

Volume 1: Goals, Policies, Implementation Programs & Background

City of Sonora



General Plan 2020



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Table of Contents – Volume #1

Table of Contents – Volume #1	v
List of Figures	x
List of Tables	xi
Appendices - See Volume #2.....	xiv
VISION STATEMENT, PURPOSE AND REQUIREMENTS.....	1
Vision Statement & Purpose.....	1
General Plan Requirements.....	1
Planning Process.....	2
Chapter 1. Land Use	3
1.1. Requirements	3
1.2. Approach.....	4
1.3. Project Boundaries and Location	5
1.4. Goals, Policies and Implementation Programs	8
1.5. General Plan 2020 Land Use Designations & Maximum Density and Intensity Standards	17
1.6. Comparison of 1986 General Plan and <i>General Plan 2020</i> Land Use Designations by Acreage.....	24
Chapter 2. Circulation.....	28
2.1. Requirements	28
2.2. Background and Setting.....	28
2.2.1. Transportation Organizations.....	29
2.2.2. Streets and Highways.....	29
2.2.3. Parking	30
2.2.4. Rail.....	31
2.2.5. Public Transportation.....	32
2.2.6. Non-Motorized Modes of Transportation	34
2.2.7. Park and Ride Facilities	34
2.2.8. Aviation.....	35
2.3. Goals, Policies and Implementation Programs	37
Chapter 3. Housing.....	48
3.1. Introduction.....	Error! Bookmark not defined.
3.1.1. Requirements	Error! Bookmark not defined.
3.1.2. Public Participation.....	Error! Bookmark not defined.
3.2. Executive Summary	Error! Bookmark not defined.
3.2.1. City Redevelopment Agency & RDA-Assisted Programs....	Error! Bookmark not defined.
3.2.2. Removing Government Constraints, Providing Incentives...	Error! Bookmark not defined.
3.2.3. Special Needs Housing	Error! Bookmark not defined.
3.2.3.1. Female heads of households	Error! Bookmark not defined.
3.2.3.2. Elderly.....	Error! Bookmark not defined.
3.2.3.3. Farm workers	Error! Bookmark not defined.
3.2.3.4. Homeless.....	Error! Bookmark not defined.

3.2.3.5.	Women	Error! Bookmark not defined.
3.2.3.6.	Disabled.....	Error! Bookmark not defined.
3.2.4.	Other Housing-Related Programs.....	Error! Bookmark not defined.
3.2.4.1.	Jobs/Housing Balance	Error! Bookmark not defined.
3.2.4.2.	Improve Coordination	Error! Bookmark not defined.
3.2.4.3.	Replacement of At-Risk Affordable Housing Units	Error! Bookmark not defined.
3.3.	Review of the 1993 Housing Element.....	Error! Bookmark not defined.
3.3.1.	Evaluation of 1993 Programs	Error! Bookmark not defined.
3.3.1.1.	Identification of Adequate Sites	Error! Bookmark not defined.
3.3.1.2.	Development of Housing for Low and Moderate Income Households	Error! Bookmark not defined.
3.3.1.3.	Removal of Government Constraints	Error! Bookmark not defined.
3.3.1.4.	Conservation and Improvement of Existing Affordable Housing Stock	Error! Bookmark not defined.
3.3.1.5.	Equal Housing Opportunity.....	Error! Bookmark not defined.
3.3.1.6.	Preservation of Assisted Units.....	Error! Bookmark not defined.
3.3.1.7.	Quantified Objectives.....	Error! Bookmark not defined.
3.3.1.8.	Other Programs.....	Error! Bookmark not defined.
3.4.	Analysis of Existing Conditions	Error! Bookmark not defined.
3.4.1.	Population Characteristics	Error! Bookmark not defined.
3.4.1.1.	Growth Trends.....	Error! Bookmark not defined.
3.4.1.2.	Age and Gender of Population	Error! Bookmark not defined.
3.4.1.3.	Ethnicity of Population.....	Error! Bookmark not defined.
3.4.1.4.	Jobs/Housing Balance	Error! Bookmark not defined.
3.4.2.	Household Characteristics	Error! Bookmark not defined.
3.4.2.1.	Household Type and Presence of Children	Error! Bookmark not defined.
3.4.2.2.	Household Income and Housing Costs.....	Error! Bookmark not defined.
3.4.2.3.	Overpayment	Error! Bookmark not defined.
3.4.2.4.	Household Income Characteristics.....	Error! Bookmark not defined.
3.4.2.5.	Overcrowding.....	Error! Bookmark not defined.
3.4.2.6.	Group Quarters	Error! Bookmark not defined.
3.4.3.	Housing Characteristics.....	Error! Bookmark not defined.
3.4.3.1.	Housing Stock	Error! Bookmark not defined.
3.4.3.2.	Housing Conditions	Error! Bookmark not defined.
3.4.3.3.	Occupancy and Vacancy Rates	Error! Bookmark not defined.
3.4.3.4.	Owner/Renter Occupation.....	Error! Bookmark not defined.
3.5.	Special Needs Households	Error! Bookmark not defined.
3.5.1.	Households with Individuals 65 Years and Over	Error! Bookmark not defined.
3.5.2.	Single Parent Heads of Household	Error! Bookmark not defined.
3.5.3.	The Disabled.....	Error! Bookmark not defined.
3.5.4.	Large Households.....	Error! Bookmark not defined.
3.5.5.	The Homeless	Error! Bookmark not defined.
3.5.6.	Farm Workers.....	Error! Bookmark not defined.
3.6.	Projected Needs	Error! Bookmark not defined.
3.6.1.	Regional(Citywide) Housing Needs	Error! Bookmark not defined.
3.6.2.	Housing Needs by Income Group	Error! Bookmark not defined.
3.7.	Resource Inventory.....	Error! Bookmark not defined.
3.7.1.	Land Suitable for Residential Development....	Error! Bookmark not defined.

3.7.2.	Assisted Housing Developments & At-Risk Housing Developments	Error! Bookmark not defined.
3.7.3.	Housing Programs (Existing).....	Error! Bookmark not defined.
3.7.4.	Energy Conservation.....	Error! Bookmark not defined.
3.8.	Constraints	Error! Bookmark not defined.
3.8.1.	Governmental.....	Error! Bookmark not defined.
3.8.1.1.	Zoning and General Plan	Error! Bookmark not defined.
3.8.1.2.	Permit and Processing Procedures	Error! Bookmark not defined.
3.8.1.3.	Building Codes and Enforcement	Error! Bookmark not defined.
3.8.1.4.	Process and Policy for Substandard Units and Rehabilitation Requirements	Error! Bookmark not defined.
3.8.1.5.	Development Fees.....	Error! Bookmark not defined.
3.8.1.6.	Infrastructure.....	Error! Bookmark not defined.
3.8.1.7.	State Law	Error! Bookmark not defined.
3.8.2.	Non-Governmental Constraints	Error! Bookmark not defined.
3.8.3.	Summary	Error! Bookmark not defined.
3.9.	Goal, Policies and Implementation Programs.....	Error! Bookmark not defined.
3.10.	Housing Implementation Plan 5-Year Schedule and Action Plan Per Government Code Section 65583 (c)	Error! Bookmark not defined.
Chapter 4.	Conservation & Open Space	49
	Requirements	49
4.1.	Mineral Resources	53
4.1.1.	Issues and Opportunities	53
4.2.	Mineral Resources: Goals, Policies and Implementation Programs	58
4.3.	Energy Resources.....	60
4.3.1.	Issues and Opportunities	60
4.4.	Energy Resources: Goal, Policies and Implementation Programs	60
4.5.	Scenic Resources	61
4.5.1.	Issues and Opportunities	61
4.6.	Scenic Resources: Goals, Policies and Implementation Programs	63
4.7.	Biological Resources	66
4.7.1.	Issues and Opportunities	66
4.7.2.	Habitat/Vegetation Resources.....	66
4.7.3.	Wildlife Resources.....	69
4.8.	Biological Resources: Goals, Policies and Implementation Programs	71
4.9.	Water Resources	74
4.9.1.	Issues and Opportunities	74
4.9.1.1.	Water Quality.....	74
4.9.1.2.	Sewage Disposal	75
4.9.1.3.	Non-point Source Pollution	79
4.9.1.4.	Water Quantity.....	80
4.9.1.5.	Special Programs	Error! Bookmark not defined.
4.10.	Water Resources: Goals, Policies and Implementation Programs	84
4.11.	Agricultural Resources.....	86
Chapter 5.	Noise	87
5.1.	Requirements	87
5.2.	Issues and Opportunities	88
5.2.1.	Noise-Generating Sources In/Adjacent to Sonora	88
5.2.2.	Community Noise Exposure Inventory.....	94
5.3.	Goals, Policies and Implementation Programs	96

Chapter 6. Safety	101
Requirements	101
Issues and Opportunities	101
6.1. Geologic Hazards	103
6.1.1. Seismic Hazards	103
6.1.2. Geologic Hazards	107
6.2. Geologic Hazards: Goals, Policies and Implementation Programs	108
6.3. Flood Hazard & Dam Failure	110
6.4. Flood Hazard & Dam Failure: Goals, Policies and Implementation Programs	112
6.5. Fire Protection	114
6.5.1. City Fire Department	114
6.5.2. Tuolumne County Fire Department	118
6.5.3. CAL FIRE	118
6.6. Fire Protection: Goals, Policies and Implementation Programs	119
6.7. Law Enforcement	124
6.8. Law Enforcement: Goals, Policies and Implementation Programs	128
6.9. Emergency Services Plan & Emergency Services	129
6.9.1. Emergency Operations Plan (EOP)	129
6.9.2. Emergency Medical Services	132
6.10. Emergency Services: Goals, Policies and Implementation Programs	134
6.11. Hazardous Materials	135
6.12. Hazardous Materials: Goals, Policies and Implementation Programs	136
6.13. Water Supply & Utilities	137
6.13.1. Water Quantity	137
6.13.2. Utility failures	138
6.14. Water Supply, Utilities & Communications: Goals, Policies and Implementation Programs	138
6.15. Other Safety Issues: Transportation, Severe Weather, Agricultural Disaster, Radiological Incidents	139
6.15.1. Transportation Accidents (including aircraft and rail accidents)	139
6.15.2. Severe Weather	139
6.15.3. Agricultural Disasters	140
6.15.4. Radiological Incidents	140
6.16. Severe Weather, Transportation, Radiological Incidents: Goals, Policies and Implementation Programs	140
Chapter 7. Public Facilities & Services	141
7.1. Requirements	141
7.2. Issues and Opportunities	142
7.3. City Facilities	144
7.3.1. Parking	148
7.4. County Facilities	150
7.5. State Facilities	153
7.6. Federal Facilities	154
7.7. Other Facilities	155
7.7.1. Cemeteries	159
7.7.2. Water	159
7.7.2.1. Water Quality	159
7.7.2.2. Non-Point Source Pollution	161
7.7.2.3. Water Quantity	163
7.7.3. Sewer Facilities	163

7.8. Goals, Policies and Implementation Programs	164
Chapter 8. Air Quality	168
8.1. Requirements	168
8.2. Issues and Opportunities	168
8.2.1. Ozone	168
8.2.2. Carbon Monoxide	170
8.2.3. Suspended Particulate Matter (PM 2.5)	170
8.2.4. Other	171
8.3. Goals, Policies and Implementation Programs	171
Chapter 9. Cultural Resources	174
9.1. Requirements	174
9.2. Purpose.....	174
9.3. Historical Overview	175
9.3.1. Prehistory	175
9.3.2. 1848-49 The Gold Rush and the Founding of Sonora	176
9.3.3. 1850s: Sawmills, City Incorporation, Miner's Tax and Depression	177
9.3.4. 1860s-1870s: Civil War and the Chinese	179
9.3.5. 1880s, 1890s and the Turn of the Century: the Second Gold Rush	181
9.3.6. World War I to the Present	183
9.3.7. Cultural Resource Studies	184
9.3.8. Resource Types	184
9.4. Architectural Styles	185
9.5. Goals, Policies and Implementation Programs	195
Chapter 10. Economics	203
10.1. Requirements	203
10.2. Issues and Opportunities	203
10.2.1. Economic Development Organizations and Agencies	203
10.2.1.1. Tuolumne County Chamber of Commerce	203
10.2.1.2. Historic Sonora Chamber of Commerce	203
10.2.1.3. Tuolumne County Visitor's Bureau	204
10.2.1.4. City of Sonora Special Programs	204
10.2.1.5. Sonora Redevelopment Agency	Error! Bookmark not defined.
10.2.2. Employers	205
10.2.3. Fastest Growth Occupations	206
10.3. Goals, Policies and Implementation Programs	212
Chapter 11. Community Identity	216
11.1. Requirements	216
11.2. Issues and Opportunities	216
11.2.1. Hillside Preservation Ordinance	216
11.2.2. Tree City, USA	216
11.2.3. Sonora Parks, Recreation and Beautification Committee (PR&B)	217
11.2.4. Scenic Highways	218
11.2.5. Cultural Resources	218
11.3. Goals, Policies and Implementation Programs	219
Chapter 12. Parks & Recreation	222
12.1. Requirements	222
12.2. Issues and Opportunities	222
12.3. Facility Needs	224
12.4. Existing Facilities	226
12.5. Options and Opportunities for Future Park and Recreation Facilities	228

