. Cancellation.**

- (a) If a contract is canceled under Section 50284, the owner shall pay a cancellation fee equal to 121/2 percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.
- (b) The cancellation fee shall be paid to the county auditor, at the time and in the manner that the county auditor shall prescribe, and shall be allocated by the county auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the auditor allocates the annual tax increment in that tax rate area in that fiscal year.
- (c) Notwithstanding any other provision of law, revenue received by a school district pursuant to this section shall be considered property tax revenue for the purposes of Section 42238 of the Education Code, and revenue received by a county superintendent of schools pursuant to this section shall be considered property tax revenue for the purposes of Article 3 (commencing with Section 2550) of Chapter 12 of Part 2 of Division 1 of Title 1 of the Education Code.

**50287. Action to enforce contract.**

As an alternative to cancellation of the contract for breach of any condition, the county, city, or any landowner may bring any action in court necessary to enforce a contract including, but not limited to, an action to enforce the contract by specific performance or injunction.

**50288. Eminent domain.**

In the event that property subject to contract under this article is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the contract, such contract shall be canceled and no fee shall be imposed under Section 50286. Such contract shall be deemed null and void for all purposes of determining the value of the property so acquired.

**50289. Annexation by city.**

In the event that property restricted by a contract with a county under this article is annexed to a city, the city shall succeed to all rights, duties, and powers of the county under such contract.

**50290. Consultation with state commission.**

Local agencies and owners of qualified historical properties may consult with the State Historical Resources Commission for its advice and counsel on matters relevant to historical property contracts.



**9.7.3. California Revenue and Taxation Code, Article 1.9, Sections 439 – 439.4****439. Historical Property Restrictions; enforceably restricted property.**

For the purposes of this article and within the meaning of Section 8 of Article XIII of the Constitution, property is "enforceably restricted" if it is subject to an historical property contract executed pursuant to Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code.

**439.1. Historical Property; definitions.**

For purposes of this article "restricted historical property" means qualified historical property, as defined in Section 50280.1 of the Government Code, that is subject to a historical property contract executed pursuant to Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code. For purposes of this section, "qualified historical property" includes qualified historical improvements and any land on which the qualified historical improvements are situated, as specified in the historical property contract. If the historical property contract does not specify the land that is to be included, "qualified historical property" includes only that area of reasonable size that is used as a site for the historical improvements.

**439.2. Historical Property; valuation.**

When valuing enforceably restricted historical property, the county assessor shall not consider sales data on similar property, whether or not enforceably restricted, and shall value that restricted historical property by the capitalization of income method in the following manner:

- (a) The annual income to be capitalized shall be determined as follows:
  - (1) Where sufficient rental information is available, the income shall be the fair rent that can be imputed to the restricted historical property being valued based upon rent actually received for the property by the owner and upon typical rentals received in the area for similar property in similar use where the owner pays the property tax. When the restricted historical property being valued is actually encumbered by a lease, any cash rent or its equivalent considered in determining the fair rent of the property shall be the amount for which the property would be expected to rent were the rental payment to be renegotiated in the light of current conditions, including applicable provisions under which the property is enforceably restricted.
  - (2) Where sufficient rental information is not available, the income shall be that which the restricted historical property being valued reasonably can be expected to yield under prudent management and subject to applicable provisions under which the property is enforceably restricted.

- (3) If the parties to an instrument that enforceably restricts the property stipulate therein an amount that constitutes the minimum annual income to be capitalized, then the income to be capitalized shall not be less than the amount so stipulated. For purposes of this section, income shall be determined in accordance with rules and regulations issued by the board and with this section and shall be the difference between revenue and expenditures. Revenue shall be the amount of money or money's worth, including any cash rent or its equivalent, that the property can be expected to yield to an owner-operator annually on the average from any use of the property permitted under the terms by which the property is enforceably restricted. Expenditures shall be any outlay or average annual allocation of money or money's worth that can be fairly charged against the revenue expected to be received during the period used in computing the revenue. Those expenditures to be charged against revenue shall be only those which are ordinary and necessary in the production and maintenance of the revenue for that period. Expenditures shall not include depletion charges, debt retirement, interest on funds invested in the property, property taxes, corporation income taxes, or corporation franchise taxes based on income.
- (b) The capitalization rate to be used in valuing owner-occupied single family dwellings pursuant to this article shall not be derived from sales data and shall be the sum of the following components:
  - (1) An interest component to be determined by the board and announced no later than September 1 of the year preceding the assessment year and that was the yield rate equal to the effective rate on conventional mortgages as determined by the Federal Housing Finance Board, rounded to the nearest 1/4 percent.
  - (2) A historical property risk component of 4 percent.
  - (3) A component for property taxes that shall be a percentage equal to the estimated total tax rate applicable to the property for the assessment year times the assessment ratio.
  - (4) A component for amortization of the improvements that shall be a percentage equivalent to the reciprocal of the remaining life.
- (c) The capitalization rate to be used in valuing all other restricted historical property pursuant to this article shall not be derived from sales data and shall be the sum of the following components:
  - (1) An interest component to be determined by the board and announced no later than September 1 of the year preceding the assessment year and that was the yield rate equal to the effective rate on conventional mortgages as determined by the Federal Housing Finance Board, rounded to the nearest 1/4 percent.

- (2) A historical property risk component of 2 percent.
- (3) A component for property taxes that shall be a percentage equal to the estimated total tax rate applicable to the property for the assessment year times the assessment ratio.
- (4) A component for amortization of the improvements that shall be a percentage equivalent to the reciprocal of the remaining life.
- (d) Unless a party to an instrument that creates an enforceable restriction expressly prohibits the valuation, the valuation resulting from the capitalization of income method described in this section shall not exceed the lesser of either the valuation that would have resulted by calculation under Section 110, or the valuation that would have resulted by calculation under Section 110.1, as though the property was not subject to an enforceable restriction in the base year.
- (e) The value of the restricted historical property shall be the quotient of the income determined as provided in subdivision (a) divided by the capitalization rate determined as provided in subdivision (b) or (c).
- (f) The ratio prescribed in Section 401 shall be applied to the value of the property determined in subdivision (d) to obtain its assessed value.

**439.3. Historical Property; notice of nonrenewal.**

Notwithstanding any provision of Section 439.2 to the contrary, if either the county or city or the owner of restricted historical property subject to contract has served notice of nonrenewal as provided in Section 50282 of the Government Code, the county assessor shall value that restricted historical property as provided in this section.

- (a) Following the hearing conducted pursuant to Section 50285 of the Government Code, subdivision (b) shall apply until the termination of the period for which the restricted historical property is enforceably restricted.
- (b) The board or assessor in each year until the termination of the period for which the property is enforceably restricted shall do all of the following:
  - (1) Determine the full cash value of the property pursuant to Section 110.1. If the property is not subject to Section 110.1 when the restriction expires, the value shall be determined pursuant to Section 110 as if the property were free of contractual restriction. If the property will be subject to a use for which this chapter provides a special restricted assessment, the value of the property shall be determined as if it were subject to the new restriction.
  - (2) Determine the value of the property by the capitalization of income method as provided in Section 439.2 and without regard to the fact that a notice of nonrenewal or cancellation has occurred.

- (3) Subtract the value determined in paragraph (2) of this subdivision by capitalization of income from the full cash value determined in paragraph (1).
- (4) Using the rate announced by the board pursuant to paragraph (1) of subdivision (b) of Section 439.2, discount the amount obtained in paragraph (3) for the number of years remaining until the termination of the period for which the property is enforceably restricted.
- (5) Determine the value of the property by adding the value determined by the capitalization of income method as provided in paragraph (2) and the value obtained in paragraph (4).
- (6) Apply the ratios prescribed in Section 401 to the value of the property determined in paragraph (5) to obtain its assessed value.

**439.4. Historical Property; recordation.**

No property shall be valued pursuant to this article unless an enforceable restriction meeting the requirements of Section 439 is signed, accepted and recorded on or before the lien date for the fiscal year in which the valuation would apply.

#### **9.7.4. Federal Historic Preservation Tax Incentives (National Park Service)**

##### **Introduction**

The Federal Historic Preservation Tax Incentives is described here in general terms only. For more detailed information, including copies of application forms, regulations, and other program information, contact one of the offices listed in the online SHPO listing. The provisions of the Internal Revenue Code governing tax incentives for the rehabilitation of historic buildings and of non-historic buildings built before 1936 are extremely complex. Provisions of the tax code regarding at-risk rules, passive activity limitation, and alternative minimum tax can affect a taxpayer's ability to use these tax credits. Readers are strongly advised to consult an accountant, tax attorney, or other professional tax advisor, legal counsel, or the Internal Revenue Service for help in determining whether these incentives pertain to their own situations.

Department of the Interior regulations governing the procedures for obtaining historic preservation certifications are more fully explained in Title 36 of the Code of Federal Regulations, Part 67. The Internal Revenue Service regulations governing the tax credits for rehabilitation are contained in Treasury Regulation Section 1.48-12. These sets of regulations take precedence in the event of any inconsistency with this publication.

##### **Preservation Tax Incentives**

Historic buildings are tangible links with the past. They help give a community a sense of identity, stability and orientation. The Federal government encourages the preservation of historic buildings through various means. One of these is the program of Federal tax incentives to support the rehabilitation of historic and older buildings. The Federal Historic Preservation Tax Incentives program is one of the Federal government's most successful and cost-effective community revitalization programs. The Preservation Tax Incentives reward private investment in rehabilitating historic properties such as offices, rental housing, and retail stores. Since 1976, the National Park Service has administered the program in partnership with the Internal Revenue Service and with State Historic Preservation Officers. The tax incentives have spurred the rehabilitation of historic structures of every period, size, style and type. They have been instrumental in preserving the historic places that give cities, towns and rural areas their special character. The tax incentives for preservation attract new private investment to the historic cores of cities and towns. They also generate jobs, enhance property values, and augment revenues for State and local governments through increased property, business and income taxes. The Preservation Tax Incentives also help create moderate and low-income housing in historic buildings. Through this program, abandoned or under used schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices throughout the country have been restored to life in a manner that maintains their historic character.

Current tax incentives for preservation, established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47 [formerly Section 48(g)]) include:

- 20% tax credit for the certified rehabilitation of certified historic structures

- a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936

For both credits, the rehabilitation must be a substantial one and must involve a depreciable building. (These terms will be explained later.)

### **What Is a Tax Credit?**

A tax credit differs from an income tax deduction. An income tax deduction lowers the amount of income subject to taxation. A tax credit, however, lowers the amount of tax owed. In general, a dollar of tax credit reduces the amount of income tax owed by one dollar.

The 20% rehabilitation tax credit equals 20% of the amount spent in a certified rehabilitation of a certified historic structure. The 10% rehabilitation tax credit equals 10% of the amount spent to rehabilitate a non-historic building built before 1936.

### **20% Rehabilitation Tax Credit**

The Federal historic preservation tax incentives program (the 20% credit) is jointly administered by the U.S. Department of the Interior and the Department of the Treasury. The National Park Service (NPS) acts on behalf of the Secretary of the Interior, in partnership with the State Historic Preservation Officer (SHPO) in each State. The Internal Revenue Service (IRS) acts on behalf of the Secretary of the Treasury. Certification requests (requests for approval for a taxpayer to receive these benefits) are made to the National Park Service through the appropriate State Historic Preservation Officer (SHPO). Comments by the SHPO on certification requests are fully considered by the NPS. However, approval of projects undertaken for the 20% tax credit is conveyed only in writing by duly authorized officials of the National Park Service.

The 20% rehabilitation tax credit applies to any project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner's private residence.

### **What is a “certified historic structure?”**

A certified historic structure is a building that is listed individually in the National Register of Historic Places —OR— a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. The “structure” must be a building—not a bridge, ship, railroad car, or dam. (A registered historic district is any district listed in the National Register of Historic Places. A State or local historic district may also qualify as a registered historic district if the district and the enabling statute are certified by the Secretary of the Interior.)

### **What is a “certified rehabilitation?”**

The National Park Service must approve, or “certify,” all rehabilitation projects seeking the 20% rehabilitation tax credit. A certified rehabilitation is a rehabilitation of a certified historic structure that is approved by the NPS as being consistent with the historic character of the property and, where applicable, the district in which it is located. The NPS assumes that

some alteration of the historic building will occur to provide for an efficient use. However, the project must not damage, destroy, or cover materials or features, whether interior or exterior, that help define the building's historic character.