12.6. Goals, Policies and Implementation Programs.....	229
Chapter 13. Glossary.....	236
Chapter 14. Citations.....	246

Appendices – See Volume #2

List of Figures

Figure 1: Regional Project Location	6
Figure 2: Project Vicinity	7
Figure 3: City of Sonora Planning Referral Area, Existing Sphere of Influence	13
Figure 4: 1986 General Plan and <i>General Plan 2020</i> Comparison – Distribution of Land Use Designations by Number of Parcels.....	24
Figure 5: 1986 General Plan and <i>General Plan 2020</i> Comparison – Distribution of Land Uses by Acreage	25
Figure 6: 1986 General Plan and <i>General Plan 2020</i> Comparison: Vacant and Underdeveloped Parcels by Number of Parcels	26
Figure 7: 1986 General Plan and <i>General Plan 2020</i> Comparison: Vacant and Underdeveloped Parcels by Acreage	27
Figure 8: City of Sonora Public Transportation Routes (2004)	32
Figure 9: City of Sonora Public Transportation Routes (2004)	33
Figure 10: Columbia Airport Land Use Plan Boundaries and City of Sonora City Limits.....	36
Figure 11: Areas of State Designated Mineral Lands.....	54
Figure 12: Carbonate Rock (i.e., Limestone) in and around Sonora	55
Figure 13: California tiger salamander	66
Figure 14: Valley elderberry longhorn beetle	69
Figure 15: Nissenen Manzanita (aka El Dorado Manzanita)	70
Figure 16: Noise Contours and Noise Sources	90
Figure 17: Exterior Community Noise Exposure- L_{dn} or CNEL, (in Decibels, dB) ..	100
Figure 18: Earthquake Shaking Potential, California.....	106
Figure 19: Sonora Fire Department	114
Figure 20: Fire Hazard Severity Zone Classification – City of Sonora	121
Figure 21: Sonora Police Department (2006).....	124
Figure 22: Sonora City Hall, 94 North Washington Street	141
Figure 23: Monument Commemorating Sonora’s Chinatown of the 1860s and 1870s, Stewart Street.....	180
Figure 24: Nicol Mansion Constructed 1887, 313 South Stewart Street.....	181
Figure 25: Sonora’s Opera Hall, Constructed 1885, 150 South Washington Street	182
Figure 26: The Sonora “Dome”, Constructed 1909, 251 South Barretta Street	182
Figure 27: Bradford Building, Constructed 1903, 42 S. Washington Street	183
Figure 28: Sugg-McDonald House, Constructed 1857, 37 Theall Street	185
Figure 29: Gunn House, Constructed 1852, 186 South Washington Street, A Sonora adobe – Believed to be the oldest building in Sonora, Served as the county hospital in 1852 and later as Bisordi’s Rosa Italia Hotel.....	186
Figure 30: Cady House, 72 North Norlin Street.....	186
Figure 31: City Hotel, Constructed 1853, 139-145 South Washington Street, One of Sonora’s first substantially stone buildings	187
Figure 32: Servente’s Constructed 1856, 64 S. Washington, The only remaining building in Tuolumne County with an iron storefront (by Sutler Iron Works). Formerly Charles Freidenberg Dry Goods; Haag’s Cigars & Groceries; Presently Servente’s Groceries & Liquors.	188
Figure 33: Linoberg Building, Constructed 1856, 87 South Washington Street, Building by Emanuel Linoberg as a Wells Fargo Office	188

Figure 34: Street/Morgan Mansion, C.W. Ayres, Architect, An example of Sonora's Queen Anne architecture	189
Figure 35: Bradford/Rosasco House, C.W. Ayres, Architect, An Example of Sonora's Queen Anne Architecture	189
Figure 36: Tuolumne County Courthouse - William Mooser, Architect	190
Figure 37: The Webster-Meuli Home, 173 W. Bradford St., One of Sonora's Craftsmen Bungalows	191
Figure 38: Masonic Hall, Spanish Eclectic, Built 1858, Remodeled 1929,	191
Figure 39: Lick Building, Constructed 1930s, 157 South Washington Street	192
Figure 40: Veterans Memorial Hall, Constructed 1933, 9 North Washington Street, An example of Sonora's Colonial Revival Architecture	192
Figure 41: Segerstrom Home, Knowles Hills House, 1927, Designed by Stockton Architect, Davis Pearce	193
Figure 42: Sonora's Certified Farmers Market	204
Figure 43: Pocket Park	223

List of Tables

Table 1: List of Abbreviated Terms	xv
Table 2: Projected Population Growth City of Sonora: 2006 – 2020 /a/, /b/	4
Table 3: <i>General Plan 2020</i> Land Use Designations & Compatible Title 17 Zoning Classifications	23
Table 4: Summary of Title 17 Revisions Necessary for <i>General Plan 2020</i> Consistency	Error! Bookmark not defined.
Table 5: Combining Districts (Compatible with all <i>General Plan 2020</i> land use designations)	Error! Bookmark not defined.
Table 6: Land Use Density and Intensity Standards ..	Error! Bookmark not defined.
Table 7: Summary of Transportation Studies	28
Table 8: City of Sonora Off-Street Parking Facilities	30
Table 9: City of Sonora On-Street Parking	31
Table 10: Projected Housing Needs by Income Group (City of Sonora 2001-2009)	Error! Bookmark not defined.
Table 11: Historical Population Growth 1860-2000 (Sonora Incorporated 1851)	Error! Bookmark not defined.
Table 12: Population by Age Group	Error! Bookmark not defined.
Table 13: Population by Gender, Sonora 2000	Error! Bookmark not defined.
Table 14: Population by Ethnicity, Sonora 1990-2000	Error! Bookmark not defined.
Table 15: Hispanic or Latino Population (Single or Multiple Races), Sonora 1990-2000	Error! Bookmark not defined.
Table 16: Household Size & Population Characteristics	Error! Bookmark not defined.
Table 17: 2000 Household Characteristics (General)	Error! Bookmark not defined.
Table 18: 2000 Sonora Household Characteristics (Detailed) ..	Error! Bookmark not defined.
Table 19: Elderly and Children – 2000 Household Characteristics ..	Error! Bookmark not defined.
Table 20: 2003 Annual Household Income by Category	Error! Bookmark not defined.

Table 21: Projected Annual Wages for Income Groups for a Family of Two, City of Sonora	Error! Bookmark not defined.
Table 22: Projected Annual Wages for Income Groups for a Family of Three, City of Sonora	Error! Bookmark not defined.
Table 23: Housing Costs 1990-2000	Error! Bookmark not defined.
Table 24: Two-Person Household Housing Affordability Projections.....	Error! Bookmark not defined.
Table 25: Three-Person Household Housing Affordability Projections	Error! Bookmark not defined.
Table 26: Overpayments, City of Sonora 1990-2000	Error! Bookmark not defined.
Table 27: Household Income Characteristics, Sonora 1990-2000 and Comparison to County.....	Error! Bookmark not defined.
Table 28: Household Incomes per City of Sonora Housing Survey.....	Error! Bookmark not defined.
Table 29: Overcrowding, Sonora 2000	Error! Bookmark not defined.
Table 30: Population in Group Quarters by Age & Sex, Sonora Census 2000 ..	Error! Bookmark not defined.
Table 31: Group Quarters, Sonora 1990-2000.....	Error! Bookmark not defined.
Table 32: City of Sonora Housing Conditions Survey Results, 2003.....	Error! Bookmark not defined.
Table 33: Substandard Housing Units, City of Sonora Housing Conditions Survey – June, 2003	Error! Bookmark not defined.
Table 34: Age of Housing Stock, City of Sonora 2000.....	Error! Bookmark not defined.
Table 35: Household Occupancy Status, Sonora 1990-2000...	Error! Bookmark not defined.
Table 36: Owner/Renter Housing Units, Sonora 1990-2000	Error! Bookmark not defined.
Table 37: Owners versus Renters in Occupied Housing Units; Comparison of City of Sonora and Tuolumne County, 2000	Error! Bookmark not defined.
Table 38: Households with Individuals 65 Years and Over, Sonora 2000	Error! Bookmark not defined.
Table 39: Elderly 65 Years of Age and Over Housing Tenure, Sonora 2000.....	Error! Bookmark not defined.
Table 40: Single Parent Heads of Family Households, Sonora	Error! Bookmark not defined.
Table 41: Disabled Population by Age, City of Sonora.....	Error! Bookmark not defined.
Table 42: Disabled Population – By Type of Disability, Sonora 2000	Error! Bookmark not defined.
Table 43: Large Households, Sonora 2000	Error! Bookmark not defined.
Table 44: Large Households by Tenure, Sonora 2000.....	Error! Bookmark not defined.
Table 45: Estimated Farm Worker Population (Including Non-Farm Workers in Household) for All of Tuolumne County, 2000	Error! Bookmark not defined.
Table 46: Projected Housing Needs by Income Group, Sonora 2001-2009	Error! Bookmark not defined.
Table 47: Household Projections, City of Sonora.....	Error! Bookmark not defined.
Table 48: Quantified Objectives for Meeting Housing Needs, Sonora 2001-2009	Error! Bookmark not defined.
Table 49: Annual Quantified Objectives.....	Error! Bookmark not defined.

Table 50: New Construction Projected Need by Income Group **Error! Bookmark not defined.**

Table 51: Existing Multi-Family Residential Developments – Actual Densities, City of Sonora (2004) **Error! Bookmark not defined.**

Table 52: Inventory of High Density Residential (HDR) Parcels Available for Residential Development, *General Plan 2020* (Excludes Infill) . **Error! Bookmark not defined.**

Table 53: Inventory of Special Planning Parcels Available for New Residential Development (*General Plan 2020*) **Error! Bookmark not defined.**

Table 54: Inventory of Single-Family Residential (SFR) Parcels Available for New Residential Development, (*General Plan 2020*, excludes in-fill lots) **Error! Bookmark not defined.**

Table 55: Inventory of Low Density Parcels (Estate Residential) Available for New Residential Development (*General Plan 2020*).... **Error! Bookmark not defined.**

Table 56: Summary of Land Inventory (Excluding In-fill)..... **Error! Bookmark not defined.**

Table 57: *General Plan 2020* Residential Land Use Designations and Compatible Zoning Districts **Error! Bookmark not defined.**

Table 58: Assisted Housing Developments, City of Sonora, 2000 . **Error! Bookmark not defined.**

Table 59: City of Sonora At-Risk Housing, 2001-2018..... **Error! Bookmark not defined.**

Table 60: City of Sonora Assessed Value of At-Risk Housing (2002 Values) ... **Error! Bookmark not defined.**

Table 61: Analysis of Potential Constraints to the Provision of Affordable Housing, Special Needs Housing; City of Sonora Municipal Code & *General Plan 2020* **Error! Bookmark not defined.**

Table 62: Analysis of Potential Housing Constraints for the Disabled **Error! Bookmark not defined.**

Table 63: Permit Review Process, City of Sonora **Error! Bookmark not defined.**

Table 64: Development Costs for a 1,500 Square Foot Three-Bedroom Single-Family Home Outside of an Existing Subdivision, 0.25 ac., City of Sonora 2003 **Error! Bookmark not defined.**

Table 65: Development Costs for a 1,500 Square Foot Three-Bedroom Single-Family Home within Morning Star Subdivision with Water, Sewer, Roads; 0.25 ac., City of Sonora 2003..... **Error! Bookmark not defined.**

Table 66: Development Costs for a 1,500 Square Foot Three-Bedroom Single-Family Home within Subdivision with Water, Sewer, Roads; 0.25 ac., City of Sonora 2003 **Error! Bookmark not defined.**

Table 67: Development Costs for a 15-Unit Apartment Complex on 1.5 acres, 15 Three-Bedroom Units @ 1,500 sq. ft.; City of Sonora 2003 **Error! Bookmark not defined.**

Table 68: Development Costs for a Duplex on 0.25 ac.; Two, Three-Bedroom Units @ 1,500 sq. ft.; City of Sonora 2003..... **Error! Bookmark not defined.**

Table 69: Vacant Residential Land Costs, City of Sonora – November, 2003... **Error! Bookmark not defined.**

Table 70: Average Construction Costs; City of Sonora – May 22, 2002..... **Error! Bookmark not defined.**

Table 71: Housing Implementation Plan, 5-Year Schedule and Action Plan per Government Code Section 65583(c) **Error! Bookmark not defined.**

Table 72: Location of Required Conservation and Open Space Elements in Other Sections of the <i>General Plan 2020</i>	51
Table 73: Vegetation Types in the City's Sphere of Influence	67
Table 74: Special Status Species with Potential to Occur in City Sphere of Influence	70
Table 75: Waterways City of Sonora Sphere of Influence	74
Table 76: Estimated Wastewater Demand Increase at Full Buildout (Post 2020) of Vacant and Underdeveloped Acreage	77
Table 77: Estimated Wastewater Demand Increase Based on 2020 Population Projections and Vacant and Underdeveloped Acreage	78
Table 78: Estimated Water Demand Increase at Full Buildout (Post 2020) of Vacant and Underdeveloped Acreage	82
Table 79: Estimated Water Demand Increase Based on 2020 Population Projections for Vacant and Underdeveloped Acreage	83
Table 80: Distance to L_{dn} Contours and Traffic Data City of Sonora and Adjacent Areas	89
Table 81: Noise Levels Generated at Construction Sites	92
Table 82: Community Noise Exposure Inventory	94
Table 83: 2003 Sonora Fire Calls	116
Table 84: Sonora Emergency Response Equipment	117
Table 85: Police Calls, 2003	126
Table 86: City Facilities & Services within the City of Sonora (Excluding Road Rights-of-Way)	144
Table 87: City of Sonora Off-Street Parking Facilities	148
Table 88: City of Sonora On-Street Parking	149
Table 89: County Facilities & Services within the City of Sonora (Excluding Road Rights-of-Way)	150
Table 90: State Facilities & Services within the City of Sonora (Excludes Transportation Rights-of-Way)	153
Table 91: Federal Facilities & Services within the City of Sonora	154
Table 92: Other Facilities & Services within the City of Sonora: Schools, Utilities, Hospitals	155
Table 93: Waterways City of Sonora Sphere of Influence	160
Table 94: State and Federal Ozone Standards	169
Table 95: Number of Days Sonora has Exceeded State or Federal Air Quality Standards for Ozone (CARB Barretta Street Station)	169
Table 96: State and Federal Carbon Monoxide Standards	170
Table 97: 2003 Historic Resources Inventory Resources by Type	184
Table 98: 2003 Historic Resources Inventory by Architectural Type	194
Table 99: City of Sonora Employers (10+ Employees)	205
Table 100: Fastest-Growing Absolute Growth Occupations Regional Projections through 2006	207
Table 101: Fastest-Growth Occupations, Regional Projections 1999-2006	209
Table 102: Developed Park and Recreation Facilities in the City of Sonora (2004)	226
Table 103: Sonora Park and Recreation Facility Options (See Map, <i>Sonora General Plan 2020</i> Appendix 12A)	228