**IRS Requirements**

To be eligible for the 20% rehabilitation tax credit, a project must also meet the following basic tax requirements of the Internal Revenue Code:

The building must be depreciable. That is, it must be used in a trade or business or held for the production of income. It may be used for offices, for commercial, industrial or agricultural enterprises, or for rental housing. It may not serve exclusively as the owner's private residence.

The rehabilitation must be substantial. That is, during a 24-month period selected by the taxpayer, rehabilitation expenditures must exceed the greater of \$5,000 or the adjusted basis of the building and its structural components. The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken. Once the substantial rehabilitation test is met, all qualified expenditures, including those incurred outside of the measuring period, qualify for the credit. If the rehabilitation is completed in phases, the same rules apply, except that a 60-month measuring period applies. This phase rule is available only if: (1) there is a set of architectural plans and specifications for all phases of the rehabilitation, and (2) it can reasonably be expected that all phases of the rehabilitation will be completed.

The property must be placed in service (that is, returned to use). The rehabilitation tax credit is generally allowed in the taxable year the rehabilitated property is placed in service.

The building must be a certified historic structure when it is placed in service; if it is not yet a certified historic structure when it is placed in service, the owner must have requested on or before the date that the building was placed in service a determination from the NPS that the building is a certified historic structure, and have a reasonable expectation that the determination will be granted. (This means, generally, for buildings not individually listed in the National Register of Historic Places, that Part 1 of the Historic Preservation Certification Application must have been filed before the building was placed in service.)

Qualified rehabilitation expenditures include costs associated with the work undertaken on the historic building, as well as architectural and engineering fees, site survey fees, legal expenses, development fees, and other construction-related costs, if such costs are added to the basis of the property and are determined to be reasonable and related to the services performed. They do not include costs of acquiring or furnishing the building, new additions that expand the existing building, new building construction, or parking lots, sidewalks, landscaping, or other facilities related to the building.

### **9.7.5. Other Tax Incentives for Historic Preservation**

Other Federal and State tax incentives exist for historic preservation. They may be combined with the rehabilitation tax credit.

#### **Charitable Contributions for Historic Preservation Purposes**

Internal Revenue Code Section 170(h) and Department of the Treasury Regulation Section 1.170A-14 provide for income and estate tax deductions for charitable contributions of partial interests in historic property (principally easements). The Tax Reform Act of 1986 retained these provisions. Generally, the IRS considers that a donation of a qualified real property interest to preserve a historically important land area or a certified historic structure meets the test of a charitable contribution for conservation purposes. For purposes of the charitable contribution provisions only, a certified historic structure need not be depreciable to qualify, may be a structure other than a building and may also be a portion of a building such as a facade, if that is all that remains, and may include the land area on which it is located.

The IRS definition of historically important land areas includes: independently significant land areas, including any related historic resources that meet National Register Criteria for Evaluation; land areas within registered historic districts, including buildings, that contribute to the significance of the historic district; and, land areas adjacent to a property individually listed in the National Register of Historic Places (but not within a historic district) where physical or environmental features of the land area contribute to the historic or cultural integrity of the historic property.

#### **State Tax Incentives**

A number of States offer tax incentives for historic preservation. They include tax credits for rehabilitation, tax deductions for easement donations, and property tax abatements or moratoriums. The SHPO will have information on current State programs. Requirements for State incentives may differ from those outlined here.

#### **Investment Tax Credit for Low Income Housing**

The Tax Reform Act of 1986 (IRC Section 42) also established an investment tax credit for acquisition, construction, or rehabilitation of low income housing. The credit is approximately 9% per year for 10 years for each unit acquired, constructed, or rehabilitated without other Federal subsidies and approximately 4% for 10 years for units involving the 20% rehabilitation tax credit, Federal subsidies or tax-exempt bonds. Units must meet tests for cost per unit and number of units occupied by individuals with incomes below area median income. The law sets a 15-year compliance period. Credits are allocated by State Housing Credit Agencies.

National Park Service and State Historic Preservation Officers  
Preservation Tax Incentives - Technical Preservation Services  
National Park Service  
1849 C St., NW (org code 2255)  
Washington, D.C. 20240  
202-513-7270  
e-mail: nps\_hps-info@nps.gov



**9.7.6. Marks Historical Rehabilitation Act (Office of Historic Preservation, 5/23/2001)**

**Marks Act: Historical Rehabilitation**

**37600. Short title.**

This part shall be known and may be cited as the Marks Historical Rehabilitation Act of 1976.

**37601. Legislative finding and declaration.**

The Legislature finds and declares that properties and structures of historical or architectural significance are an essential public resource and that it is necessary and essential that cities, counties, and cities and counties be authorized to make long-term, low-interest loans to finance the rehabilitation of properties of historic or architectural significance. Unless local agencies have the authority to provide loans for the rehabilitation of historic properties, many properties of historic or architectural significance will continue to deteriorate at an accelerated rate because loans from private sources are not sufficiently available for their rehabilitation. It shall be the

policy of the state to preserve, protect, and restore the historical and architectural resources of the state.

**37602. Definitions.**

Unless the context otherwise requires, the following definitions shall govern the construction of this part:

- (a) "Bonds" means any bonds, notes, interim certificates, debentures, or other obligations issued by a local agency pursuant to this part and which are payable exclusively from the revenues, as defined in subdivision (k), and from any other funds specified in this part upon which the bonds may be made a charge and from which they are payable.
- (b) "Financing" means the lending of money or thing of value for the purpose of historical rehabilitation of historical properties and includes refinancing of outstanding indebtedness of the participating party with respect to property which is subject to historical rehabilitation, the acquisition of historical properties for the purpose of historical rehabilitation, or the acquisition of historical properties rehabilitated by a redevelopment agency functioning pursuant to Part 1 (commencing with Section 33000) of this division.
- (c) "Historical rehabilitation" means the reconstruction, restoration, renovation, or repair of the interiors or exteriors of historical properties or their relocation for the purposes of restoring or preserving their historical or architectural significance or authenticity, preventing their deterioration or destruction, continuing their use, providing for their feasible reuse, or providing for the safety of the occupants or passersby. "Historical rehabilitation" includes, but is not limited to, the repairing of architectural facades or ornamentation; removal of inappropriate additions or materials; replacement of facades, ornamentation, or architectural elements previously removed; repairing of

roofs, foundations, and other essential structural elements; installing parking areas, if required by local regulation or law for the use for which the property is intended after rehabilitation; or any work done on a historical property in order to comply with rehabilitation standards. "Historical rehabilitation" also includes the cost of interest during construction on a historical rehabilitation loan and incidental expenses directly relating to the historical rehabilitation, including but not limited to architect and engineering fees and the costs of financing. "Historical rehabilitation" does not include the purchase, installation, or restoration of furnishings. Notwithstanding the foregoing, "historical rehabilitation" includes, but is not limited to, the purchase and installation of fixtures necessary for the use for which the property is intended after rehabilitation. By way of example and not limitation, equipment may include fire escapes, if required by local regulation for the use, and heating-ventilating-and-air-conditioning systems; if the intended use is a restaurant, "historical rehabilitation" may include, but is not limited to, the purchase and installation of fixed improvements which are installed as part of the historical property, including stoves, refrigerators, freezers, sinks, dishwashers, and work tables, but shall not include furnishings, such as pots, pans, dishes, or silverware.

- (d) "Historical rehabilitation area" is a geographic area, with specific boundaries, which is designated by a local agency as an area in which a historical rehabilitation financing program shall apply. It may encompass the entire jurisdiction of the local agency, or any portions thereof, including single parcels.
- (e) "Historical property" means any building or part thereof, object, structure, monument, or collection thereof deemed of importance to the history, architecture, or culture of an area as determined by an appropriate governmental agency. An appropriate governmental agency is a local official historic preservation board or commission, a legislative body of a local agency, or the State Historical Resources Commission. "Historical property" includes objects, buildings, structures, monuments, or collections thereof on existing national, state, or local historical registers or official inventories, such as the National Register of Historic Places and State Historical Landmarks.
- (f) "Legislative body" means the city council, board of supervisors, or other legislative body of the local agency.
- (g) "Local agency" means a city, county, city and county, or redevelopment agency functioning pursuant to Part 1 (commencing with Section 33000) of this division.
- (h) "Participating party" means any person, company, corporation, partnership, firm, local agency, political subdivision of the state, or other entity or group of entities requiring financing for historical rehabilitation pursuant to the provisions of this part. No elective officer of the state or any of its political subdivisions shall be eligible to be a participating party under the provisions of this part.
- (i) "Qualified mortgage lender" means a mortgage lender authorized by a local agency to do business with the local agency and to aid in financing pursuant to this chapter on behalf of the local agency, for which service the qualified mortgage lender shall be reasonably compensated. Such a mortgage lender shall be a state or national

- bank, a federally or state-chartered savings and loan association, or a trust company or mortgage broker which is capable of providing such service or otherwise aiding in financing pursuant to this chapter.
- (j) "Rehabilitation standards" means the applicable local or state standards for the rehabilitation of historical properties, including any higher standards adopted by the local agency as part of its historical rehabilitation financing program and including standards established pursuant to Part 2.7 (commencing with Section 18950) of Division 13, except that, for properties listed on or eligible for listing on the National Register of Historical Places, "rehabilitation standards" shall mean, at a minimum, those standards set forth by the United States Department of Interior as "The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" as those standards may be applicable to any particular historical rehabilitation.
- (k) "Revenues" means all amounts received as repayment of principal, interest, and all other charges received for, and all other income and receipts derived by, the local agency from the financing of historical rehabilitation, including moneys deposited in a sinking, redemption, or reserve fund or other fund to secure the bonds or to provide for the payment of the principal of, or interest on, the bonds and such other moneys as the legislative body may, in its discretion, make available therefore.

### **37603. Request for information by SHPO.**

The local agency on request shall submit information regarding its programs to the State Historic Preservation Officer.

### **37620. Bonds and bond anticipation notes.**

The local agency may issue bonds and bond anticipation notes of the local agency for the purpose of financing historical rehabilitation authorized by this part and for the purpose of funding or refunding such bonds or notes.

### **37621. Fees.**

The local agency may fix fees, charges, and interest rates for financing historical rehabilitation and may from time to time revise such fees, charges, and interest rates to reflect changes in interest rates on the local agency's bonds, losses due to defaults, changes in loan servicing charges, or other expenses related to administration of the historical rehabilitation financing program. Any change in the interest rate shall conform to the provisions of Section 1916.5 of the Civil Code, except that paragraph (3) of subdivision (a) of Section 1916.5 shall not apply and that the "prescribed standard" specified in Section 1916.5 shall be periodically determined by the legislative body after hearing preceded by public notice to affected parties, and shall reflect changes in interest rates on the local agency's bonds, losses due to defaults, and bona fide changes in loan servicing charges related to the administration of a program under the provisions of this part. The local agency may collect interest and principal together with such fees and charges incurred in such financing and may contract to pay any person, partnership, association, corporation, or public agency with respect thereto. The local agency may hold deeds of trust as security for

financing historical rehabilitation and may pledge the same as security for repayment of bonds issued pursuant to this part. The local agency may establish the terms and conditions for the financing of historical rehabilitation undertaken pursuant to this part. The local agency may require that the full amount owed on any loan or historical rehabilitation made pursuant to this part shall be due and payable upon sale or other transfer of ownership of the property subject to such rehabilitation.

**37622. Service of loans.**

The local agency may employ or contract for any engineering, architectural, accounting, collection, economic feasibility, or other services in connection with the servicing of loans made to participating parties, which may be necessary or useful in the judgment of the local agency for the successful financing of the historical rehabilitation. The local agency may pay the reasonable costs of consulting engineers, architects, accountants, construction experts, and economic feasibility experts, if, in the judgment of the local agency, the services are necessary or useful to the successful financing of any historical rehabilitation. The local agency may employ, contract for, and fix the compensation of financing consultants, bond counsel, and other advisers as may be necessary or useful in its judgment to provide for the issuance and sale of any bonds or bond anticipation notes of the local agency.

**37623. Powers.**

In addition to all other powers specifically granted by this part, the local agency may do all things necessary or convenient to carry out the purposes of this part.