Appendices - See Volume #2

Table 1: List of Abbreviated Terms

APN	Assessor's Parcel Number
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
DEIR	Draft Environmental Impact Report
EIR	Environmental Impact Report
FEIR	Final Environmental Impact Report
MBTA	Migratory Bird Treaty Act
NPDES	National Pollutant Discharge Elimination System
TCGP	Tuolumne County General Plan
TUD	Tuolumne Utilities District
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey

VISION STATEMENT, PURPOSE AND REQUIREMENTS

Vision Statement & Purpose

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

City of Sonora Vision Statement

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

General Plan Requirements

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

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

Pursuant to Government Code Section 65302, the general plan must include the following seven elements:

- **Land Use Element**
- **Circulation Element** [included as two separate elements in *Sonora General Plan 2020*: Circulation (Transportation) and Public Facilities and Services]
- **Housing Element**
- **Conservation Element** (included as the Conservation & Open Space Element in *Sonora General Plan 2020*)
- **Open Space Element** (included as the Conservation & Open Space Element in *Sonora General Plan 2020*)

- **Noise Element**
- **Safety Element**

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

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

Planning Process

The following is a list of meetings held in conjunction with the planning process:

City Council: 8/20/01

Joint City Council/Planning Commission: 11/09/00, 9/03/02, 4/13/05, 4/27/05, 5/30/07

Planning Committee: 4/03/01, 6/06/01, 7/31/01, 10/24/01, 11/05/01, 12/03/01, 12/10/01, 3/04/02, 3/11/02, 3/14/02, 3/19/02, 3/28/02, 8/12/02, 8/21/02, 9/09/02, 5/19/03, 6/26/03, 11/4/03, 11/14/03, 3/1/04, 3/5/04, 3/24/04, 4/14/04, 5/10/04, 7/28/04, 8/11/04, 8/25/04, 7/13/05, 8/23/05, 9/8/05, 5/1/07

Open Houses: 11/13/02, 5/30/07

Landowner Meetings: 3/21/06, 3/22/06, 3/23/06, 3/24/06

Other:

Kick-off meeting with City staff - 10/13/00

Meetings with Advisory Agencies - 3/22/01-4/15/01 (and throughout process)

EIR Scoping Meeting – 7/31/06

Consultant/Staff meetings (throughout)

Chapter 1. Land Use

1.1. Requirements

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

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

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

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

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

1.2. Approach

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

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

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

/b/ 140 individuals included population estimates by the DOF are housed in the county jail located within the city limits. The adjusted total population removes this non-resident jail population.

As illustrated in the preceding table, the City of Sonora can expect its population to grow to between 5,144 and 5,948 individuals by the year 2020. Applying the county's projected growth rate, the city's projected population would be approximately 5,656 individuals.

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

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

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

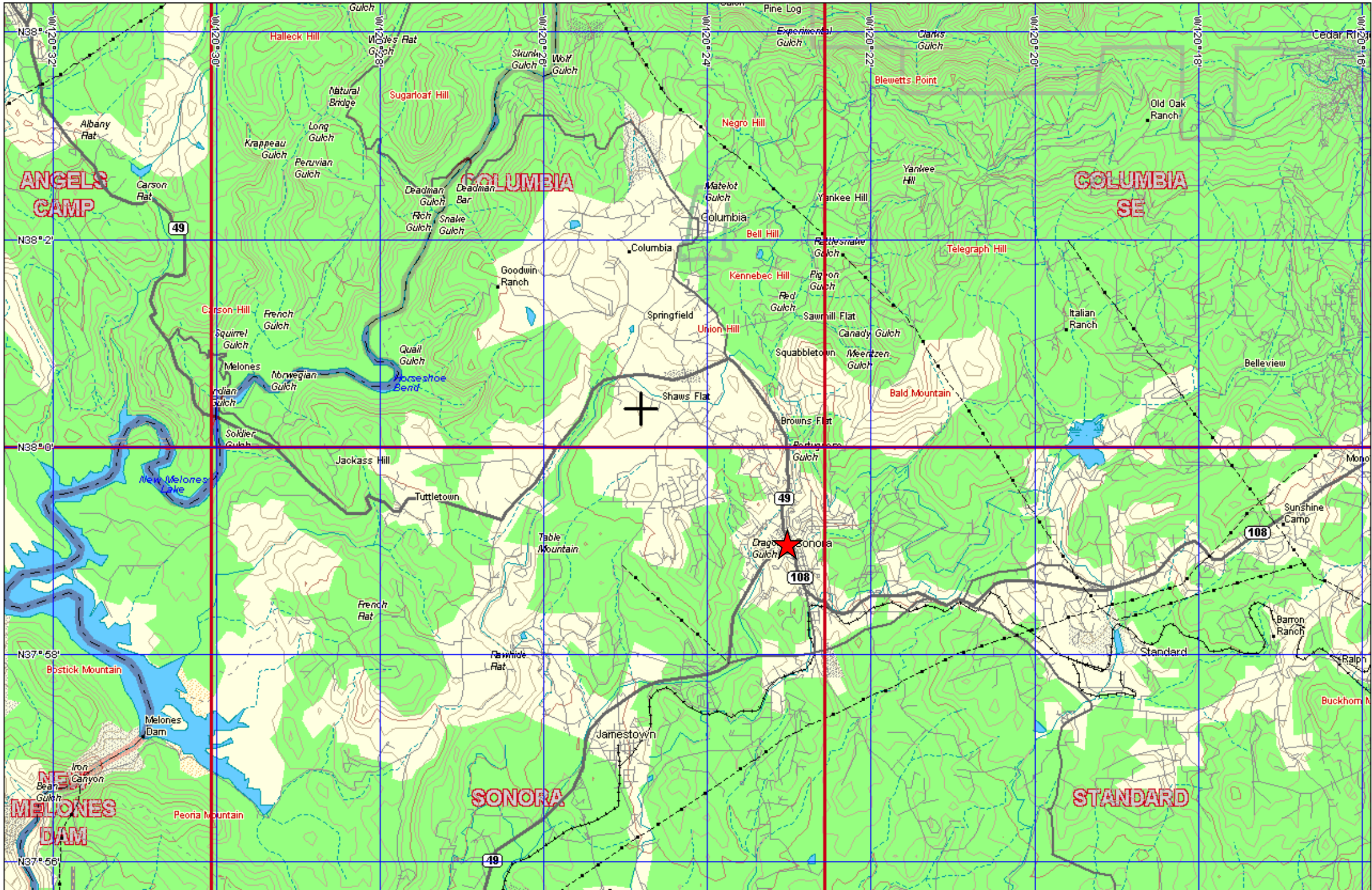
1.3. Project Boundaries and Location

The City of Sonora's location is indicated in **Figures 1** and **2**. **Figure 3** identifies the Planning Referral Area and existing Sphere of Influence for *Sonora General Plan 2020*.

Figure 1: Regional Project Location



Figure 2: Project Vicinity



1.4. Goals, Policies and Implementation Programs

Land Use: General

Goal:

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

Policies:

- 1. A.1 Ensure an adequate amount of land planned for urban development to accommodate projected population growth in areas where the appropriate level of services are or can be made available.
- 1.A.2 Make efficient use of land and promote a functional development pattern with varied and compatible land uses.
- 1.A.3 Ensure that the extent of development shall be related to the property’s environmental constraints.
- 1.A.4 Protect the public, existing and planned land uses, and the environment from natural and development hazards.

Implementation Programs:

- 1.A.a **Establish and Maintain Zoning Districts**
Establish and maintain zoning districts consistent with the density and intensity standards established in this element.
- 1.A.c **Monitor Land Availability**
Monitor the supply of land available within the city for future development to ensure that there is an adequate supply available to implement the goals, policies and implementation programs of the general plan. Monitoring may be accomplished by updating the city’s Geographic Information System land use files when rezoning or general plan amendments are approved.
- 1.A.d **Establish Criteria for General Plan Amendments**
In reviewing an application to amend the *Sonora General Plan 2020 Land Use Map*, the Sonora Planning Commission and Sonora City Council shall consider the overall consistency of the proposal with the goals, objectives and policies of *Sonora General Plan 2020* including, but not limited to:
 - i. What physical, social, or economic factors exist that were not considered at the time of *Sonora General Plan 2020* adoption and the evaluation of the proposal based on new information
 - ii. Existing reasonable alternative sites in the vicinity that are planned for the use and can accommodate the proposal
 - iii. The potential for the proposal to encourage undesirable impacts
 - iv. The effect of the proposal on the fiscal health of the city
- 1.A.e **Continue to Reflect on the General Plan 2020 Land Use Maps the Non-Availability of State-Designated Mineral Resources in Locations where Development Already Exists**
Those areas designated as MRZ-2 by the State Mining and Geology Board within the city limits which already have existing structures have not been designated as mineral reserve zones on the *Sonora General Plan 2020* land use maps because the mineral reserves as described in DMG Open-File Report 97-09 *Mineral Land Classification of a Portion of Tuolumne County, California for Precious Metals, Carbonate Rock, and Concrete-Grade Aggregate*, are no longer available because of encroachment by development. The city shall continue to reflect on its *Sonora General Plan 2020* land use map, those locations where mineral resources are no longer available due to existing development. The city shall continue to assign land use designations other than Mineral Reserve in those areas.

Land Use: Community Design

Goal:

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

Policies:

- 1.B.1 Minimize conflicts between adjacent land uses.
- 1.B.2 Encourage development which complements and blends in with its surroundings.

- 1.B.3
- Consider aesthetics when reviewing development proposals.
- 1.B.4
- Conserve the city’s natural, scenic and cultural resources along designated scenic transportation routes through and adjacent to the city.

Implementation Programs:

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

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

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

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

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

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

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

i.

type, size, location and planting technique for street trees

ii.

location and design of bulbouts and pedestrian crossings

iii.

location and design of parking

iv.

location for civic buildings and other public facilities and amenities

v.

approaches to restoring historic buildings

vi.

street lighting

vii.

location and design of transit stops and ride-share centers

viii.

similar programs
- 1.B.d
- Consider Establishing an Annexation Priority for Scenic Corridors**

Consider establishing, as priorities for annexation, main corridors into the City of Sonora. For example, consider annexing the area contained within the city’s sphere of influence to encompass that area north of the city extending from Highway 49, east to the Shaw’s Flat ditch as a priority to ensure conservation of the scenic qualities of this corridor.
- 1.B.h
- Consider Expanding the City’s Hillside Preservation Ordinance to Include All Land Uses**

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

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

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

Land Use: Historic Preservation¹

Goal:

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

Policies:

- 1.C.1 Encourage the retention, rehabilitation and restoration of historic structures.
- 1.C.2 Preserve the contextual setting of the city’s historic neighborhoods and historic districts.

Implementation Programs:

- 1.C.b **Encourage Off-Site Parking Areas in Historic Neighborhoods**
Encourage development of alternatives to on-site parking requirements for those historic neighborhoods where multi-family zoning conditionally permits non-residential uses. Consider development of community parking areas within these areas as an alternative to on-site parking. Pursue acquisition of public lands and vacant lots within these areas, as feasible, to develop landscaped community parking areas, consistent with the character of the historic neighborhoods as an alternative to on-site parking. Encourage re-use plans for public properties to include community parking areas. Consider expanding the area in which in-lieu parking fees may be collected to include those areas of historic neighborhoods which may conditionally permit non-residential uses.
- 1.C.c **Continue to Permit Residential Uses in Commercial Zones, Including Historic Commercial District Zones**
Continue to maintain a provision within the city’s municipal code allowing residential uses as permitted uses above ground level within all commercial zones, including those within historic commercial districts.
- 1.C.e **Develop an Historic Mixed Use (HMU) District**
Develop an Historic Mixed Use District (HMU) to be applied to those parcels carrying the Historic Mixed Use general plan land use designation. The HMU district should allow, but is not limited to allowing: professional offices, single-family residential uses, multi-family residential uses, museums, public uses, bed and breakfast establishments, restaurants, art galleries, tourist information facilities, libraries, churches, cemeteries (generally less than one-half acre in size) and related and accessory uses. As compatible with state law and the city’s Housing Element, the district is expected to allow residential care homes, day care and similar facilities. The district also is expected to allow storage within existing structures (of non-hazardous materials) where high-volume multiple vehicle pick-ups for warehouses and deliveries are not anticipated (i.e., distribution centers are not expected to be a permitted use). Low-volume traffic retail may be considered.

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

Land Use: Residential, Jobs & Housing Balance²

Goal:

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

Policies:

- 1.D.1 Promote the intermixing of different types of housing in residential areas and within walking distance of commercial centers to meet the needs of different segments of the population and avoid concentrations of affordable housing.
- 1.D.2 Encourage higher density housing in areas served by a full range of urban services, preferably along collector, arterial, and major arterial streets, and within walking distance of shopping areas.
- 1.D.3 Recognize the need to supply affordable housing in close proximity to commercial centers to serve the city and county’s high number of service-oriented, minimum wage workers.
- 1.D.4 Continue to provide a wide variety of housing suitable to all income levels.

¹ See *General Plan 2020* Chapter 9, Cultural Resources Element for additional information

² See also *General Plan 2020* Chapter 3, Housing Element

Implementation Programs:

- 1.D.b

Maintain Moderate and High-Density Residential Land Use Designations Near the City’s Commercial Centers and Encourage their Development for Affordable Housing

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

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

i.

Amend the Sonora Municipal Code to encourage new development on lands zoned R-2 and R-3 (MDR and HDR land use designations) by allowing the following densities :

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

High Density Residential (R-3): 11 du/acre
- 1.D.c

Maintain and Promote the City’s Density Bonus Program

Promote the availability of density bonuses through handouts at the public counter, and by including information related to density bonuses on the city’s website.
- 1.D.d

Facilitate Compact Development Patterns

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

Land Use: Commercial³

Goal:

- 1.E

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

Policies:

- 1.E.1

Prohibit strip commercial development.
- 1.E.2

Organize future commercial uses into planned, group concentrations.
- 1.E.3

Encourage adaptive renovation and reuse of existing shopping centers as anchor grocer stores recycle, consolidate, or leave.
- 1.E.4

Require screening and buffering of commercial developments from adjoining residential uses.
- 1.E.5

Encourage a mixture of uses and activities that will maintain the vitality of the downtown area.
- 1.E.6

Promote integrated, rather than scattered, visitor-serving commercial developments.
- 1.E.7

Encourage new commercial development to integrate natural features into project design taking advantage of, to the maximum extent feasible, creeks, hillsides, scenic views, mature vegetation.
- 1.E.8

Require new commercial development to be designed to minimize the visual impact of parking areas from public transportation routes.
- 1.E.9

Facilitate walking in the historic downtown core area.
- 1.E.10

Ensure that new commercial development within historic districts is designed to be compatible with the scale and architectural style of the historic district.
- 1.E.11

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

Implementation Programs:

- 1.E.a

Continue to Maintain and Update Commercial Development Standards and the Site Plan Review Process

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

³ See also *General Plan 2020* Chapter 10, Economics Element

Land Use: Industrial ⁴

Goal:

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

Policies:

- 1.F.1 Locate new industrial development away from established residential areas.
- 1.F.2 Buffer the visibility of industrial areas from public transportation routes with appropriate landscape and screening.

Implementation Programs:

- 1.F.a ***Pursue Development of a Sonora Business/Industrial Park(s)***
Consider establishing an annexation priority within the city’s sphere of influence to add appropriate land to the city for the establishment of a business/industrial park where the city’s industrial development can be concentrated and protected from incompatible land uses.
- 1.F.b ***Encourage the Relocation and Concentration of Existing Industrial Uses to Business/Industrial Parks***
Establish an incentive program for existing industrial developments within the city limits or for quasi-industrial developments with extensive outside storage visible from public transportation routes to relocate to newly established business and industrial parks within the city in conjunction with the establishment of new business or industrial parks within the city limits.

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

Goals:

- 1.G Participate in land use decisions for development located outside of the city limits and within the city’s sphere of influence which directly or indirectly affect the city and its ability to provide adequate police, fire and other services.
- 2.G Consider city annexations which further the goals, policies and implementation programs of the city’s *General Plan 2020* while maintaining the city’s economic stability and ability to provide adequate public services within its sphere of influence.

Policies:

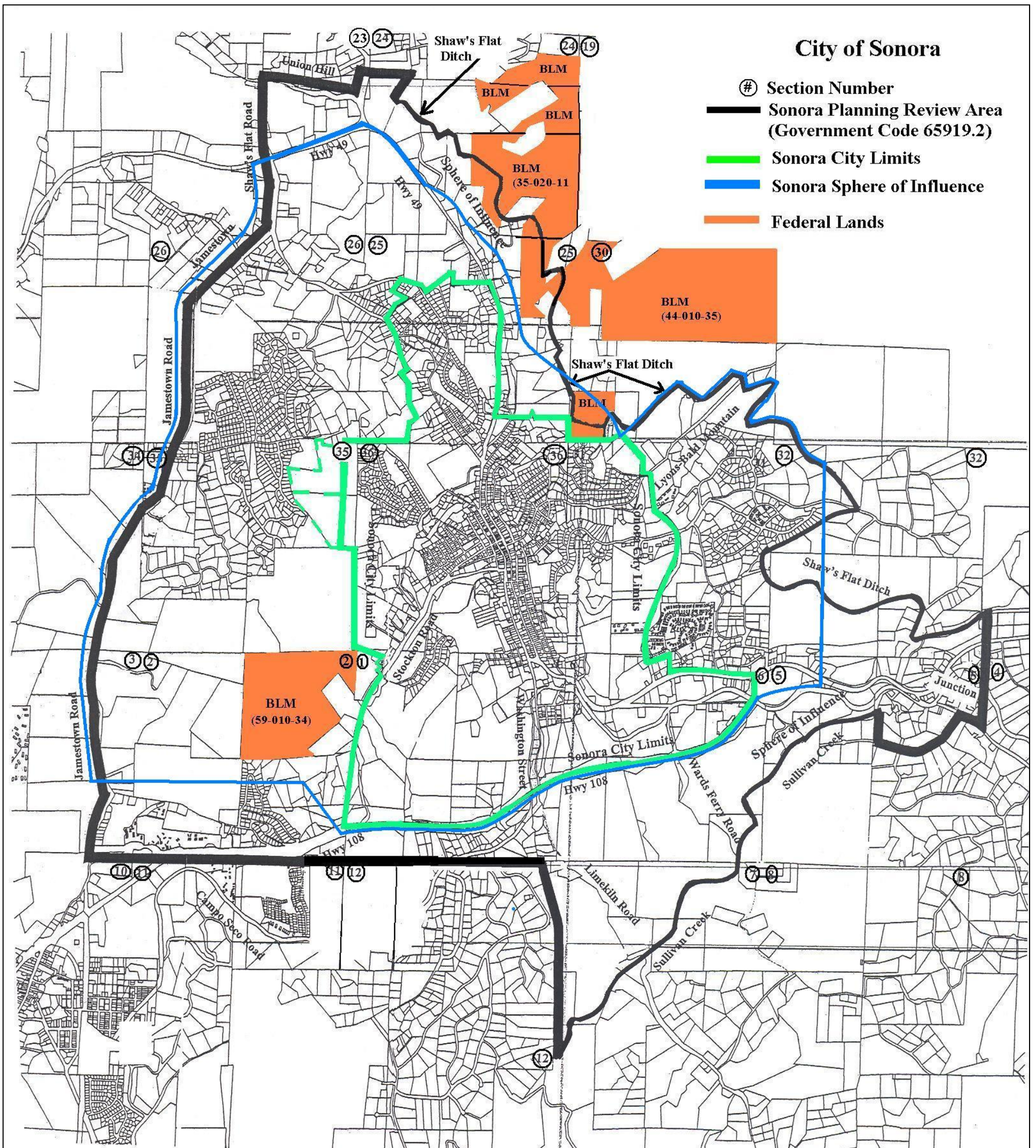
- 1.G.1 Ensure an adequate amount of land planned for urban development to accommodate projected population growth in areas where the appropriate level of services are or can be made available.
- 1.G.2 Avoid problems and costs imposed on local government by development by requiring development be located where it is served with adequate public services and facilities.
- 1.G.3 Deny annexations which would imperil the city’s long-term ability to finance, maintain, and operate facilities.
- 1.G.4 Consider future annexations which contribute to a positive revenue flow and/or which further the implementation of *Sonora General Plan 2020* Goals, Policies and Implementation Programs.
- 1.G.5 Promote land uses within areas annexed to the city that maintain the City of Sonora as a separate and distinct community from the neighboring communities—especially the communities of Columbia and Jamestown.

Implementation Programs:

- 1.G.a ***Maintain Planning Review Area Boundaries and Coordination of review of County projects***
Maintain a map of the City of Sonora Planning Review Area Boundaries indicating those areas in which the city formally requests that the county undertake referrals and consultations with the city Pursuant to California Government Code Section 65919.2 and as illustrated in **Figure 3**.

⁴ See also *General Plan 2020* Chapter 10, Economics Element
Sonora General Plan 2020

Figure 3: City of Sonora Planning Referral Area, Existing Sphere of Influence



1.G.b ***Establish an Annexation Plan/Amend Sphere of Influence***

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

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

- i. the addition of lands located immediately north and northeast of Mono Way across from the Timberhills Shopping Center as necessary to further the jobs and housing balance goals of the *General Plan 2020*;
- ii. the addition of light industrial lands located southeast of the existing city limits as necessary to fulfill the community identity and economic development goals of *Sonora General Plan 2020*;
- iii. lands essential to preserving the scenic corridor along Highway 49 north of the existing city limits as necessary to fulfill the goals and policies of the conservation and open space and community identity goals of *Sonora General Plan 2020*; and
- iv. Lands located adjacent to Woods Creek southwest of the city limits which may further the recreation goals, policies and programs of the recreation element of *Sonora General Plan 2020*
- v. United States Bureau of Land Management parcels adjacent to the existing city limits or within the city's sphere of influence, especially along the Shaw's Flat Ditch and between the Gibbs Ranch Subdivision and Stockton Road where future trails might be established consistent with the goals, policies and programs of the recreation element of *Sonora General Plan 2020*
- vi. Lands that facilitate the construction of high priority transportation projects identified in the *Sonora General Plan 2020* Circulation Element

Request formal adoption of the City of Sonora's amended sphere of influence by LAFCo as necessary to reflect annexation priorities pursuant to this program.

Land Use: Interjurisdictional Coordination

Goal:

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

Policy:

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

Implementation Programs:

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

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

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

Consider facilitating an annual city/county staff meeting, luncheon or similar activity to facilitate coordinated land use planning between city and county staff members. Senior staff from the various city and county staffs should, at a minimum, be present at the coordination event.

Land Use: Planned Development

Goal:

- 1.J. Encourage new development which creates a diverse, walkable, compact, vibrant project with integrated design compatible with the physical characteristics of the property.⁵

Policy:

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

⁵ This approach is sometimes referred to as Traditional Design (TD), New Urbanism, Awhanee Principles, Traditional Neighborhood Design, or similar names.

Implementation Programs:

1.J.c ***Establish Incentives for Coordinated Planning***

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

- i. Allowing a relatively greater range of permitted uses and greater development density/intensity if a minimum percentage of owners join together to formulate and master plan
- ii. For commercial uses integrating housing, consider excluding residential uses in calculations for maximum lot coverage requirements, thereby providing a development “bonus”
- iii. Allow developments with diverse uses to provide alternative compliance with development and design standards that accomplish the purposes of the standard equally well or better than a plan that complies with the standards.

1.J.d ***Preparation of a Fiscal Impact Report***

Require the preparation and submittal of a Municipal Fiscal Impact Report prepared by a professional real estate economic analyst for proposed annexations or large development projects that result in expansion of existing or planned city facilities. Report shall address some or all of the following:

- i. The property and other municipal tax and fee revenue that may be generated
- ii. The municipal expenses and burdens that may be generated from expanding services and facilities (both capital and operating/maintenance expenses)
- iii. The impact of ancillary business to be generated in existing business centers by the population of and visitors to the project, and the demand for ancillary development to be generated.

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

PRO - Park/Recreation/Resource/Open Space

Purposes and Intent

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

Locational Criteria

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

Land Use Density and Intensity of Use

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

ER - Estate Residential

Purposes and Intent

To provide a variety of housing alternatives, including larger lots (1-5 acres) and small scale agriculture production carried on by the resident of the property.

Locational Criteria

Generally located in areas with away from the central core of the city. The ER land use designation typically provides a transition between urban and more rural or agricultural uses.

Land Use Density and Intensity of Use

One dwelling unit per one acre to one dwelling unit per five acres.

SFR - Single-Family Residential

Purpose and Intent

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

Locational Criteria

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

Land Use Density and Intensity of Use

One dwelling unit per 6,000 square feet with an average of seven dwelling units per acre and a maximum FAR of 0.5.

MDR - Medium Density Residential

Purposes and Intent

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

Locational Criteria

Typically, MDR developments will be located close to commercial or other services and near major streets and thoroughfares for convenient access. MDR developments will normally be located on in-fill sites scattered throughout the city blending with the character of existing, established neighborhoods. MDR developments that are not in-fill will typically be condominium or townhouse developments.

Land Use Density and Intensity of Use

The land use density for MDR is 10.89 dwelling units per gross acre for parcels less than one acre in size. Building coverage shall not exceed a maximum FAR of 0.5.

HDR - High Density Residential

Purposes and Intent

To provide for a variety of housing needs throughout the city including existing single-family and multi-family dwellings. The HDR designation is intended primarily for grouped or clustered single-family dwellings, duplexes, triplexes, apartments, dwelling groups, condominiums and townhouses, senior housing projects, and multi-family dwellings.

Locational Criteria

HDR developments will be located close to commercial or other services and near major streets and thoroughfares for convenient access. HDR developments typically will be located throughout the city and not concentrated in a single location.

Land Use Density and Intensity of Use

The HDR land use density is 21.75 dwelling units per gross acre for parcels of less than one acre in size. Building coverage shall not exceed a maximum FAR of 0.5

HMR - Historic Mixed Density Residential

Purpose and Intent

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

Land Use Density and Intensity of Use

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

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

It is anticipated that a new Historic Mixed Density Residential Use combining district will be developed to implement this proposed general plan land use designation. The HMR combining district would overlay the existing primary zoning district and is expected to allow: single-family residential uses, multi-family residential uses and bed and breakfast establishments. As compatible with state law and the city's Housing Element, the district is expected to allow residential care homes, day care and similar facilities.

The HMR combining district is expected to include/address: alternatives for on-site parking (e.g., allowing reduced parking or use of community parking areas in partial fulfillment of parking requirements), maintenance of mature landscaping, reduced setbacks compatible with historic character, and similar topics. This combining district also is expected to allow for lots sizes consistent with historic lot sizes.