**37624. Revenues.**

Revenues shall be the sole source of funds pledged by the local agency for repayment of its bonds. Bonds issued under the provisions of this part shall not be deemed to constitute a debt or liability of the local agency or a pledge of the faith and credit of the local agency but shall be payable solely from revenues. The issuance of bonds shall not directly, indirectly, or contingently obligate the legislative body to levy or pledge any form of taxation or to make any appropriation for their payment.

**37625. Rules and regulations.**

All historical rehabilitation shall be constructed or completed subject to the rules and regulations

of the local agency. A local agency may acquire by deed, purchase, lease, contract, gift, devise, or otherwise any real or personal property, structures, rights, rights-of-way, franchises, easements, and other interests in lands necessary or convenient for the financing of historical rehabilitation, upon such terms and conditions as it deems advisable, and may lease, sell, or dispose of the same in such manner as may be necessary or desirable to carry out the objectives and purposes of this part.

**37626. Historical rehabilitation financing program mandatory.**

Prior to the issuance of any bonds or bond anticipation notes of the local agency for historical rehabilitation, the legislative body shall by ordinance or resolution adopt a

historical rehabilitation financing program. The program shall include, but is not limited to, the following items:

- (a) Criteria for the selection of historical properties eligible for financing. The criteria may include, but are not limited to, the following items of architectural significance:
  - (1) Structures or areas that embody distinguishing characteristics of an architectural style, period, method of construction, or architectural development in a city or county.
  - (2) Notable works of a master builder, designer, or architect whose style influenced the city's or county's architectural development, or structures showing the evolution of an architect's style.
  - (3) Rare structures displaying a building type, design, or indigenous building form.
  - (4) Structures which embody special architectural and design features.
  - (5) Outstanding examples of structures displaying original architectural integrity, structurally or stylistically, or both.
  - (6) Unique structures or places that act as focal or pivotal points important as a key to the character or visual quality of an area.
- (b) The criteria may include the following items of historical significance:
  - (1) Sites and structures connected with events significant in the economic, cultural, political, social, civic, ethnic, or military history of a community, state, or nation.
  - (2) Structures or areas identified with the lives of historical personages of a community, state, or nation.
  - (3) Sites and groups of structures representing historical development patterns, including, but not limited to, urbanization patterns, railroads, agricultural settlements, and canals.
- (c) Criteria for the selection of historical rehabilitation areas may include, but are not limited to:
  - (1) Areas constituting a distinct section of the city and having special character, historical, architectural, or aesthetic interest and value.
  - (2) Areas providing significant examples of architectural styles of the past, or landmarks in the history of architecture.
  - (3) Areas serving as a reminder of past eras, events, and persons important in local, state, or national history, and illustrating past living styles for future generations to observe, study, and inhabit.

- (4) Historical and culturally significant grounds, gardens, and objects.
- (d) Following the adoption of the criteria previously provided for in this section, the designation of one or more historical rehabilitation areas, including a description of the area, a map and other related information.
- (e) Outstanding loans on the property to be rehabilitated, including the amount of the loans for rehabilitation, shall not exceed 90 percent of the anticipated value of the property after rehabilitation.
- (f) The maximum repayment period for historical rehabilitation loans shall be 40 years or four-fifths of the economic life of the property, whichever is less.
- (g) No less than 90 percent of any loan for historical rehabilitation and shall be used for financing of historical rehabilitation, as defined in this part.
- (h) All historical rehabilitation financed pursuant to this chapter shall be done in compliance with the appropriate rehabilitation standards, as defined in subdivision (j) of Section 37602.
- (i) The participating party shall commence the historical rehabilitation of a historical property within five years and shall complete the historical rehabilitation of the historical property within 10 years of the date on which the participating party obtained financing pursuant to this part.

**37627. Historical rehabilitation financing program, permissible.**

The historical rehabilitation financing program may include:

- (1) A requirement that rehabilitation financed by the program shall meet standards higher than the applicable state or local standards for rehabilitation of properties, including, but not limited to, design guidelines, standards of aesthetics, use of materials, integrity of design, or historical authenticity.
- (2) A provision for limitation of the degree or kind of historical rehabilitation eligible for financing, including, but not limited to, rehabilitation of parapets or dangerous parts of facades of historic properties.
- (3) A requirement that the local agency receive a legally binding assurance that the property rehabilitated with financing from this program shall be preserved, subject to reasonable conditions. The form and conditions of such assurance shall be specified in a historical rehabilitation financing program.
- (4) A capital outlay program for the historical rehabilitation area which identifies the public improvements needed to support private rehabilitation efforts. Such improvements may include street improvements, street closures, street fixtures, and landscaping.

- (5) If the program is likely to result in anticipated increases in rents or other housing costs which would cause displacement of residents of historic properties, or is likely to result in residents paying a disproportionately large percentage of their incomes for housing, a commitment that the local agency shall make efforts to prevent displacement of residents. Such efforts shall include, but are not limited to, utilization of federal, state, or local funding programs which may be available for rent subsidies.
- (6) A provision for control of rents if controls are included in order to prevent precipitous increases in rent which the rehabilitation would engender. Such provision may include a requirement that the borrower agree during the term of the loan not to raise the rental amount over an amount which the local agency establishes as a fair rate of return for similar investments and will allow for increases that are reasonably necessary to provide for proper maintenance of the property.

### **37628. Citizen participation.**

Prior to the adoption of an historical rehabilitation financing program and the designation of an historical rehabilitation area, the local agency shall provide for citizen participation by persons who will be affected by historical rehabilitation financed under the provisions of this part with opportunities to be involved in planning and carrying out the historical rehabilitation program.

"Citizen participation" shall include, but is not limited to:

- (a) Holding a public meeting to inform the public of the proposed historical rehabilitation financing program.
- (b) Holding a public hearing prior to the adoption of the historical rehabilitation financing program and the designation of an historical rehabilitation area.
- (c) Public notice by the local agency, at least seven days in advance of a public meeting or hearing, in a newspaper of general circulation in the area, of the time and place of a meeting or hearing and a general description of the program.
- (d) Dissemination by the local agency, at least seven days in advance of a public meeting or hearing, by mailing to those individuals or groups which have requested notification, of information relating to the time and place of a meeting or hearing and a general description of the program.
- (e) Establishment of a citizen advisory board for the purpose of providing recommendations to the legislative body on the contents of the historical rehabilitation financing program. Members of the citizens advisory board shall be appointed by the legislative body and shall include one or more representatives of owners of properties affected by the program, one or more representatives of residents or occupants (if any) of properties to be affected by the program, one or more representatives of the local community groups (if any) known by the legislative body to be concerned with historical rehabilitation, and others as the legislative body may deem appropriate. An existing local official historic preservation board or

commission may be appointed as the citizens advisory board, provided that, in addition, representatives as required by this section are also appointed.

**37629. Adoption of criteria of selection.**

No financing shall be provided under this part until criteria required by Section 37626 have been adopted. Properties eligible for financing shall be located within a designated historical rehabilitation area. Prior to granting financial assistance, the local agency shall find that the funds loaned shall be used for the purpose of historical rehabilitation.

**37630. Prohibition discrimination.**

The local agency shall require that any property which is rehabilitated with financing obtained under this part shall be open, upon sale or rental of any portion thereof, to all regardless of race, color, religion, national origin, or ancestry. The local agency shall also require that contractors and subcontractors engaged in historical rehabilitation financed under this part provide equal opportunity for employment, without discrimination as to race, sex, marital status, color, religion, national origin, or ancestry. All contracts and subcontracts for historical rehabilitation financed under this part shall be let without discrimination as to race, sex, marital status, color, religion, national origin, or ancestry.

**37631. Limitation of actions.**

Any action challenging the legality of an historical rehabilitation financing program, or of the selection of historical properties for rehabilitation pursuant to this part, shall be commenced within 60 days of the adoption of such program or within 60 days of such selection.

**37640. Negotiable bonds.**

- (a) A local agency may issue its negotiable bonds or notes for the purpose of financing historical rehabilitation, including the rehabilitation of
  - (1) single properties for single participating parties,
  - (2) a series of properties for a single participating party,
  - (3) single properties for several participating parties, or
  - (4) several properties for several participating parties. In anticipation of the sale of such bonds, the local agency may issue negotiable bond anticipation notes and may renew such notes from time to time. Bond anticipation notes may be paid from the proceeds of sale of the bonds of the local agency in anticipation of which they were issued. Bond anticipation notes and agreements relating thereto and the resolution or resolutions authorizing such notes and agreements may contain any provisions, conditions, or limitations which a bond, agreement relating thereto, or bond resolution of the local agency may contain except that any such note or renewal thereof shall mature at a time not later than two years from the date of the issuance of the original note.



- (b) Every issue of its bonds shall be a special obligation of the local agency payable from all or any part of the revenues specified in this part. The bonds shall be negotiable instruments for all purposes, subject only to the provisions of such bonds for registration.

**37641. Serial or term bonds.**

The bonds may be issued as serial bonds or as term bonds, or the local agency, in its discretion, may issue bonds of both types. The bonds shall be authorized by resolution of the local agency and shall bear such date or dates, mature at such time or times, not exceeding 50 years from their respective dates of issuance, bear interest at such fixed or variable rate or rates, be payable at such time or times, be in such denominations, be in such form, either coupon or registered, carry such registration privileges, be executed in such manner, be payable in lawful money of the United States of America, at such place or places, and be subject to such terms of redemption as the resolution or resolutions of the local agency may provide. The bonds may be sold at either a public or private sale and for such prices as the local agency shall determine. Pending preparation of the definitive bonds, the local agency may issue interim receipts, certificates, or temporary bonds, which shall be exchanged for such definitive bonds. The local agency may sell any bonds, notes, or other evidence of indebtedness at a price below the par value thereof, but the discount on any bond so sold shall not exceed 6 percent of the par value thereof.

**37642. Terms and conditions.**

Any resolution or resolutions authorizing any bonds or any issue of bonds may contain provisions respecting any of the following terms and conditions, which shall be a part of the contract with the holders of the bonds:

- (a) The pledge of all or any part of the revenues, as defined in this part, subject to such agreements with bondholders as may then exist.
- (b) The interest and principal to be received and other charges to be charged and the amounts to be raised each year thereby, and the use and disposition of the revenues.
- (c) The setting aside of reserves or sinking funds and the regulation and disposition thereof.
- (d) Limitations on the purposes to which the proceeds of a sale of any issue of bonds, then or thereafter issued, may be applied, and pledging such proceeds to secure the payment of the bonds or any issue of bonds.
- (e) Limitations on the issuance of additional bonds, the terms upon which additional bonds may be issued and secured, and the refunding of outstanding bonds.
- (f) The procedure, if any, by which the terms of any contract with bondholders may be amended or abrogated, the amount of bonds the holders of which must consent thereto, and the manner in which such consent may be given.

- (g) Limitation on expenditures for operating, administration, or other expenses of the local agency.
- (h) Specification of the acts or omissions to act which shall constitute a default in the duties of the local agency to holders of its obligations, and providing the rights and remedies of such holders in the event of default.
- (i) The mortgaging of any property and the site thereof for the purpose of securing the bondholders.
- (j) The mortgaging of land, improvements, or other assets owned by a participating party for the purpose of securing the bondholders.

**37643. Personal liability.**

Neither the members of the legislative body of the local agency nor any person executing the bonds or notes shall be liable personally on the bonds or notes or be subject to any personal liability or accountability by reason of the issuance thereof.

**37644. Purchase by local agency.**

The local agency shall have the power out of any funds available therefore to purchase its bonds or notes. The local agency may hold, pledge, cancel, or resell such bonds, subject to and in accordance with agreements with the bondholders.