HMU - Historic Mixed Use

Purpose

The HMU designation is intended to preserve historic character in those portions of the city with large concentrations of structures 50 years of age or older allowing for a broad range of land uses compatible with maintaining the historic integrity of individual structures and groups of structures, landscapes and overall neighborhood character. The HMU designation is intended to provide a designation for areas with high concentrations of structures 50 years of age or older that are primarily residential in nature and the more intensive commercial and civic land uses located near the city's historic commercial core. Uses would include.

professional offices, single-family residential uses, multi-family residential uses, museums, public uses, bed and breakfast establishments, restaurants, art galleries, tourist information facilities, libraries, churches, cemeteries (generally less than one-half acre in size) and related and accessory uses. As compatible with state law and the city's Housing Element, the designation is expected to allow residential care homes, day care and similar facilities and storage within existing structures (of non-hazardous materials) where high-volume multiple vehicle pick-ups for warehouses and deliveries are not anticipated (i.e., distribution centers are not expected to be a permitted use). Low-volume traffic retail may be considered.

Land Use Density and Intensity of Use

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

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

The HMU combining district is expected to include/address: alternatives for on-site parking (e.g., allowing reduced parking or use of community parking areas in partial fulfillment of parking requirements), maintenance of mature landscaping, adaptive re-use of historic structures, reduced setbacks compatible with historic character, and similar topics. This combining district also is expected to allow for lots sizes consistent with historic lot sizes

HC - Heavy Commercial

Purposes and Intent

To provide a broad range of commercial uses for both residents and visitors. Typical uses include but not limited to shopping centers, hotels, motels, restaurants, bars, department stores, gas stations, auto repair facilities, gift shops and professional offices. Generally used for large shopping centers with an integrated design.

Locational Criteria

Generally located within urban areas and along major thoroughfares outside historic downtown.

Land Use Density and Intensity of Use

The FAR for this designation shall not exceed 2.0.

C: Commercial

Purposes and Intent

Less intensive than HC and generally encompassing single small lots, a collection of small lots or the city's downtown historic district. Uses include professional offices, bed and

breakfasts, public facilities, small retail businesses, resident and tourist services, eating and drinking establishments and similar facilities. Generally includes commercial uses located outside of shopping centers.

Locational Criteria

Commercial uses located near residential or some public use areas, mainly along arterial roadways, and within the city's downtown historic core

Land Use Density and Intensity of Use

The FAR for this designation shall not exceed 2.0.

MU – Mixed Use

The Mixed-use designation allows any combination of business park, office, retail, hotel and other commercial uses, community facilities, research and development, and residential uses in a single building, on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design. Also consistent with the Mixed Use designation is:

- Existing development (as of General Plan adoption date) consisting of a single land use on a site, and
- Future development of a single use on a site if such a use is approved as part of a Development Agreement or Planned Development (PD).

Locational Criteria

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

P - Public (and Quasi Public)

Purposes and Intent

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

Locational Criteria

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

Land Use Density and Intensity of Use

There are no maximum density or intensity standards for this designation.

LM - Light Manufacturing

Purposes and Intent

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

Locational Criteria

Generally, these land uses will be concentrated in industrial parks isolated from other land uses by topography, major thoroughfares or other natural barriers.

Land Use Density and Intensity of Use

The FAR for this designation shall not exceed 1.0.

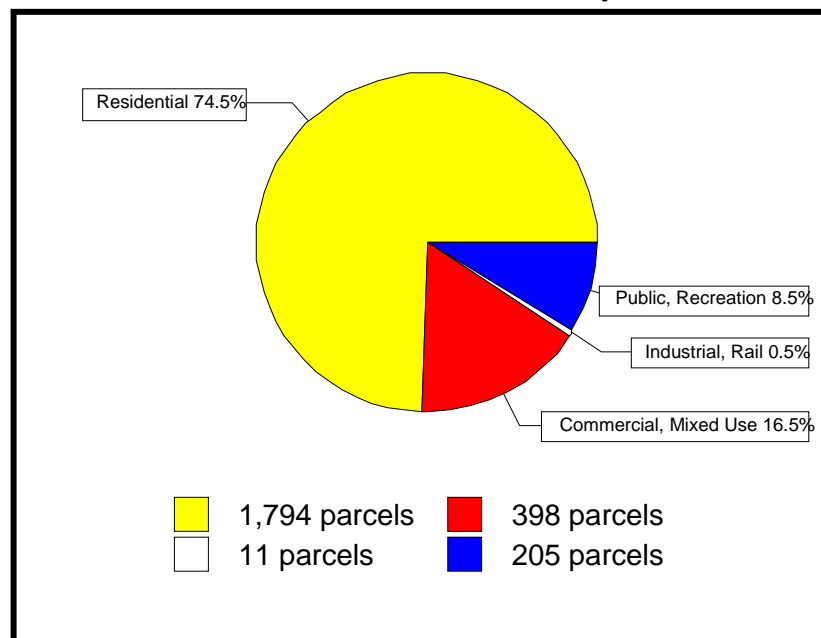
Table 3: General Plan 2020 Land Use Designations & Compatible Title 17 Zoning Classifications

General Plan 2020 Designation	Compatible Zoning
Park/Recreation/Resource/Open Space ER: Estate Residential	O: Open Space RE: Residential Estate AR: Agricultural/Residential
SFR: Single-family residential MDR: Medium density residential HDR: High density residential	R-1: Single-family Residential R-2: Limited Multi-Family residential R-3: Multi-family Residential
HMU: Historic Mixed Use	R2: Limited Multi-Family Residential R3: Multi-Family Residential C: Commercial CO: Tourist and Administrative
HC: Heavy Commercial	CG: General Commercial
C: Commercial	C: Commercial CO: Tourist and Administrative
P: Public and Quasi Public	P: Public
LM: Light Manufacturing All Designations	M-L: Light Manufacturing O: Open Space PD: Planned Development <u>Combining Districts</u> : :PD Planned Development :MRZ Mineral Reserve Combining District (reflecting state law)

1.6. Comparison of 1986 General Plan and *General Plan 2020* Land Use Designations by Acreage

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

1986/a/ Distribution of Land Uses by # Parcels



/a/ Existing Conditions Numbers reflect original GP2020 and is not inclusive of 2017 changes

2020 Distribution of Land Uses by # Parcels

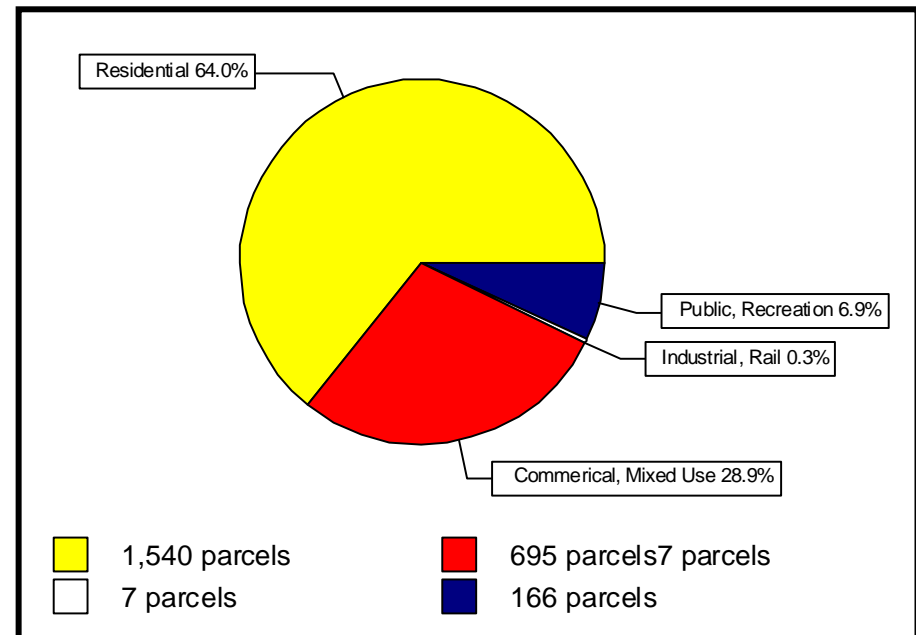
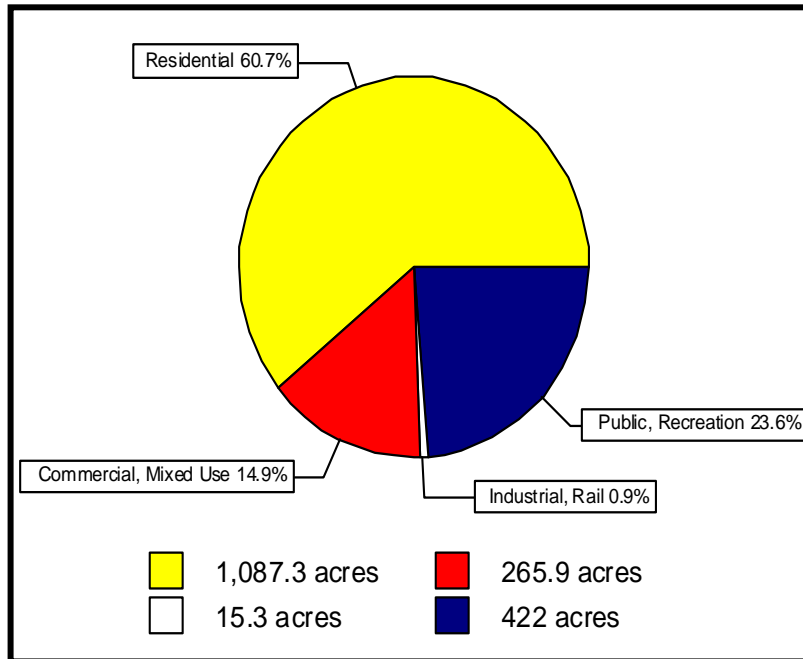
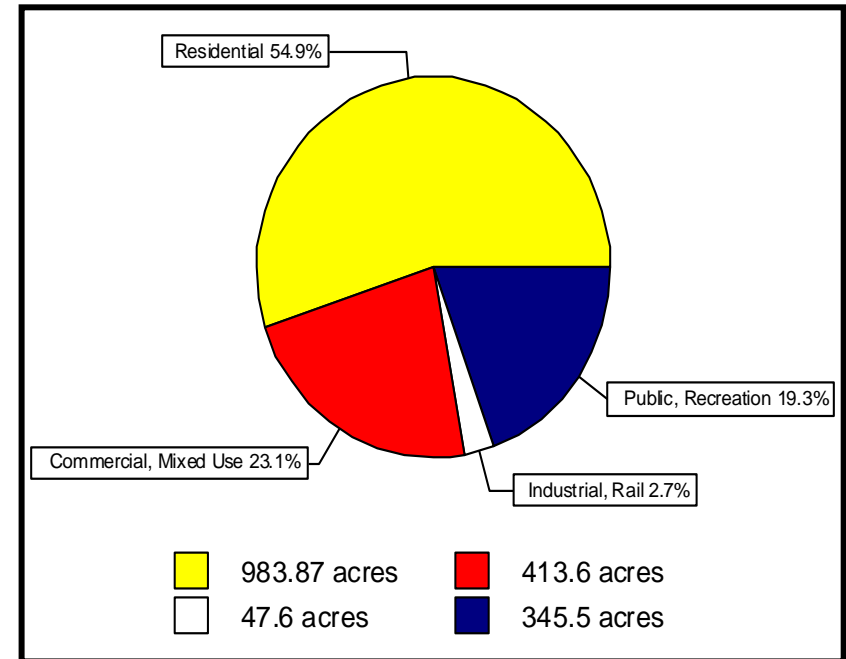


Figure 5: 1986 General Plan and *General Plan 2020* Comparison – Distribution of Land Uses by Acreage

1986 Distribution of Land Uses by Acreage /a/



2020 Distribution of Land Uses by Acreage

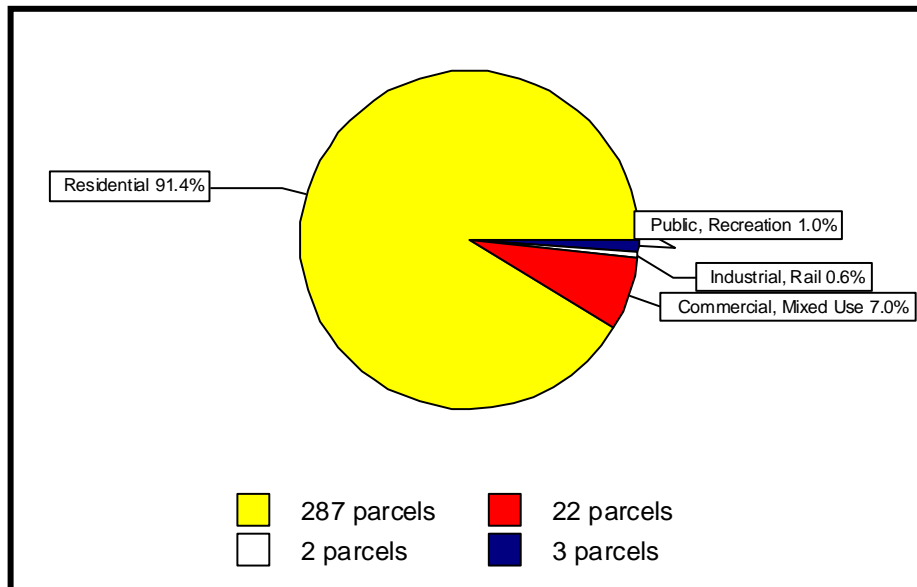


/a/ Existing Conditions

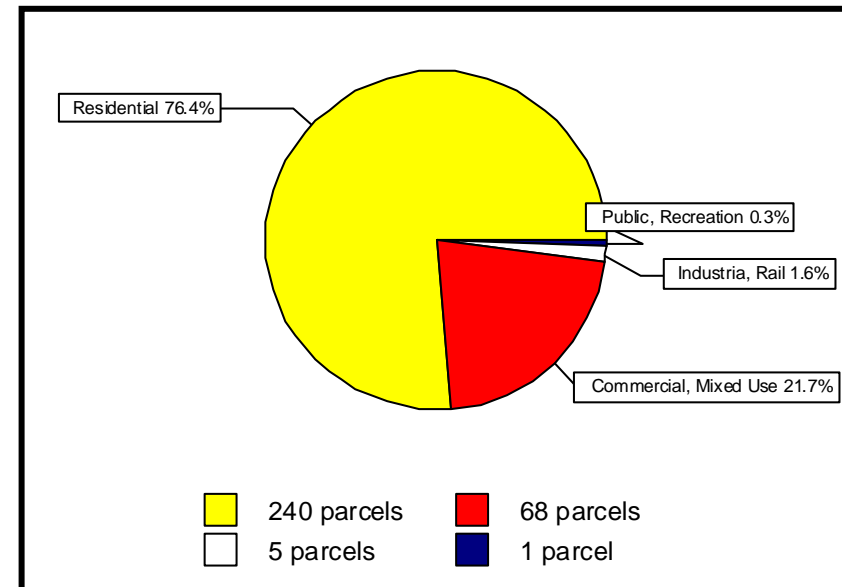
Numbers reflect original GP 2020 and is not inclusive of 2017 changes