**37645. Trust agreements.**

In the discretion of the local agency, any bonds issued under the provisions of this part may be secured by a trust agreement by and between the local agency and a corporate trustee or trustees, which may be any trust company or bank having the powers of a trust company within or without this state. The trust agreement or the resolution providing for the issuance of bonds may pledge or assign the revenues to be received or proceeds of any contract or contracts pledged, and may convey or mortgage any historical property, the rehabilitation of which is to be financed out of the proceeds of bonds. The trust agreement or resolution providing for the issuance of bonds may contain provisions for protecting and enforcing the rights and remedies of the bondholders which are reasonable and proper and not in violation of law, including any provisions which may be included in any resolution or resolutions of the local agency authorizing the issuance of bonds pursuant to Section 37642. Any bank or trust company doing business under the laws of this state which may act as depositary of the proceeds of bonds or of revenues or other moneys may furnish any indemnity bonds or pledge any securities which may be required by the local agency. Any trust agreement may set forth the rights and remedies of the bondholders and of the trustee or trustees, and may restrict the individual right of action by bondholders. In addition to the foregoing, any trust agreement or resolution may contain such other provisions which the local agency may deem reasonable and proper for the security of the bondholders. All expenses incurred in carrying out the provisions of the trust agreement or resolution may be treated as a part of the cost of historical rehabilitation.

**37646. Enforcement rights and duties.**

Any holder of bonds issued under the provisions of this part or any of the coupons appertaining thereto, and the trustee or trustees appointed pursuant to any resolution authorizing the issuance of such bonds, except to the extent the rights thereof may be restricted by the resolution authorizing the issuance of the bonds, may, either at law or in equity, by suit, action, mandamus, or other proceedings, protect or enforce any and all rights specified in the laws of the state or in such resolution, and may enforce and compel the performance of all duties required by this part or by such resolution to be performed by the local agency or by any officer, employee, or agent thereof, including the fixing, charging, and collecting of rates, fees, interest, and charges authorized and required by the provisions of such resolution to be fixed, established, and collected.

**37647. Payment of bonds.**

Bonds issued under the provisions of this part shall not be deemed to constitute a debt or liability of the local agency or a pledge of the faith and credit of the local agency, but shall be payable solely from the funds specified in this part. All such bonds shall contain on the face thereof a statement to the following effect: Neither the faith and credit nor the taxing power of the (local agency) is pledged to the payment of the principal of or interest on this bond. The issuance of bonds under the provisions of this part shall not directly, indirectly, or contingently obligate the local agency to levy or to pledge any form of taxation whatever therefore or to make any appropriation for their payment.

**37648. Refunding bonds.**

- (a) The local agency may provide for the issuance of the bonds of the local agency for the purpose of refunding any bonds of the local agency then outstanding, including the payment of any redemption premiums thereof and any interest accrued or to accrue to the earliest or subsequent date of redemption, purchase, or maturity of such bonds, and, if deemed advisable by the local agency, for the additional purpose of paying all or any part of the cost of additional historical rehabilitation.
- (b) The proceeds of bonds issued for the purpose of refunding any outstanding bonds may, in the discretion of the local agency, be applied to the purchase or retirement at maturity or redemption of such outstanding bonds, either at their earliest or any subsequent redemption date or upon the purchase or retirement at the maturity thereof and may, pending such application, be placed in escrow, to be applied to such purchase or retirement at maturity or redemption on such date as may be determined by the local agency.
- (c) Pending use for purchase, retirement at maturity, or redemption of outstanding bonds, any proceeds held in escrow pursuant to subdivision (b) may be invested and reinvested as provided in the resolution authorizing the issuance of the bonds. Any interest or other increment earned or realized on any such investment may also be applied to the payment of the outstanding bonds to be refunded. After the terms of the escrow have been fully satisfied and carried out, any balance of such proceeds and any interest or increment earned or realized from the investment thereof may be returned to the local agency to be used by it for any lawful purpose.

- (d) That portion of the proceeds of any such bonds designated for the purpose of paying all or any part of the cost of additional historical rehabilitation pursuant to subdivision (a) may be invested and reinvested in obligations of, or guaranteed by, the United States of America or in certificates of deposit or time deposits secured by obligations of, or guaranteed by, the United States of America, maturing not later than the time or times when such proceeds will be needed for the purpose of paying all or any part of such cost.
- (e) All bonds issued pursuant to this section shall be subject to the provisions of this part in the same manner and to the same extent as other bonds issued pursuant to this part.

**37649. Legal investments.**

Notwithstanding any other provisions of law, bonds issued pursuant to this part shall be legal investments for all trust funds, the funds of insurance companies, savings and loan associations, investment companies and banks, both savings and commercial, and shall be legal investments for executors, administrators, guardians, conservators, trustees, and all other fiduciaries. Such bonds shall be legal investments for state school funds and for any funds which may be invested in county, municipal, or school district bonds, and such bonds shall be deemed to be securities which may properly and legally be deposited with, and received by, any state or municipal officer or by any agency or political subdivision of the state for any purpose for which the deposit of bonds or obligations of the state is now, or may hereafter be, authorized by law, including deposits to secure public funds.

**37650. Exercise of powers for benefit.**

The exercise of the powers granted by this part shall be in all respects for the benefit of the people of this state and for their health and welfare. Any bonds or notes issued under the provisions of this chapter, their transfer and the income therefrom, shall at all times be free from taxation of every kind by the state and by the municipalities and other political subdivisions of the state.

**37660. Financing to participating parties.**

The local agency may provide financing to any participating party for the purpose of historical rehabilitation authorized pursuant to an historical rehabilitation financing program. All agreements for loans shall provide that the architectural and engineering design of the historical rehabilitation shall be subject to the standards which may be established by the local agency and that the work of historical rehabilitation shall be subject to any supervision the local agency deems necessary. The local agency may provide financing to any qualified mortgage lender provided that the qualified mortgage lender shall use the financing to provide financing to any participating party for the purpose of historical rehabilitation authorized pursuant to a historical rehabilitation financing program pursuant to this chapter.

**37661. Loan agreements.**

The local agency may enter into loan agreements with any participating party or qualified mortgage lender relating to historical rehabilitation of any kind or character. The terms and conditions of the loan agreements may be as mutually agreed upon. Any loan agreement

may provide the means or methods by which any mortgage taken by the local agency shall be discharged, and it shall contain any other terms and conditions which the local agency may require. The local agency is authorized to fix, revise, charge, and collect interest and principal and all other rates, fees, and charges with respect to financing of historical rehabilitation. The rates, fees, charges, and interest shall be fixed and adjusted so that the aggregate of the rates, fees, charges, and interest will provide funds sufficient with other revenues and moneys which it is anticipated will be available therefore, if any, to do all of the following:

- (a) Pay the principal of and interest on outstanding bonds of the local agency issued to finance the historical rehabilitation as the same shall become due and payable.
- (b) Create and maintain reserves required or provided for in any resolution authorizing bonds. A sufficient amount of the revenues derived from historical rehabilitation may be set aside at regular intervals as may be provided by the resolution in a sinking or other similar fund, which is hereby pledged to, and charged with, the payment of the principal of and interest on the bonds as the same shall become due, and the redemption price or the purchase price of bonds retired by call or purchase as therein provided. The pledge shall be valid and binding from the time the pledge is made. The rates, fees, interest, and other charges, revenues, or moneys so pledged and thereafter received by the local agency shall immediately be subject to the lien of the pledge without any physical delivery thereof or further act, and the lien of the pledge shall be valid and binding as against all parties having claims of any kind in tort, contract, or otherwise against the local agency, irrespective of whether the parties have notice thereof. Neither the resolution nor any loan agreement by which a pledge is created need be filed or recorded except in the records of the local agency. The use and disposition of moneys to the credit of the sinking or other similar fund shall be subject to the provisions of the resolution authorizing the issuance of bonds.

Except as may otherwise be provided in the resolution, the sinking or other similar fund may be a fund for all bonds of the local agency issued to finance the rehabilitation of the historical property of a particular participating party without distinction or priority. The local agency, however, in the resolution may provide that the sinking or other similar fund shall be the fund for a particular historical rehabilitation project or projects and for the bonds issued to finance the historical rehabilitation project or projects and may, additionally, authorize and provide for the issuance of bonds having a lien with respect to the security authorized by this section which is subordinate to the lien of other bonds of the local agency, and, in which case, the local agency may create separate sinking or other similar funds securing the bonds having the subordinate lien.

- (c) Pay operating and administrative costs of the local agency incurred in the administration of the program authorized by this part.

**37662. Trust funds.**

All moneys received pursuant to the provisions of this part, whether proceeds from the sale of bonds or revenues, shall be deemed to be trust funds to be held and applied solely as provided in this part. Any bank or trust company in which such moneys are deposited shall act as trustee of such moneys and shall hold and apply the same for the purposes specified in this part, subject to the terms of the resolution authorizing the bonds.

**9.7.7. Other Financial Incentives Which May be Considered Dependent upon Availability of Funding**

**Fee Waivers, Reductions**

Allow a waiver, reduction, delay or installment payments for application, impact, building or other mitigation fees

**Matching Funds**

Matching funds for designated rehabilitations, alterations or additions

**Loans/Revolving Funds**

Low-interest loan program and/or revolving fund for rehabilitations, alterations or additions

**Property Taxes**

Rebate of portions of property taxes

**Grant Program**

Grant program with option for the city to zone structure as :H (Historic) and requiring exterior alteration review for a period of time

## **9.8. Appendix 9H: Secretary of the Interior's Standards**

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### **9.8.1. The Secretary of the Interior's Standards for Rehabilitation**

**"Rehabilitation"** is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

#### **The Secretary of the Interior's Standards for Rehabilitation Introduction to the Standards**

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.



As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repainting or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

#### **9.8.2. The Secretary of the Interior's Standards for Rehabilitation**

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **9.9. Appendix 9I: Certified Local Government Overview of Program & Requirements for Designation**

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### **9.9.1. Overview of the CLG Program**

Preserving important historic properties as reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) (NHPA). In part, the NHPA instructed the Federal Government to assist local governments to expand and accelerate their historic preservation programs and activities. Since enactment of the NHPA, the historic preservation expertise and activities of local governments have significantly increased. The act, however, provided no opportunity for local governments to be involved formally in the national historic preservation program. Lack of formal participation by local governments often meant that historic preservation issues were not considered until development planning was well underway. This often resulted in preservation/land development conflicts causing project delays and increasing costs. In addition, opportunities frequently were lost for preservation-oriented development that could satisfy both preservation and development goals. The CLG must be able to demonstrate an understanding of and be included in the local project appeal process involving such activities as CEQA review.

In recognition of the need to involve local governments in historic preservation, the 1980 amendments to the NHPA provided a specific role for local governments in the national program by establishing the Certified Local Government (CLG) program. A CLG is a local government whose local historic preservation program has been certified pursuant to Section 101 (c) of the NHPA. Any local government is eligible to apply for certification, with the exception of regional commissions and councils of government. A local government is any general purpose political subdivision of California such as a city, county, or city/county government. Once certified, a local government must be included in the process of nominating properties to the National Register of Historic Places and will be eligible to apply to the state for a share of the state's annual Historic Preservation Fund (HPF) allocation.

#### **9.9.1.1. WHAT IS THE CERTIFIED LOCAL GOVERNMENT PROGRAM?**

The 1980 amendments to the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), provided for the establishment of a Certified Local Government (CLG) Program. The CLG program is a national program designed to encourage the direct participation of a local government in the identification, registration, and preservation of historic properties located within the jurisdiction of the local government. A local government may become a CLG by developing and implementing a local historic preservation program based on federal and state standards.

The CLG program encourages the preservation of cultural resources by promoting a partnership among local governments, the State of California, and the National Park Service

(NPS) which is responsible for the National Historic Preservation Program. Becoming a CLG can provide local staff and commissions the tools, technical training, and more meaningful leadership roles in the preservation of the community's cultural heritage. Local interests and concerns are integrated into the official planning and decision-making processes at the earliest possible opportunity.

In response to the federal government's 1995 initiative for simplifying the National Park Service's oversight of the National historic preservation program, the NPS revised 36 CFR 61 to provide each state with greater discretion in carrying out the responsibilities mandated in the National Historic Preservation Act. Decisions on membership requirements for local preservation commissions are left entirely to the states. The requirement that local preservation commissions consult outside professionals in certain instances is eliminated.

#### **9.9.1.2. WHO CAN APPLY FOR CERTIFIED LOCAL GOVERNMENT STATUS?**

Any local government is eligible to apply for certification, with the exception of regional commissions and councils of governments. A local government is any general purpose political subdivision of California such as a city, county, or city/county. It is important to be aware that certification pertains to the entire local government and its agencies, not simply to the preservation commission that serves the local government.

#### **9.9.1.3. WHY BECOME A CERTIFIED LOCAL GOVERNMENT?**

Local governments that have achieved CLG status are considered full partners with the California Office of Historic Preservation in carrying out the protection of cultural resources.