Figure 6: 1986 General Plan and *General Plan 2020* Comparison: Vacant and Underdeveloped Parcels by Number of Parcels

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



2020 Vacant and Underdeveloped Parcels (# Parcels)

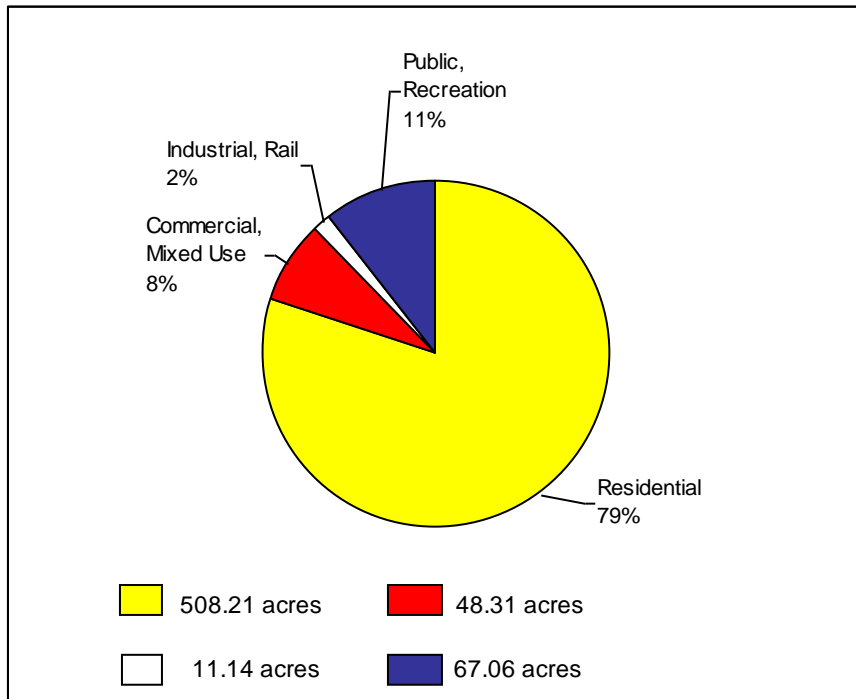


/a/ Existing Conditions

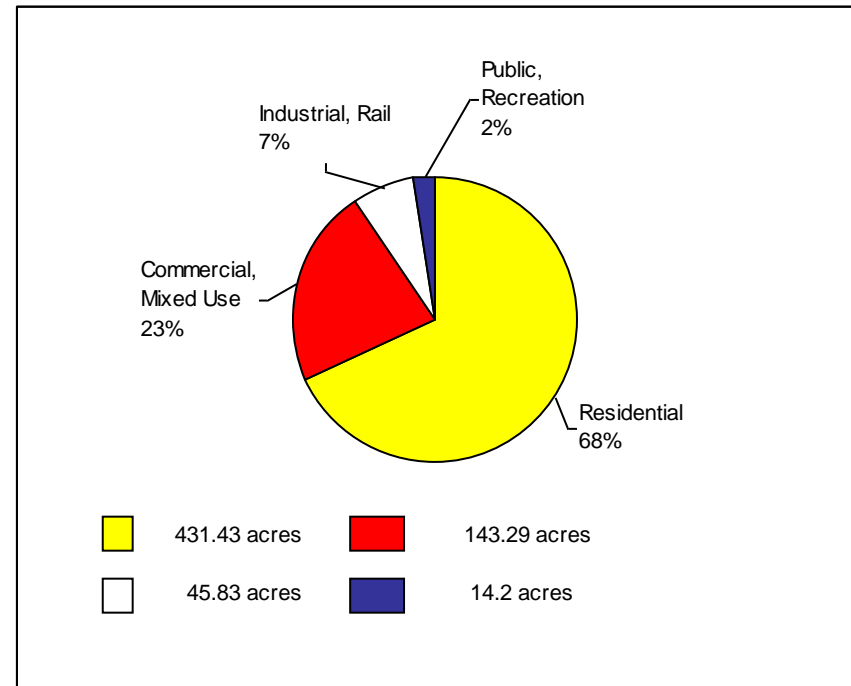
Numbers reflect original GP 2020 and is not inclusive of 2017 changes

Figure 7: 1986 General Plan and *General Plan 2020* Comparison: Vacant and Underdeveloped Parcels by Acreage

1986 /a/ Vacant and Underdeveloped Parcels (Acres)



2020 Vacant and Underdeveloped Parcels (Acres)



/a/ Existing Conditions.
Numbers reflect original GP 2020 and is not inclusive of 2017 changes

Chapter 2. Circulation

2.1. Requirements

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

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

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

2.2. Background and Setting

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

Table 4: Summary of Transportation Studies

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

2.2.1. Transportation Organizations

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

Tuolumne County regional transportation planning is overseen by the Tuolumne County Transportation Council (TC²). The City of Sonora is a member of TC². Transportation plans affecting county roads and collector roads within the city are overseen by TC².

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

2.2.2. Streets and Highways

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

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

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

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

2.2.3. Parking

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

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

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

Table 5: City of Sonora Off-Street Parking Facilities

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

On-street public parking is available on segments of the following streets:

Table 6: City of Sonora On-Street Parking

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

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

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

2.2.4. Rail

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

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

2.2.5. Public Transportation

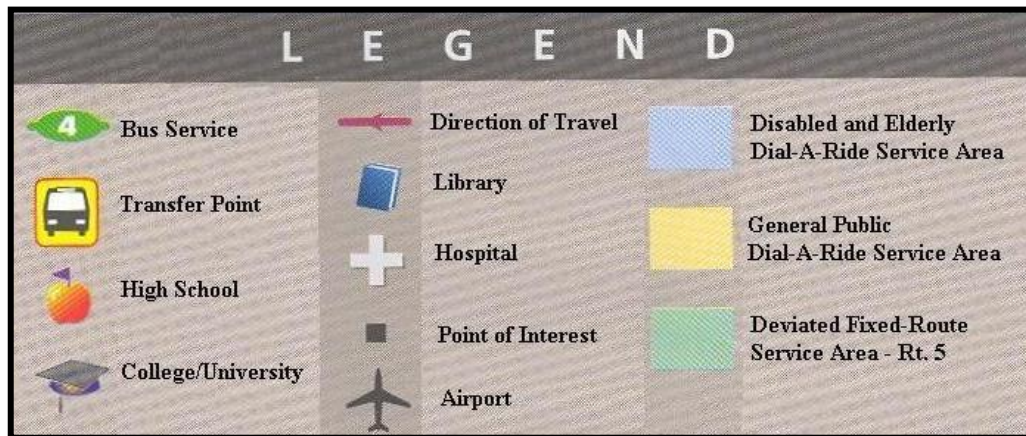
The City of Sonora, through its participation on the Tuolumne County Transportation Council, provides some funding for and assists with the operation of, Tuolumne County Transit. The agency provides fixed route service, flex-route service and Dial-A-Ride service to and from most destinations within the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

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

Figure 8: City of Sonora Public Transportation Routes (2004)



Figure 9: City of Sonora Public Transportation Routes (2004)



2.2.6. Non-Motorized Modes of Transportation

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

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

2.2.7. Park and Ride Facilities

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

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

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

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

- Near the South Washington Street/Highway 108 intersection
- Near the Fir Drive/MonoWay/Bypass intersection (eastern city limits)

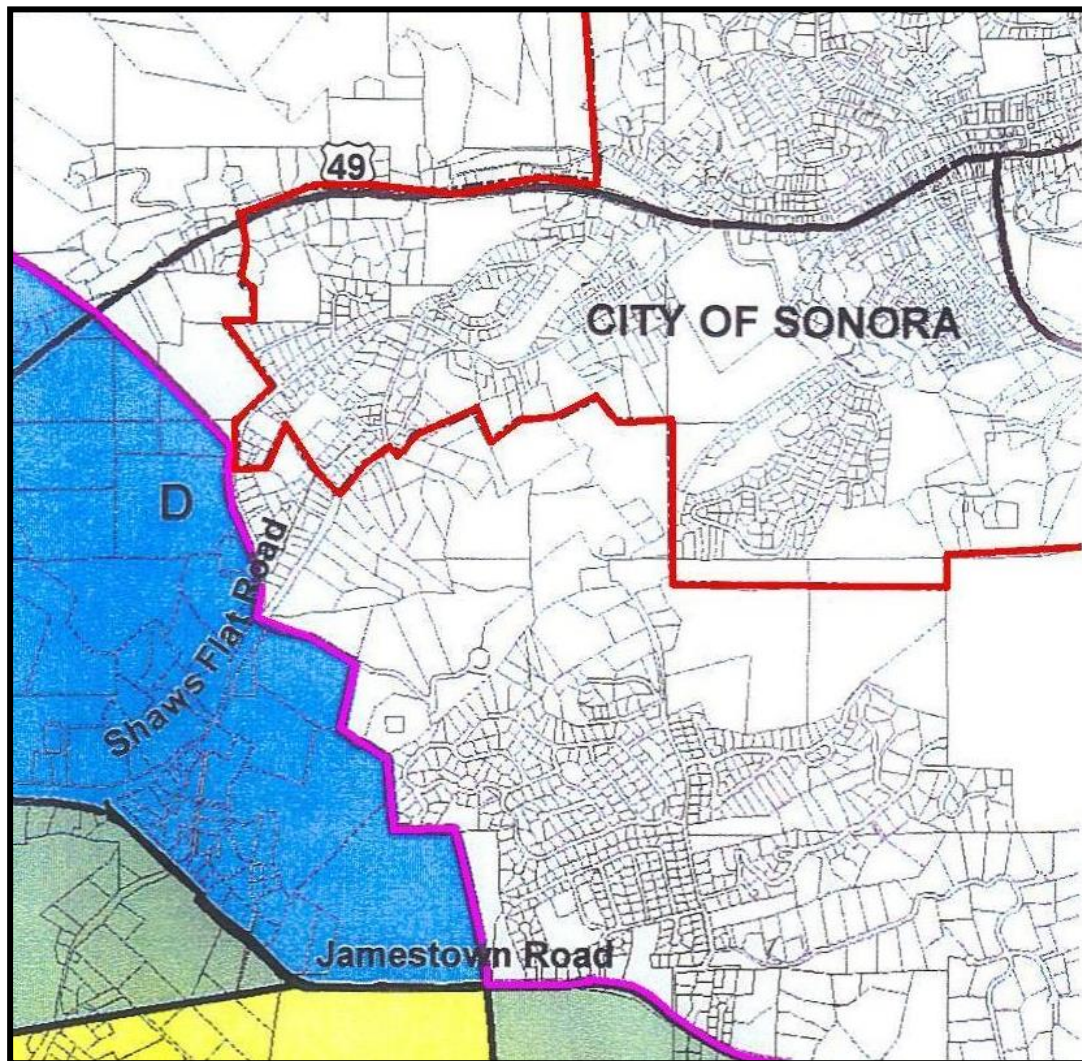
- Adjacent to the Tuolumne County Transit yard on Wards Ferry Road (should an intersection connecting Wards Ferry and Highway 108 be constructed in the future and the transit yard continues to remain in its current location)




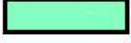

2.2.8. Aviation

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

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

Figure 10: Columbia Airport Land Use Plan Boundaries and City of Sonora City Limits



-  Airport Influence Area Boundary
-  City Limits
-  Zone B2
-  Zone C
-  Zone D

2.3. Goals, Policies and Implementation Programs

Streets and Highways

Goal:

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

Policies:

- 2.A.1 Maintain existing streets and highways in the city and regional transportation system to meet projected needs and planned functions.
- 2.A.2 Upgrade existing streets and highways in the city and regional transportation system to meet projected needs and planned functions.
- 2.A.3 Add new streets to the city and regional system to meet projected needs and planned functions
- 2.A.4 Safeguard lands identified for future transportation corridors and facilities to ensure their future use.
- 2.A.5 Promote and encourage pedestrian-oriented development.

Implementation Programs:

- 2.A.a ***Develop and Maintain Roadways According to the Functional Classification System and Master Plan of Streets and Highways***
Develop and maintain roadways in accordance with the Functional Classification System for City of Sonora roadways (*General Plan 2020 Appendix 2B*); the Tuolumne County Regional Transportation Plan as adopted by the City of Sonora, as it may be amended and the City of Sonora Adopted Roadway Design and Access Standards.
- 2.A.b ***Continue to Make Available Roadway Design, Right-of Way and Access Standards***
Continue to make available, at the public counter, the city's adopted road improvement standards (including, but not limited to, adopted road widths, shoulder widths, curb, gutter and sidewalk standards) and right-of-way widths.

2.A.c **Require Dedication of Rights-of-Way**

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

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

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

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

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

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

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

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

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

The city may allow exceptions to these LOS standards subject to findings that improvements or other measures required to achieve the

LOS standards established herein are unacceptable. In allowing an exception to the LOS standard, the city shall consider the following:

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

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

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

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

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

Require proposed new development projects and significant expansions of existing developments to analyze their contribution to increased traffic and to identify and implement improvements necessary to address the increase.

2.A.g ***Continue to Require Fair Share Contributions to Mitigate Traffic Impacts***

Require new development and significant expansions of existing developments to mitigate that development's impact on the local and

regional transportation system through the fair share contribution of improvements to the master-planned system and/or the payment of traffic impact mitigation fees.

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

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

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

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

Roadway	Description
A. Southgate Drive Extension	Connecting Southgate Drive to the Sonora Bypass
B. Woods Creek Bridge	Connecting Southgate Drive to Highway 49/108
C. Ponderosa Drive Extension	Ponderosa Drive extension to Leland Drive (Gibbs Estates)
D. Lytton Street - Highway 49/108 (or Stockton Road)	Connect Highway 49/108 (or Stockton Road) to Lytton Street via a new road from Southgate/Highway 49/108 to existing Lytton Street
E. Reserved	--
F. Reserved	--
G. North/South Connector	North/South Connector
H. Jamestown/Shaws Flat Road (West Bypass)	Reconstruct Jamestown/Shaws Flat Road to allow increased traffic flow west of Sonora (Western Bypass)
I. Truckenmiller to Delnero Drive	Connect Mono Way to Delnero Drive via Truckenmiller
J. Church Street to Stockton	Connect Church Street/Knowles Drive to Stockton Road in proximity to Forest/Stockton Road intersection to serve Segerstrom property as it develops
K. Old Wards Ferry Road Interchange	Connect Greenley Road/Old Wards Ferry to Hwy 108 Bypass
L. Delnero Drive to Child/Morningstar	Extend Delnero Drive/Truckenmiller connection to Child/Morningstar—attempt to connect elementary school to Morningstar to alleviate traffic onto Greenley

Roadway	Description
M. Cemetery Lane Extension	Extend Cemetery Lane to Child/Morningstar and integrate with Delnero Drive Connector
N. Cedar Drive Reconnection	Reconnect Cedar Drive from Cabezut to existing Cedar Drive (extending to Fir Drive)
O. Reserved	--
P. Reserved	--
Q. 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)
R. 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
S. Washington/Stewart Street One-Way	One-way traffic on Washington Street and one-way traffic on Stewart Street.

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

Continue to participate in the Tuolumne County Traffic Impact Mitigation Fee Program to support construction of new, reconstruction of, or improvement of existing county roadways and regional transportation routes.

2.A.k ***Investigate Additional Funding for New Construction, Reconstruction, Improvement of City Roadway***

Investigate, with the county, funding mechanisms (in addition to the Traffic Impact Mitigation Fee) for new construction, reconstruction and improvement of city roadways.

2.A.l ***Support Reducing or Eliminating Trucks from Downtown***

Support alternatives which remove or reduce the number of trucks which travel through the historic downtown district.

2.A.m ***Continue to Participate on the Tuolumne County Transportation Council***

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

2.A.n ***Rail Corridor Safety Plan***

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

2.A.o **Continue to Make Available Proposed Transportation Corridor / Facility Routes on City Maps**

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

Non-Motorized Transportation

Goal:

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

Policies:

- 2.B.1 Support the development and use of non-motorized transportation facilities within the city.
- 2.B.2 Encourage the development and use of non-motorized transportation facilities in commercial and multi-family areas.
- 2.B.3 Encourage the development and use of non-motorized transportation facilities connecting high-use areas located in close proximity (e.g., schools, commercial centers, residential subdivisions, government centers and similar uses).
- 2.B.4 Maintain existing non-motorized transportation facilities.
- 2.B.5 Promote and encourage pedestrian-oriented development.

Implementation Programs:

- 2.B.a ***Encourage Non-Motorized Modes of Transportation***
Continue to designate land uses compatible with compact development patterns and incorporating sidewalk or trail systems which encourage access between residential, commercial, recreational and public facilities using non-motorized modes of transportation (e.g., pedestrian, bicycles).
- 2.B.b ***Implement a Non-Motorized Transportation Plan***
Implement a Non-Motorized Transportation plan identifying specific locations and routes planned for sidewalks, bicycle lanes, low speed vehicle use and other non-motorized modes of transportation based on the plan included in *General Plan 2020 Appendix 2F*. The plan should integrate with the Non-Motorized Element of the Tuolumne County Regional Transportation Plan and emphasize connections between residential, commercial, recreational and public facilities within the city.
- 2.B.c ***Establish Priorities for Non-Motorized Transportation Routes***
Establish priorities for constructing the non-motorized transportation routes identified in *General Plan 2020 Appendix 2F*.

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

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

2.B.e ***Expand the City's Non-Motorized Transportation Plan to Include Routes along Planned Roadways and Trails and Integrate the Routes Identified in the Regional Transportation Plan***

- Expand the city's Non-Motorized Transportation Plan (*General Plan 2020 Appendix 2F*) to include routes along planned new roadways as they are adopted by the city (*General Plan 2020 Appendix 2E*).
- Continue to integrate routes identified in the TC RTP with those routes identified by the Non-Motorized Transportation Plan.
- Continue to integrate trails and recreational facilities
- Locate new recreational trails and low-impact transportation routes over historic trails to the maximum extent feasible. Where possible, include interpretive materials relating to cultural resources located along trails or relating the history behind the trail.

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

As conditions of project approval, require:

- i. New commercial development to provide non-motorized transportation facilities connecting to routes identified in the city's Non-Motorized Transportation Plan or otherwise facilitating the use of non-motorized transportation modes to residential developments within 1/2 mile of new commercial development
- ii. New residential subdivisions to provide non-motorized transportation facilities connecting to routes identified within the city's Non-Motorized Transportation Plan or otherwise facilitate the use of non-motorized transportation modes to commercial developments, schools, recreational areas, or similar destination sites within 1/2 mile of the new residential development
- iii. New commercial and business developments to install and maintain bicycle racks near entrances for employees and customers
- iv. New development including employment centers, schools, and commercial centers, with access to the city's non-motorized transportation routes to provide support facilities for those using non-motorized transportation methods including bicycle racks, personal lockers, showers at appropriate locations (e.g., park and ride facilities)

- 2.B.g **Sidewalk Linkages**
Require sidewalks linking commercial and high-density residential uses with public transit stops.
- 2.B.h **Identify Bicycle and Pedestrian Facilities**
Maintain a list of priority routes for pedestrian and bicycle use within the city limits which link existing residential areas to nearby commercial and community centers. This list should be in addition to and, to the maximum extent feasible, integrate with, the routes designated in the Non-motorized Element of Tuolumne County's Regional Transportation Plan.

Public Transportation/Minimizing Unnecessary Travel Demand on City Streets

Goal:

- 2.C Reduce impacts on the city's roadways and provide a wide variety of alternative methods of transportation for the city's residents and visitors of all income levels.

Policies:

- 2.C.1 Encourage the maintenance and expansion of public transportation opportunities for the citizens of the City of Sonora and Tuolumne County.
- 2.C.2 Encourage ride sharing opportunities for city residents and employees working in employment centers within the city.
- 2.C.3 Reduce impacts to the city's roadways by encouraging alternative means of transportation.
- 2.C.4 Employ land use planning techniques which facilitate the reduction of traffic on city roadways.
- 2.C.5 Encourage Transit Oriented Development (TOD) near existing and proposed transit routes and bus stops.
- 2.C.6 Pursue transit stop design, locations, and scheduling that encourage safe, clean, and punctual transportation services.

Implementation Programs:

- 2.C.a ***Pursue Development of Park and Ride Facilities near the City***
Approach Caltrans to consider Park and Ride Facilities within or adjacent to the city limits. Work with Caltrans to develop landscaping,

signage and facility design consistent with the city's character and integrating the needs of both residents and visitors.

2.C.c ***Continue to Centralize Civic Services***

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

2.C.d ***Continue to Provide Bus/Shuttle Service for Special Events***

Continue to support and promote bus/shuttle service to and from special events from local parking facilities and shopping centers.

2.C.f ***Expand Available Transit Stops along Fixed Routes in the City***

In conjunction with implementation of the city's Non-Motorized Transportation Plan, include locations and design standards for additional transit stops along identified low-impact transportation routes. Locations for new transit stops to be considered may include, but are not limited to: new multi-family residential developments and new residential subdivisions.

2.C.g ***Transit Oriented Development***

Encourage development of high- and medium-density residential land uses within one-quarter mile of public transit stops and public transit routes. Encourage the development of public and commercial land uses within one-half to one mile of public transit stops and public transit routes.

2.C.h ***Improve Transit Stop Facilities***

Improve transit stop facilities to assist in encouraging community use by incorporating pull-outs, lighted shelters, benches, trash receptacles and landscaping.

2.C.i ***Install Transit Stops in Conjunction with New Development***

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

Parking

Goal:

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

Policy:

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

Implementation Programs:

- 2.D.a ***Update the City's Parking Standards***
Update the city's parking standards to provide specific requirements for a wide variety of land uses and to include illustrations for parking design and landscaping techniques. Incorporate standards for the location and provision of bicycle spaces, landscaping and lighting, pedestrian-friendly design and bus loading zones. Include provisions for addressing parking spaces for low speed vehicles and bicycles within parking facilities adjacent to non-motorized transportation routes
- 2.D.b ***Continue to Update the City's Parking Study***
Continue to update the city's parking study (including a survey of existing parking facilities and their adequacy). Strive to update the study at least once every seven years.
- 2.D.c ***Continue to Maintain Funding for Parking***
Continue to charge parking impact mitigation fees for those projects which demonstrate impacts on the availability of city parking.
- 2.D.d ***Locate and Design Parking Facilities with Consideration for Historic Preservation and Community Character***
Locate and design parking facilities with consideration for historic preservation and maintenance of community character. The location of new parking facilities on land with historic structures should occur only as a last resort.

Chapter 3. Housing

Chapter 4. Conservation & Open Space



Requirements

Both the Conservation Element and the Open Space Element are required elements of the general plan. Because many of the requirements of these two elements overlap, they are often combined into a single general plan element addressing all of the following:

Conservation Element

Government Code Section 65302(d) states that a conservation element shall be included in a local general plan for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information

described in Section 65352.5, if that information has been submitted by the water agency to the city or county. The conservation element may also cover:

- The reclamation of land and waters
- Prevention and control of the pollution of streams and other waters
- Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan
- Prevention, control, and correction of the erosion of soils, beaches and shores
- Protection of watersheds

- The location, quantity and quality of the rock, sand and gravel resources
- Flood control

Open Space Element

Government Code Sections 65302(e), 65563 and 65560 state that a general plan shall include an open space element and an open-space plan for the comprehensive and long-range preservation and conservation of open space land within its jurisdiction. For the purposes of land use planning pursuant to this section, “Open-space land” is defined as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional, or state open-space plan as any of the following:

- Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecological and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lake shores, banks of rivers and streams, and watershed lands.
- Open space used for the managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food and fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lake shores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, area required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

General Plan 2020 addresses all of the preceding within a combined Conservation and Open Space Element with the following exceptions:

Table 7: Location of Required Conservation and Open Space Elements in Other Sections of the *General Plan 2020*

Required Open Space Element	Location in <i>Sonora General Plan 2020</i> (Outside the Conservation and Open Space Element)
Recreation. Open space for outdoor recreation	Recreation Element (Chapter 12)
Cultural Resources. Open space including, but not limited to, areas of outstanding historic and cultural value	Cultural Resources Element (Chapter 9)
Hazards. Health and Safety. Open space for health and safety including hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks	Safety Element (Chapter 6)
Timber. Open space used for the managed production of resources, including, but not limited to, forest lands,.... and areas of economic importance for the production of food and fiber....	Pursuant to consultations with the CAL FIRE, Sonora and its sphere of influence contain no commercially viable timberlands. Therefore, timber resources are not included.
Agriculture. Open space used for the managed production of resources, including, but not limited to,rangeland, agricultural lands and areas of economic importance for the production of food and fiber....	The California Department of Conservation's Important Farmland Inventory Series Maps do not include Tuolumne County. Based on a review of the Department of Conservation's guidelines for determining important farmlands (http://www.consrv.ca.gov/dlrp/FMMP) and a review of the characteristics of soils within the city's sphere of influence (<i>General Plan 2020 Appendix 6B</i>), there are no rangelands or agricultural lands which are of sufficient size to be of economic importance for the major production of food and fiber located within the city limits. Therefore, agricultural resources are not discussed further in <i>Sonora General Plan 2020</i> except as necessary to ensure the ability of existing agricultural operations to continue within the city limits (Implementation Program 4.F.a).
Water. Protection of surface and ground water quality and supply is addressed in this conservation and open space element.	The efficiency of public water supply distribution infrastructure (e.g., fire flow) is addressed in detail in the Public Facilities and Services Element (Chapter 7)

Required Open Space Element	Location in <i>Sonora General Plan 2020</i> (Outside the Conservation and Open Space Element)
Scenic. Conservation of natural scenic resources is addressed in this conservation and open space element.	The incorporation of man-made structures into the natural environment is addressed in detail in the Community Identity Element (Chapter 11).
Air Quality. Open space for public health and safety, including, but not limited to, areas required for the protection and enhancement of air quality.	Air Quality Element. Open spaces related to air quality are addressed in a separate, Air Quality Element (Chapter 8).
Due to the absence of these open space resources within the city's sphere of influence, the following are not addressed in the <i>Sonora General Plan 2020</i> : lakes, bays, estuaries, harbors, and beaches.	

In addition to these requirements, Government Code Section 65563(b) also requires the preparation of an open-space inventory as part of the general plan's open space element. That inventory is found in *General Plan 2020 Appendix 4H*.

Finally, Section 65564 of the Government Code requires that an action plan be adopted for the general plan's open space element. The action plan is required to include specific programs to implement the open space element. The implementation programs included in this element and in the elements referenced in the preceding table, provide that state-mandated open space action plan.