Benefits of becoming a CLG include:

- Eligibility for federal grants from the Historic Preservation Fund administered by the California Office of Historic Preservation. (See below for more information.)
- Direct participation in the nomination of historic properties to the National Register of Historic Places.
- Opportunity for enhanced responsibilities to review and comment on development projects in compliance with federal environmental regulations, thereby expediting the review time.
- Special technical assistance and training for local preservation commission members and staff from the SHPO.
- Potential for participation in the review of building rehabilitation plans for federal investment tax credits.

Qualified staff or consultants (who meet the Secretary of the Interior's Professional Qualifications Standards, see *General Plan 2020 Appendix 9C*) at the local level, working closely with the OHP and the local preservation commission, can expedite the review of these program components and provide local perspective in project development.

At least ten percent (10%) of California's annual HPF allocation shall be designated for transfer to the CLGs on a competitive basis. CLGs receiving HPF grants shall be considered subgrantees of the state. All CLGs shall be eligible to receive funds from the

CLG share of the state's local annual HPF grant award. The state, however, is not required to award funds to all certified governments that are eligible to receive funds.

Historic Preservation Fund grants shall be awarded to CLGs on a 60/40 matching basis. The matching share is a requirement to maintain consistency with other federal allocations to the state and to ensure standard accountability in fiscal management. Local financial management systems shall be in accordance with the standards specified in the federal Office of Management and Budget (OMB) Circular A-128 and shall also be auditable pursuant to the federal General Accounting Office's "Standards for Audit of Governmental Organizations, Programs, Activities, and Functions."

#### **9.9.1.4. HOW DOES A LOCAL GOVERNMENT BECOME A CLG?**

The chief elected official of the local government must submit an application to the OHP requesting certification. Procedures and requirements for becoming a CLG are outlined in Part II of this booklet.

#### **9.9.1.5. WHEN ARE CLG APPLICATIONS ACCEPTED?**

Local governments applying for CLG status can submit applications year round. However, in order to apply for grants through the CLG program, local governments must be certified by the grant application deadline (usually June 1 of each year). The certification review period includes up to 45 days for state review of the CLG application and 15 days for NPS review and concurrence. NPS has final approval to certify local governments as CLGs. The grant application is a separate form independent of the certification application.

#### **9.9.1.6. WHERE CAN I GET MORE INFORMATION?**

If you have any questions on this program, the enclosed certification application form, or the preparation of a local preservation ordinance, please contact the Local Government Unit, Office of Historic Preservation, Post Office Box 942896, Sacramento, CA 94296-0001, phone (916) 653-6624, fax (916) 653-9824.

### 9.9.2. Requirements for Certification

**Local governments may be certified to participate in the CLG program by complying with the five minimum responsibilities of a CLG. Local governments must:**

- a) Enforce appropriate state and local legislation for the designation and protection of historic properties;
- b) Establish an adequate and qualified historic preservation review commission by local law;
- c) Maintain a system for the survey and inventory of historic properties;
- d) Provide for adequate public participation in the local historic preservation program, including the process of reviewing and recommending properties for nomination to the National Register of Historic Places; and
- e) Satisfactorily perform the responsibilities delegated to it by the state.

Enforce appropriate state and local legislation for the designation and protection of historic properties

- a) Certified Local Governments must enact and enforce a local historic preservation ordinance as well as enforcing the California Environmental Quality Act regulations in relation to historical resources.
- b) Additionally, CLGs, along with other local governments, have a role in the environmental review of federally-sponsored projects under Section 106 of the National Historic Preservation Act of 1966, as amended.

Establish an adequate and qualified historic preservation review commission by local law

- a) The establishment of a local preservation commission is usually done through the local government's preservation ordinance.
- b) CLG preservation commissions must have a minimum of five members with all members having a demonstrated interest, competence or knowledge of historic preservation.
- c) Additionally, two members are encouraged to be professionals who meet the qualifications for various disciplines outlined by the Secretary of the Interior (see Appendix C for more information about professional qualifications).
- d) Local governments can be certified without this minimum professional qualified membership.

- e) The commission must meet a minimum of four times per year and each commissioner must attend at least one training session that is certified as meeting the requirements of the CLG program each year.
- f) The commission is the local governmental entity responsible for preparing and submitting an annual report to the OHP each year.

Maintain a system for the survey and inventory of historic properties

- a) Because surveying is one of the cornerstones of any historic preservation program, CLGs must develop or have in place a system for the survey and inventory of historic properties within their jurisdictions. This system must be coordinated with the OHP's statewide inventory program, use state-approved inventory forms and evaluative criteria consistent with the National Register, and be in line with the Secretary of the Interior's Standards for Identification and Evaluation.
- b) Communities which have conducted surveys in the past must update their survey data as new resources become eligible for consideration, or when older surveys warrant re-examination over time.

Provide for adequate public participation in the local historic preservation program

- a) Public participation is an integral feature of any preservation program.
- b) All local preservation commission meetings must be open to the public and meet the requirements of open meeting laws.
- c) Additionally, the public should be involved in the CLG's survey program, nominations to registration programs, and preservation planning.
- d) Surveys must be available to the public as appropriate with the exception of certain archeological information, which must be kept confidential in order to ensure its protection.

Satisfactorily perform the responsibilities delegated to it by the state

- a) CLGs, in consultation with the OHP, can choose to take on additional responsibilities in their preservation programs. These include reviewing and commenting on applications for federal tax incentives for historic preservation and National Register nominations.
- b) Additionally, CLGs can take part in state programs such as the Mills Act property tax abatement for historic properties.

**Table 30:** Certified Local Governments in California

<a href="#">Alameda, California</a>	- 19-Dec-86
<a href="#">Berkeley, California</a>	- 01-Mar-00
<a href="#">Burbank, California</a>	- 23-Sep-96
<a href="#">Campbell, California</a>	- 04-Dec-01
<a href="#">Colton, California</a>	- 27-Oct-99
<a href="#">Colusa, California</a>	- 24-Oct-96
<a href="#">Danville, California</a>	- 23-Oct-91
<a href="#">Davis, California</a>	- 30-May-95
<a href="#">Escondido, California</a>	- 30-Nov-89
<a href="#">Eureka, California</a>	- 03-Aug-99
<a href="#">Fresno, California</a>	- 23-Sep-96
<a href="#">Glendale, California</a>	- 12-Feb-88
<a href="#">Highland, California</a>	- 17-Apr-95
<a href="#">La Quinta, California</a>	- 20-Apr-95
<a href="#">Long Beach, California</a>	- 19-May-92
<a href="#">Los Altos, California</a>	- 04-Dec-90
<a href="#">Los Gatos, California</a>	- 25-Jul-90
<a href="#">Marysville, California</a>	- 28-Apr-97
<a href="#">Monterey, California</a>	- 06-Feb-97
<a href="#">Monterey County, California</a>	- 14-Mar-95
<a href="#">Napa, California</a>	- 12-Feb-88
<a href="#">Oakland, California</a>	- 19-Dec-86
<a href="#">Oceanside, California</a>	- 08-Mar-91
<a href="#">Ontario, California</a>	- 07-Aug-01



[Palo Alto, California](#) - 11-Feb-92  
[Pasadena, California](#) - 30-Sep-86  
[Pomona, California](#) - 07-Nov-03  
[Redondo Beach, California](#) - 04-Dec-90  
[Redwood City, California](#) - 20-Nov-92  
[Riverside, California](#) - 16-Mar-95  
[Sacramento, California](#) - 21-Oct-96  
[San Clemente, California](#) - 03-Mar-93  
[San Diego, California](#) - 30-Sep-86  
[San Diego County, California](#) - 05-Jan-89  
[San Francisco, California](#) - 18-Aug-95  
[San Jose, California](#) - 18-Aug-97  
[Santa Ana, California](#) - 12-Mar-02  
[Santa Clara, California](#) - 14-Nov-86  
[Santa Cruz, California](#) - 15-Nov-95  
[Santa Cruz County, California](#) - 14-Nov-86  
[Santa Monica, California](#) - 09-Jun-92  
[Saratoga, California](#) - 06-Oct-88  
[South Pasadena, California](#) - 06-Sep-01  
[Sunnyvale, California](#) - 07-Jan-93  
[Tuolumne County, California](#) - 12-Nov-91  
[Tustin, California](#) - 31-Jul-91  
[Vallejo, California](#) - 19-May-92  
[Ventura County, California](#) - 12-Nov-91  
[West Hollywood, California](#) - 23-Oct-91  
[Yolo County, California](#) - 30-Jan-89

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**9.10. Appendix 9J: California Historic Resources Eligibility  
Designations - California Register of Historical Resources  
(12/8/2003)**

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## California Historical Resource Status Codes

<b>1</b>	<b>Properties listed in the National Register (NR) or the California Register (CR)</b>
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC.
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
<b>2</b>	<b>Properties determined eligible for listing in the National Register (NR) or the California Register (CR)</b>
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
<b>3</b>	<b>Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation</b>
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
<b>4</b>	<b>Appears eligible for National Register (NR) or California Register (CR) through other evaluation</b>
4CM	Master List - State Owned Properties – PRC §5024.
<b>5</b>	<b>Properties Recognized as Historically Significant by Local Government</b>
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
<b>6</b>	<b>Not Eligible for Listing or Designation as specified</b>
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
<b>7</b>	<b>Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation</b>
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

**9.11. Appendix 9K: Milestones in Sonora History, Timeline, Sonora Newspapers, Fire History, Notable Persons**

### 9.11.1. Milestones in Sonora History

1848	James D. Carson camps at Sonora with a party of prospectors
1849	Informal town government established in Sonora, November 7 <sup>th</sup> . First public hospital for indigents established with donated funds
1850	General L.A. Besancon arrives May 17 <sup>th</sup> to collect foreign miner's tax. Attempt to enforce initiates six weeks of murder and other crimes. Many foreigners flee or are driven from the placers. Business concerns suffer heavy financial loss.
1850	<i>Sonora Herald</i> newspaper established in Sonora, July 4 <sup>th</sup>
1851	<b>Sonora incorporated by California legislature on May 1st.</b> First common council meeting held May 26 <sup>th</sup> .
1851	Cornerstone of the Masonic Hall laid June 24 <sup>th</sup> in Sonora
1851	David (or James) Hill hanged by a mob in Sonora on June 28 <sup>th</sup>
1851	Post office established in Sonora July 28 <sup>th</sup> (although <i>Sonora Herald</i> identifies a post office November 9, 1850)
1851	Bull and bear fighting abolished in Sonora by the common council December 9 <sup>th</sup>
1852	First meeting of the Tuolumne County Board of Supervisors, July 7 <sup>th</sup>
1853	Board of Supervisors awards bid to construct county courthouse to Bell & McBernie for \$6,500 on January 24 <sup>th</sup>
1853	Adams & Co. express box stolen from stage approx. one mile from Sonora with \$25,000. \$10,000 reward offered.
1853	Courthouse completed and occupied September 21 <sup>st</sup>
1853	Major Ebbetts leaves Sonora to explore the trans-Sierran railroad route
1854	Sonora Greys and Columbia Fusileers begin organizing as components of California Militia, Second Brigade, Third Division in January
1854	Robert Bruce hanged in Sonora for murder committed in 1853 on December 8 <sup>th</sup>
1855	First telegraph message sent to Sonora from Stockton, February 17 <sup>th</sup>
1855	Vote to remove county seat from Sonora to Jamestown, defeated, April 2 <sup>nd</sup>
1857	Sonora Literary & Scientific Institution organized by Dr. Perez Snell, May 21 <sup>st</sup>
1857	B. Stout awarded contract to build first county jail for \$13,300, June 8 <sup>th</sup>
1857	New county jail completed and accepted, September 22 <sup>nd</sup>
1857	James G. Lyons, Robert Poer and Edward McCauley hanged in Sonora for murder. Man killed in argument over executions afterwards and a miner fell into a shaft and died on way home from executions. Riotous conduct that day materially affected state legislation of the following year to ban public executions and limit spectators.
1861	"Tuolumne Rangers" organized in Sonora. Officially designated as Company E, Second Regiment of the Calvary, California volunteers. Mustered out on June 2, 1866. Home guard units organized in several towns due to Civil War, September 12 <sup>th</sup>
1867	Fence erected around Sonora's Jewish Cemetery, June 15 <sup>th</sup>
1867	Black Masonic Lodge established in Sonora, Landmark Lodge No. 6; July
1868	Earthquake tremors, October 21 <sup>st</sup>
1870	Tuolumne County experiences great exodus of citizens during and following the Civil War due to exhaustion of placer gold mines. For more than 20 years extreme financial depression in the area.
1870	Earthquake tremors, January 1 <sup>st</sup>
1871	First message sent from Sonora to Yosemite Valley over Yosemite Telegraph line via Garrote, July 10 <sup>th</sup>
1872	Long, continued earthquake lasting 1-3 minutes on March 26 <sup>th</sup> , running SE to NW. Frequent aftershocks continuing March 27 <sup>th</sup> and March 28 <sup>th</sup> . Still shaking April 3 <sup>rd</sup> . Further tremors April 24 <sup>th</sup> , May 6 <sup>th</sup> and August 5 <sup>th</sup> connected to major earthquake in Inyo County.

1872	Congressional Mining Act of May 10, 1872, passed. Provided uniform rules and regulations regarding claiming and holding quartz claims, etc. Provisions implemented by committee of local miners. County recorder designated recorder of mining claims and district records generally no longer used.
1872	Tuolumne Mining District organized October 5 <sup>th</sup>
1874	Sonora and Milton stage, Millers Line, robbed of express box with \$341 at Salt Spring Valley November 7 <sup>th</sup>
1875	Sonora and Milton stage robbed again at Reynold's Ferry by one man, \$160 loss, July 31 <sup>st</sup>
1875	Rose E. Morgan elected County Superintendent of Schools; first women to hold county office, September 1 <sup>st</sup>
1875	November. Heavy rains. Phoenix Reservoir overflows, dam bursts washing away Sullivan Creek Bridge. Three or four Chinese miners drowned.
1875	December 1 <sup>st</sup> . Sonora and Milton Stage robbed near Union Bridge at O'Byrnes Ferry, \$600 loss
1876	November 15 <sup>th</sup> . Unsuccessful attempt to rob the Sonora and Milton Stage at Brown's Flat.
1876	December 11 <sup>th</sup> . Earthquake tremors.
1877	March. Sonora and Milton Stage robbed again at Reynolds Ferry. \$108 loss.
1877	July 9 <sup>th</sup> . Earthquake tremors.
1877	August. Sonora and Milton Stage robbed at Brown's Flat. \$5,000 loss.
1879	September. Discovery of huge pocket of gold at Bonanza Mine in Sonora.
1882	First official map of Tuolumne County prepared by A.B. Beauvais, County Surveyor.
1886	First baseball games played in Tuolumne County.
1887	January. George Philip (G.P.) Morgan (brother of Rose Morgan) took office as County Superintendent of Schools, served continuously until January, 1943, a national record for that office.
1888	August 7 <sup>th</sup> . Guild Mining Company articles of incorporation filed. Introduced era of Captain W.A. Nevills and birth of second Gold Rush, end of the long depression, and revitalization of Tuolumne County during the following two decades.
1892	October 1 <sup>st</sup> . Sonora provided with electric power by Sonora Electric Company from generating plant in Browns Flat.
1892	November 10 <sup>th</sup> . Sonora's streets lighted with electricity
1894	March. Tuolumne County gold exhibit at San Francisco's mid-winter fair, including giant ore specimen from famous Rawhide Mine, draws great attention and heats up the rush to invest in county's quartz mines.
1895	March. First telephone service provided by the Sunset Telephone Company to Sonora via Chinese Camp. First telephone book issued in 1897.
1896	April 19 <sup>th</sup> . Victoria Hotel (now Sonora Inn) opened. Owned by Mrs. W.A. Nevills.
1897	January. New Tuolumne County Hospital opened.
1897	November 8 <sup>th</sup> . First passenger train on Sierra Railway reaches Jamestown.
1899	November 10 <sup>th</sup> . New Tuolumne County Courthouse completed and occupied by officials.
1899-00	Western Federation of Miners organizing miners' unions in local mining towns.
1900	June 24 <sup>th</sup> . Mt. View Cemetery (St. Patricks) dedicated.
1901	June. Sonora Lawn and Tennis Club formed.
1903	September 9 <sup>th</sup> . First classes of Tuolumne County High School held at courthouse.
1905	Pacific Lime and Plaster Company begins operations south of Sonora.
1906	Official map of Tuolumne County created by Robert Thom, C.E., printed by Sonora Abstract and Title Company.
1906	September. First Tuolumne County High School building erected.

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1909	March. Charles Neff, 11 years old, struck and killed in Sonora by automobile driven by Dr. C. E. Wilson. First automobile fatality.
1914	World War I begins to drive up wages and costs of fuel and materials required for quartz mining. County mines begin to close.
1914	County officers no longer partisan, elected for four year terms.
1915	August 21 <sup>st</sup> . Tuolumne County High School renamed Sonora Union High School.
1917	June 5 <sup>th</sup> . U.S. enters World War I. 1,157 males aged 21-31 register for the draft.
1917	July 3 <sup>rd</sup> . Tuolumne County Library established.
1918	November 11 <sup>th</sup> . World War I ends.
1919	Large highway construction bond approved by state voters. Tuolumne County promised a share.
1919	November. Movement started to erect memorial building in honor of the county's veterans. Dedicated spring, 1933.
1921-22	State highway constructed between Sonora and county line near Knights Ferry. With small section excepted, was paved with concrete 15 ft. wide and 5 inches thick. Washington Street in Sonora similarly paved.
1923	July 7 <sup>th</sup> . O'Shaughnessy Dam dedicated as part of the Hetch Hetchy project.
1924	Klavern of the Ku Klux Klan organized in Sonora and functioned briefly.
1928	J.C. Penney opens in Sonora
1928	Skaggs Safeway Store opens in Sonora
1929	May. New Sonora cemetery opens.
1930	Piggly Wiggly Store opens
1931	First dial phones

### 9.11.2. Newspapers of Sonora

**Table 31: Newspapers of Sonora**

Newspaper	When Published
Daily Sonora Herald	July 1857 - June 1859
Democratic Age	November 1859 – August 1861
American Flag/a/	Not indicated
American Eagle	March 1864 - ?
Sonora Herald	Publishes again October, 1865-October 1867
Tuolumne Courier	February 1865 moves to San Francisco in July 1866
Tuolumne Independent	April, 1872-?
Democratic Banner (later Banner)	May 1885-?
Union Democrat	1854-Present

/a/ Pro-Union journal opposed to Union Democrat which favored the Southern cause



### 9.11.3. Sonora's Fire History

Fires heavily influenced the materials used in construction throughout the history of Sonora. The following is a summary of many of those fires.

**Table 32: Sonora's Fire History**

Date/Year	Damage
07/04/1849	Sonorian Camp destroyed by fire on July 4 <sup>th</sup> . Composed chiefly of armadas and tents and a few log cabins, it was quickly rebuilt
11/14/1849	Reported major fire, possibly did not occur
06/18/1852	Fire destroys most of Sonora south of today's Red Church on June 18 <sup>th</sup> . Following, streets are realigned, widened, or opened and plaza row of lots abolished. Estimated loss \$1 million.
10/04/1853	E.B. Lundy burned to death. Burned portion of city surviving 6/18/1852 fire. \$300,000
11/01/1853	\$50,000 in losses
07/03/1854	12 buildings burn, a Mexican lost his life
11/11/1857	No damage estimates provided
08/07/1858	Tigre section of Sonora. \$40,000-\$50,000 loss
01/10/1859	Millers soap factory burned
08/02/1860	Tigre section of Sonora. \$4,000-\$6,000 loss
08/13/1860	In Sonora, \$8,000
08/06/1861	Sonora, \$100,000
06/17/1865	Several businesses destroyed
09/30/1865	Tigre section of Sonora.
12/20/1865	County jail destroyed. Prisoner Tom Horn burned to death, believed to have started fire.
07/06/1867	Davis home burned, \$2000
07/15/1867	Tigre section of Sonora, \$18,000.
07/29/1867	Homes of Dolores and Sugg burn, \$1,000
03/30/1868	United States Hotel and nearby theatre building burn, nearby Episcopal church damaged
08/21/1868	Wehmeyer & Fuller's soap factory burns, \$2,025
08/27/1869	Joseph Brothers store burned, \$15,000
09/01/1869	C. Burden's shop burned, \$1,450
04---/1871	Rifle Saloon and other buildings burned, \$21,000
06/09/1871	M.H. Hyde's residence burns, \$800
07---/1871	Oppenheimer's store burned due to kerosene explosion, \$8,000
06/28/1874	John Wolfling's home burned, \$1,500
08/07/1874	Catholic Church fire, \$3,000
10/01/1874	G.H. Ashe's home burned, \$2,000
02/10/1875	G.H. Ashe's home burned again
07/16/1875	H.L. Street residence burned
07/26/1875	Shaw's Flat, Dickinson home burned, \$5,000
09/22/1876	Cuevas home burned, \$2,200
06/17/1877	Terrence Brodigan's Sonora Hotel burned, \$14,600
07/14/1877	Reitz's saloon burned, \$1,100

<b>Date/Year</b>	<b>Damage</b>
07/18/1877	Sonora fire, \$5,350
03/23/1878	Bradford & Way's planning mill burned, \$5,000 loss, immediately rebuilt and operating
09/01/1879	Baptist church damaged
10---/1880	J.C. Duchow residence burned, \$3,000, Arson suspected
05/07/1881	Thomas McGee's house burned
07/28/1881	Frank Way's lumber mill burned; \$30,000
08/05/1885	Sonora Flouring Mills burned on site of later Opera Hall
11/20/1911	Large fire, \$20,000 loss by businesses
07/18/1929	Large fire, downtown Sonora, heavy losses

#### **9.11.4. Notable People in Sonora's History**

The following is only a **partial list** of notable individuals in Sonora's History and provides a **beginning** for the production of a more inclusive list.

**Butterfield, Matilda M. (Tillie)** First woman elected to the Sonora City Council, April, 1940.

**Morgan, Rose E.** Elected to the office of Tuolumne County Superintendent of Schools, September, 1874, one of the first two of her gender to be elected to public office in California.

**Thomas, Mary E. (Mamie)** Appointed Tuolumne County Recorder July 8, 1918, one of the city's first women to hold a county elective office.

## Chapter 10. Appendices: Economics

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No appendices.

## Chapter 11. Appendices: Community Identity

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No appendices.

## Chapter 12. Appendices: Parks & Recreation

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**12A** Park and Recreation Facility Options & Opportunities City of Sonora  
and Sonora Sphere of Influence

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**12B** Tuolumne County Park and Recreation Master Plan  
Proposed Regional Trails within the City of Sonora Sphere of Influence

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**12C** Funding Opportunities: Recreation

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**12D** Adopted Park and Recreation Facility Standards for Cities and Counties in  
Northern California

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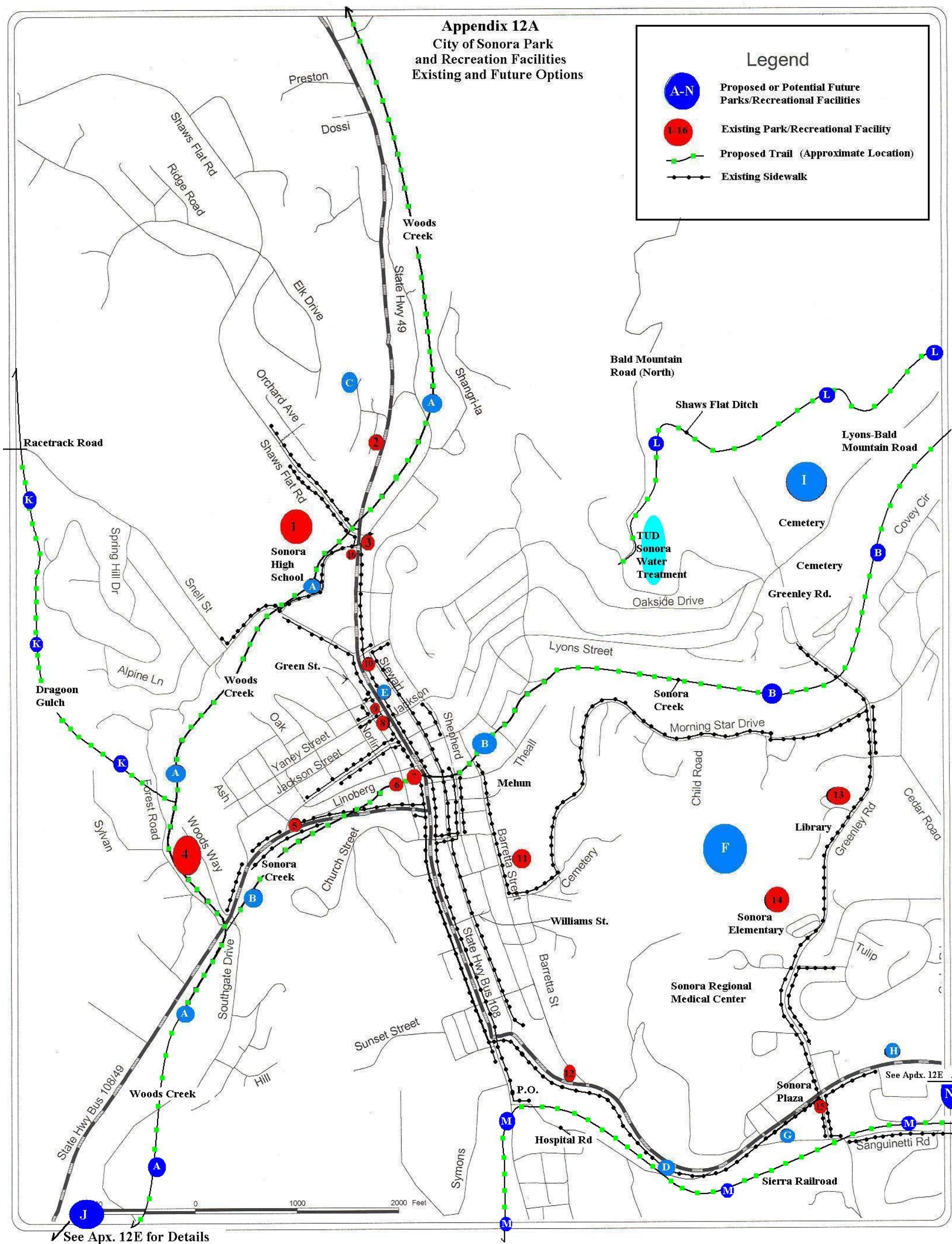
**12E** Conceptual Plans – Trails/Parks within the Sonora Sphere of Influence  
Woods Creek Park  
Woods Creek Trail  
Sullivan Creek Park  
Dragoon Gulch Park & Trail

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**12.1. Appendix 12A: Park and Recreation Facility Options & Opportunities City of Sonora and Sonora Sphere of Influence**

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Figure 25: City of Sonora Park and Recreation Facilities – Existing and Future Options





**Table 33: Key to Appendix 12A - Park and Recreation Facilities Existing and Future Options**

Map #	Description of Facility
<b>Existing Park Facilities</b>	
Note: See <b>Table 34</b> and <b>Figure 25</b> for additional details	
1	Sonora High School
2	Salvation Army; North Highway 49
3	North Washington St. and Columbia Way
4	Woods Creek Rotary Park
5	Foster Prospector Park
6	Ralph Grigsby Park
7	Coffill Park
8	Courthouse Park
9	UC Cooperative Extension pocket park
10	Rother's Corner Pocket Park
11	Cassina High School (Sonora Dome)
12	Sonora Youth Center
13	49er Rotary Park County Library
14	Sonora Elementary School
15	Greenley Road South
16	Bonanza Mine monument
<b>Opportunities for Future Park Facilities (See Figure 25)</b>	
A	Woods Creek Trail (See <i>General Plan 2020 Appendix 12E</i> for detail)
B	Sonora Creek Trail
C	Northcam Heights/Dan Gardens Irrigation Dam
D	Mono Way/Hospital Road Park (adjacent to pedestrian facility)
E	Dodge Lane Pocket Park
F	Potential regional park (behind library and senior center)
G	Work/Live Park (location approximate)
H	Work/Live Park (location approximate)
I	Potential regional park (location general)
J	Woods Creek Park (See <i>General Plan 2020 Appendix 12E</i> for detail) – currently outside city limits
K	Dragoon Gulch Trail
L	Shaw's Flat Ditch Trail
M	Sierra Railroad Trail
N	Sullivan Creek Park (outside city limits)

**Table 34:** 2004 Developed Park and Recreation Facilities in the City of Sonora

Facility	Location/Description	Acreage (approximate)
<b>Municipal and subregional parks</b>		
Courthouse Park Map #8	001-184-01	0.3
Coffill Park Map #7	001-202-01, 001-202-04, 001-202-05	0.2
Woods Creek Rotary Park Map #4	002-010-68, 002-010-70, 002-010-73 Tot lot, picnic facilities, tables, baseball field, par course	4.2
49er Rotary Park County Library Map #13	044-430-010 Skate park, children's adventure park, lawn, steam donkey, picnic tables	2.0
Dragoon Gulch Trail and Park	34-090-07 (10 acs), 34-100-04 (10 acs), 001-120-25 (15 acs) = 35 acs total size	35.0
<b>Pocket Parks</b>		
UC Cooperative Extension pocket park Map #9	1-184-09 Landscaping, benches	0.1
Bonanza Mine Monument Map #16	001-091-18 Monument	0.1
Foster Prospector Park Map #5	001-253-21	0.1
North Washington St. (and Columbia Way) Map #3	001-184-09 Landscaped median, "Welcome to Sonora"	0.1
Ralph Grigsby Park Map #6	001-253-11 Children's play area, tables, public bathrooms	0.1
Salvation Army North Highway 49 Map #2	35-230-43 & 44 (easement) Landscaped area	0.1
Rother's Corner Pocket Park Map #10	1-181-14 Landscaped area, monument, benches	0.1
Greenley Road South Map #15	56-170-04 Landscaped area	0.1

Facility	Location/Description	Acreage (approximate)
<b>Public School Facilities/b/</b>		
Sonora High School Map #1	001-011-12, 001-011-15, 001-012-03, 035-230-12, 035-230-06 Football, track and field, tennis courts, baseball field, pool, picnic areas; (12 acres total)	6.0
Sonora Elementary School Map #14	044-150-38, 044-150-24 Swings, sandbox, jungle gym, hard courts, soccer/football/baseball play field, PM club (6.5 acres total)	3.3
Cassina High School (Sonora Dome) Map #11	002-160-04, 002-160-03 Lighted baseball diamond, soccer field (3.9 acres total)	2.0
<b>Youth Centers</b>		
Sonora Youth Center Map #12	056-082-06	0.8
<b>TOTAL Existing Facilities</b>		<b>54.6/c/</b>

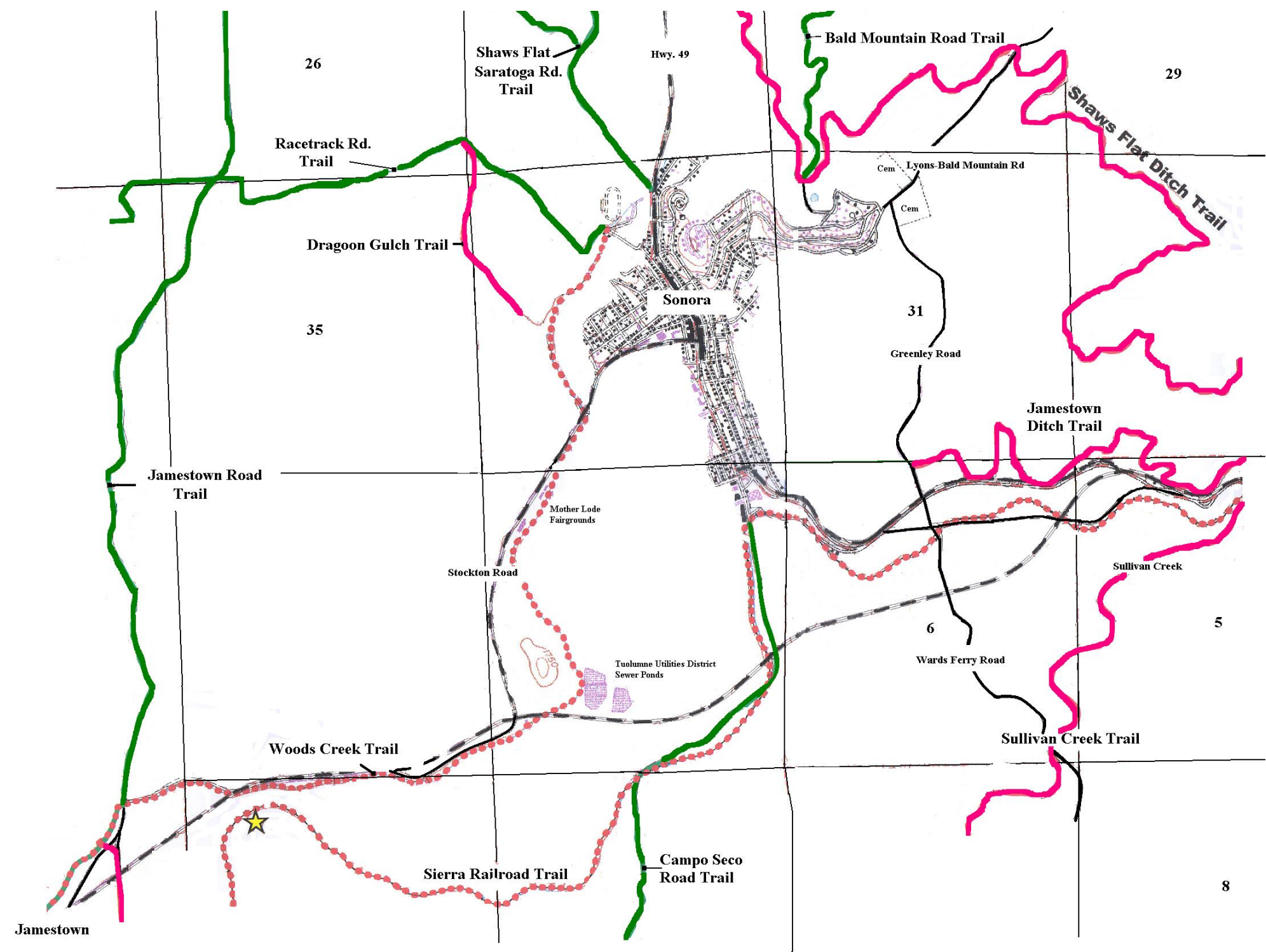
/a/ Trails are projected to encompass easements of approximately 50 feet wide (including natural areas adjacent to trails). 50 foot trail easements with 25 feet of improved pathway width are equivalent to 3 acres per mile [25 ft. X 5,280 ft. per mile/43,560 ft. per acre]

/b/ Because public school facilities may be made available to the public only on a limited basis, total acreage of the existing facilities have been adjusted by 50%

**12.2. Appendix 12B: Tuolumne County Park and Recreation  
Master Plan, Proposed Regional Trails within City Sphere of  
Influence**

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Figure 26: Proposed Facilities within City Planning Referral Area, Tuolumne County Park and Recreation Master Plan



### **12.3. Appendix 12C: Funding Opportunities**

Park Bond Act of 2000

State Bike Land Account (BLA)

State Highway Fund/Transportation Enhancement Activities Funding Program (TEA)

Land and Water Conservation Fund (LWCF)

Recreation Trails Program

Habitat Conservation Fund

Local Transportation Fund (LTF)

Quimby Act (Government Code Section 66477 et. seq.)

Landscaping and Lighting Assessment Districts

Environmental Enhancement and Mitigation Program (EEMP)

## 12.4. Appendix 12D: Adopted Park and Recreation Facility Standards for Cities and Counties in Northern California

**Table 35: Park & Recreational Facility Standards – Cities and Counties in Northern California**

<b>Jurisdiction</b>	<b>Park and Recreation Facility Standard (#acres per 1,000 population)/a/</b>
<b>Cities</b>	
Angels Camp	3-5/b/
Antioch	5
Davis	11.1
Fort Bragg	3
Fresno	3
Gilroy	5
Hollister	4
Lathrop	3
Lodi	14.2
Modesto	3
Oakdale	5
Ripon	3-5
Sacramento	15
Stockton	10
Tracy	4
Turlock	4.2
<b>Counties</b>	
Amador	
Calaveras	2.5
Tuolumne	
Mariposa	
<b>Other</b>	
National Recreation & Parks Association(NRPA)	11-20

/a/ Many of the following are based on city-funded or county-funded park and recreation facilities. Some exclude school facilities and some include school facilities.

/b/ General plan update pending to raise the standard from 3/1000 to a 5/1000

**12.5. Appendix 12E: Conceptual Plans – Trails/Parks within the Sonora Sphere of Influence, Woods Creek Park, Woods Creek Trail**

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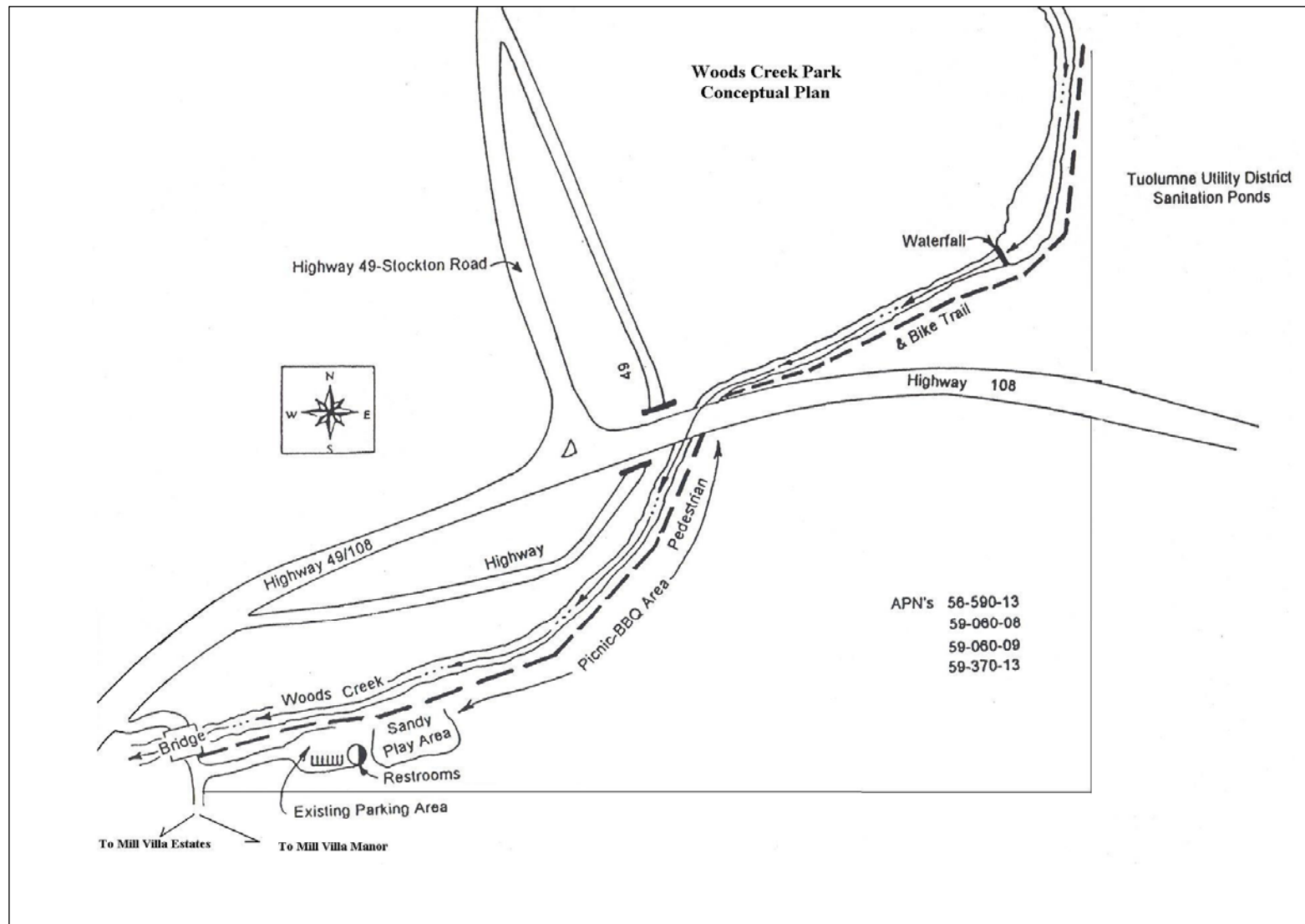
**Figure 27: Conceptual Woods Creek Park**

Figure 28: Woods Creek Trail Conceptual Plan

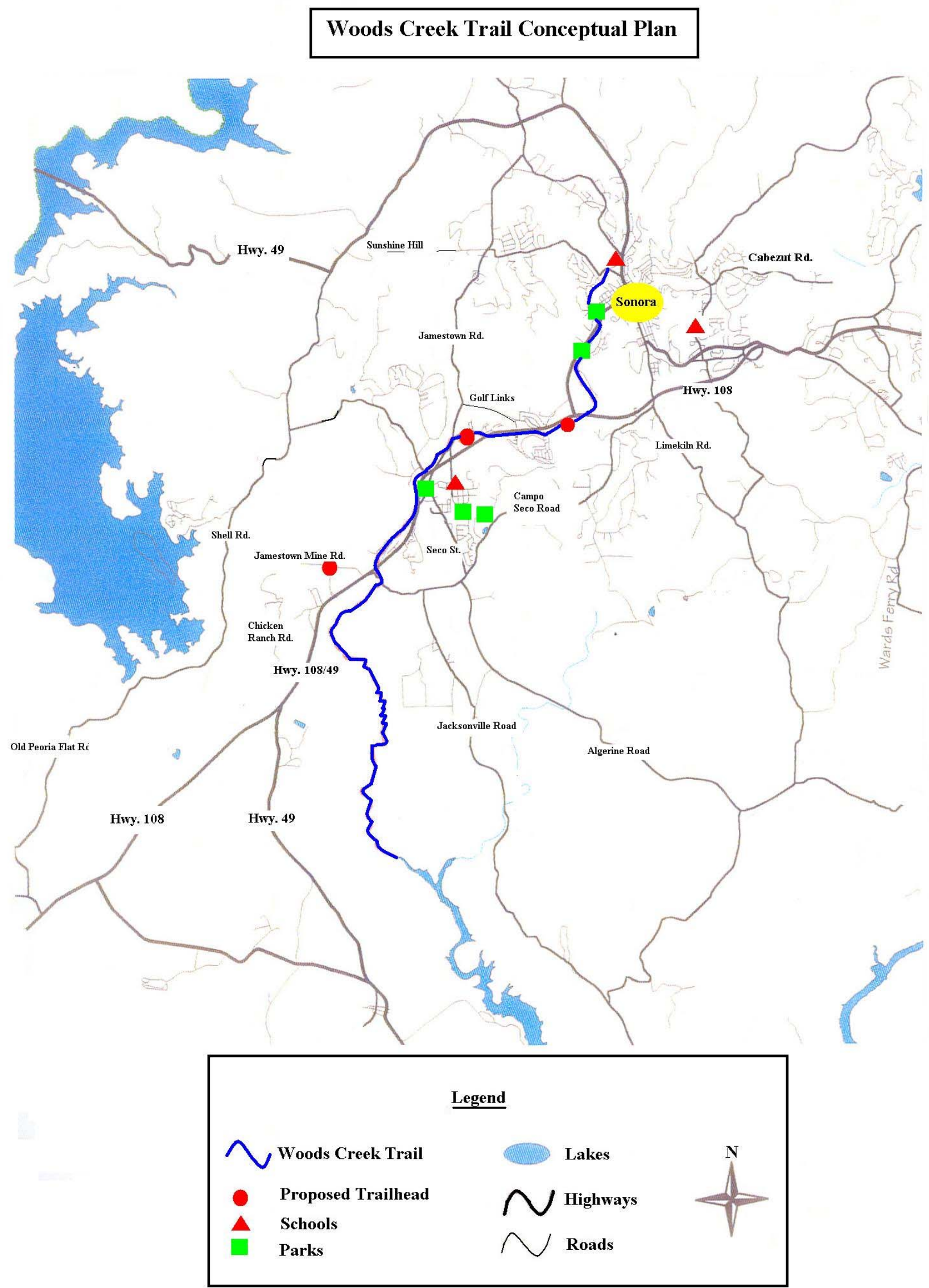


Figure 29: Sullivan Creek Park Conceptual Plan

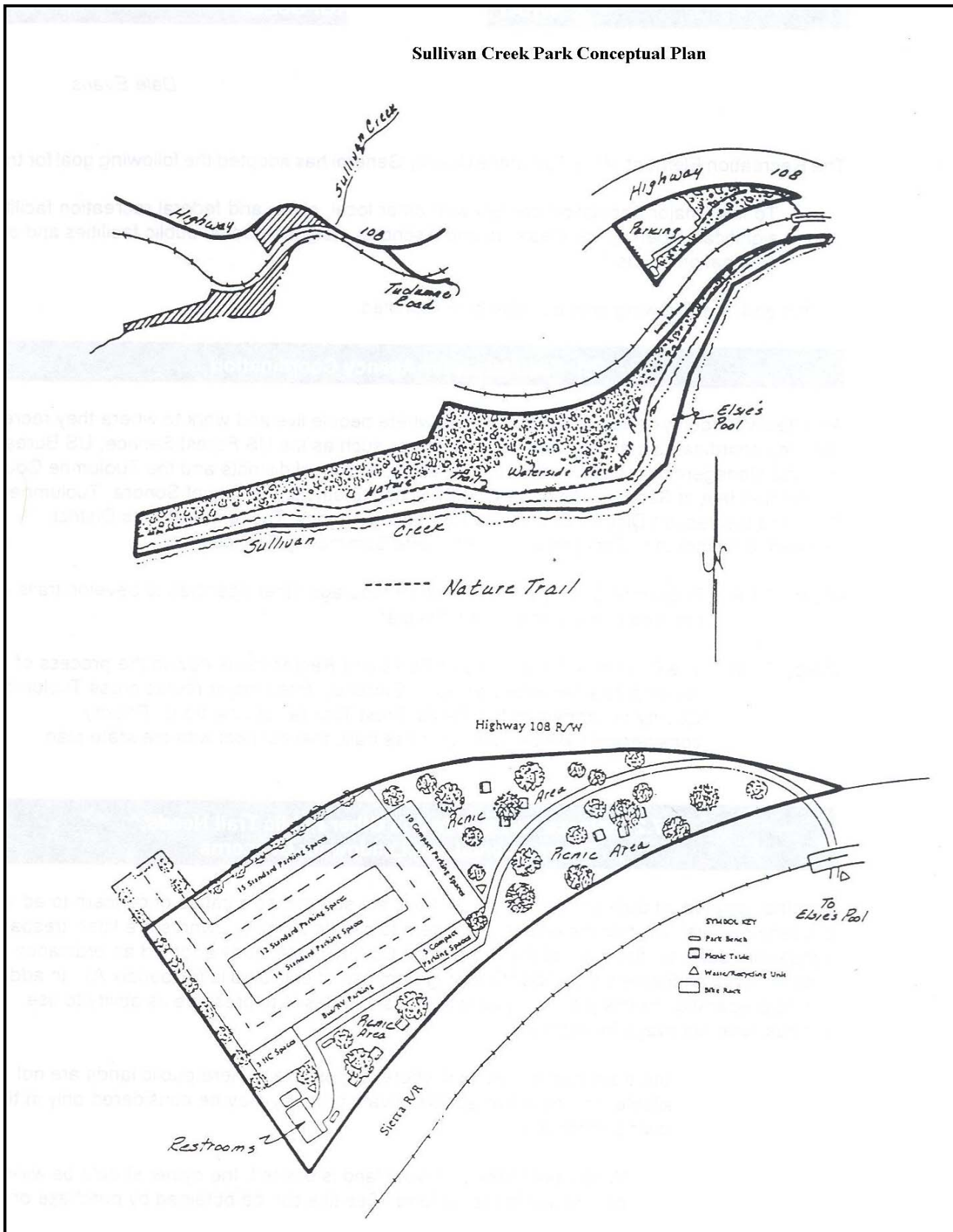


Figure 30: Dragoon Gulch Park & Trail Conceptual Plan