Organization

This Conservation & Open Space element is divided into five subsections as follows:

- Mineral Resources
- Energy Resources
- Scenic Resources
- Biological Resources
- Water Resources

4.1. Mineral Resources

4.1.1. Issues and Opportunities

The City of Sonora and its sphere of influence encompass two state-designated areas of significant mineral resources (**Figure 11**). In addition, the city encompasses soils composed of carbonate rock which can trigger special conditions related to construction (e.g., to address subsidence). Carbonate rock area mapped within the City of Sonora sphere of influence are illustrated in **Figure 12**.

Pursuant to California's Surface Mining and Reclamation Act (SMARA) as described in Public Resources Code Section 2762, local jurisdictions must adopt mineral resource management policies for designated significant mineral areas and:

- Recognize the mineral classification information of the California Department of Conservation, Division of Mines and Geology, including the classification maps and include the classification maps in its general plan.
- Assist in the management of land use which affects areas of statewide and regional significance.
- Emphasize the conservation and development of identified significant mineral deposits.

Figure 11: Areas of State Designated Mineral Lands

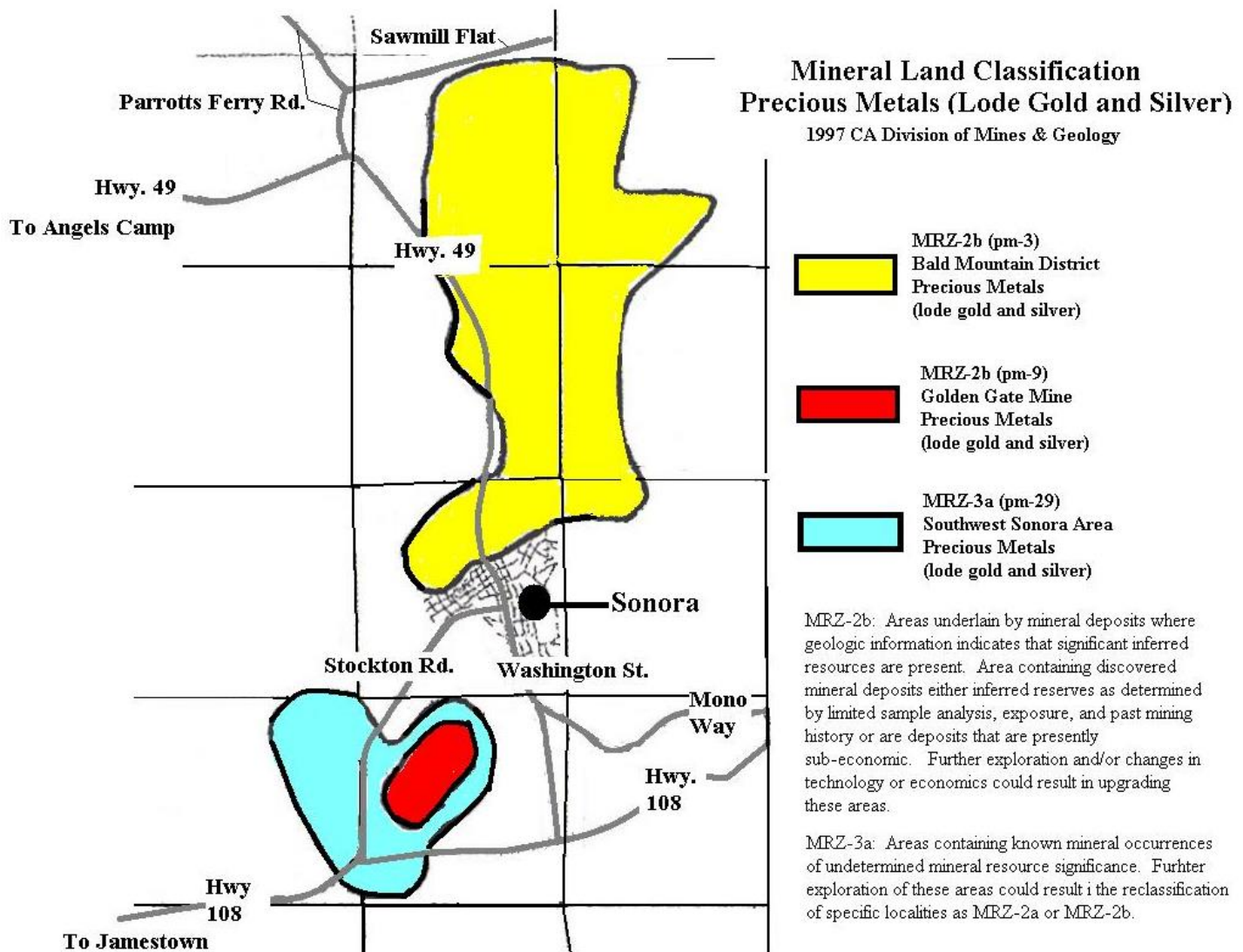
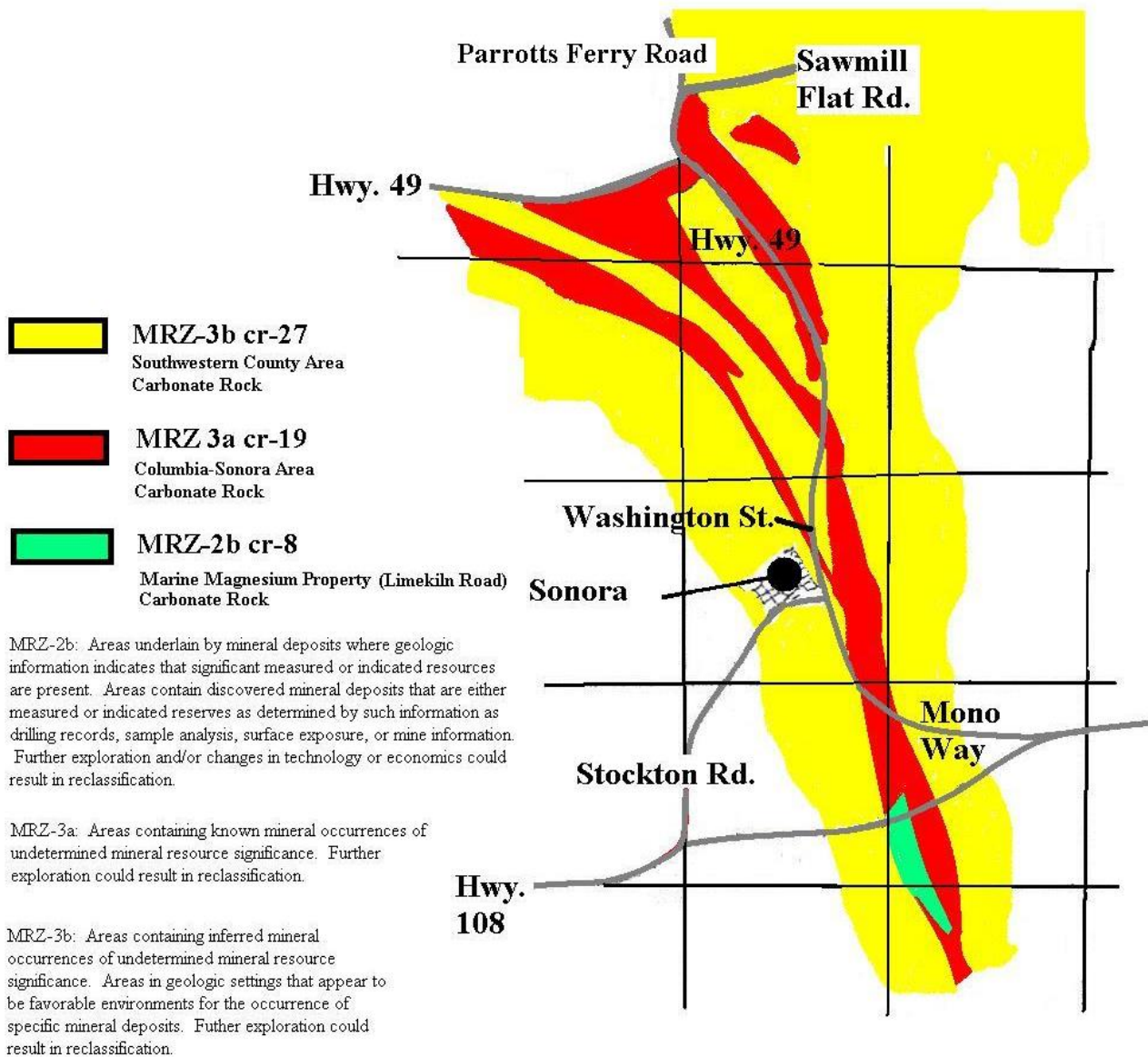


Figure 12: Carbonate Rock (i.e., Limestone) in and around Sonora

Pursuant to the California Code of Regulations, Section 3676, those mineral resource management policies shall include, but not be limited to:

- Statements of Policy in accordance with PRC Section 2762(a).
- Implementation measures including reference in the general plan to the location of identified mineral deposits and a discussion of those areas targeted for conservation and possible future expansion by the lead agency.
- Use of overlay maps or inclusion of information on any appropriate planning maps to clearly delineate identified mineral deposits and those areas targeted by the lead agency for conservation and possible future extraction.
- At least one of the following:

Use of special purpose overlay zones, mineral resource/open space zoning, or any other appropriate zoning that identifies the presence of identified mineral deposits and restricts the encroachment of compatible land uses in those areas that are to be conserved.

Record, on property titles in the affected mineral resource areas, a notice identifying the presence of identified mineral deposits.

Impose conditions upon incompatible land uses in and surrounding areas containing identified mineral deposits for the purpose of mitigating the significant land use conflicts prior to approving a use that would otherwise be incompatible with mineral extraction

In 1997, the California Department of Conservation Division of Mines and Geology, completed an evaluation of the mineral resources of Tuolumne County, including those resources within the City of Sonora and its sphere of influence. That report identifies the significant mineral resources as designated by the State Geologist and the State Mining and Geology Board (SMGB). The report and its designations have been adopted by the Tuolumne County Board of Supervisors. As prescribed by Section 3676 of the California Code of Regulations, this conservation and open space element hereby incorporates, by reference, DMG Open-File Report 97-09 *Mineral Land Classification of a Portion of Tuolumne County, California for Precious Metals, Carbonate Rock, and Concrete-Grade Aggregate, 1997*, and all maps associated with and contained in that report. The findings of that report are summarized as follows:

The classification system used in the preceding study is summarized in *General Plan 2020 Appendix 4A*, California's Mineral Land Classification System. In short, lands classified as MRZ-2 are considered significant mineral resource areas.

Gold

Two areas within the city limits and city's sphere of influence are classified by the California Department of Conservation Division of Mines and Geology as MRZ-2b, inferred areas of mineral resource significance (**Figure 11**).

These areas are part of the Bald Mountain (aka Brown's Flat) Gold Mining District located north of Sonora and the Golden Gate Mine area located to the southwest. Both are recognized for their mineral resource value due to the inferred presence of gold based on the history of gold extraction in these areas.

The Bald Mountain District extends from the northern edge of Sonora northward for a few miles to Sawmill Flat. The district is famous for its rich deposits of pocket gold, some of which are important for their value as specimens. The district has had numerous producing mines, the most important of which were the Sugarman-Nigger, Hope, Ford, Lazar, and Bonanza, the most famous pocket mine in the world.

The Golden Gate Mine, at the southwest edge of Sonora, was one of the steady major producers in Tuolumne County in the 19th century, although records of production estimates are inconsistent ranging from \$100,000 (Clark, 1970) to \$3.2 million (Union Democrat, 1909).

A third district, classified as MRZ-3a, and not currently subject to state regulations, is found in association with the Golden Gate vein system. This district is named the Southwest Sonora Area. Properties include the Gerrymander, Rainbow, Minnie and Manzanita patents. Road cuts at the intersection of State Highway 49 (Stockton Road) and State Highway 108 (Frank Momyer Bypass) provide well-exposed views of the quartz veins and other geological characteristics which have resulted in classifying this area as one having known mineral occurrence of undetermined resource significance (MRZ-3a). This area could become classified as MRZ-2 in the future.

Carbonate Rock

Extending from Lime Kiln Road, south of Sonora, to the Stanislaus River north of Columbia, is the Columbia-Sonora Area, as an area of known mineral occurrence of undetermined mineral resource significance (MRZ-3a) – See **Figure 12**. The area is part of an irregularly-exposed mass of mixed carbonate rock forming the single largest exposure of carbonate rock in the Sierra Nevada. The carbonate rock ranges from high-quality limestone through intermediate magnesium content to dolomite. In places, the higher-quality rock in this area has been mined for production of lime, manufacture of glass, magnesium chemicals, animal feed, dimension stone, and decorative rock. The California Department of Conservation, Division of Mines and Geology states the following concerning this region: Certainly, results from future detailed sampling and drilling could elevate local parts of the carbonate mass to MRZ-2a or MRZ-2b.

Aggregates

Pursuant to the California Department of Conservation, Division of Mines and Geology, Sonora and its sphere of influence do not contain any known significant concrete-grade aggregate.

Potential Conflicts

As indicated on the maps in **Figures 11 and 12**, the identified significant mineral resource areas cover both existing developed areas and vacant lands within Sonora's existing city limits. Portions of these designated significant mineral resource areas coincide with areas declared eligible for scenic highway corridor status and include large portions of Woods Creek.

The Tuolumne County General Plan calls for the designation of mineral preserve areas for sites classified as MRZ-2a and MRZ-2b located 600 feet or more from the City of Sonora. County has given city 600 foot buffer. City to deal with the area within the city as well as that 600 foot buffer area.

However, it is anticipated that large mineral extraction activities undertaken within 600 feet of the City of Sonora could have significantly adverse impacts on water quality, adverse noise impacts on existing residential and commercial development, adverse impacts to visual quality and conflict with future plans to locate new and/or expand existing public facilities including those important to community and environmental health and safety.

The goals, policies and implementation programs included in the following are intended to resolve potential future conflicts between existing development in the city and future mining operations consistent with state law.

4.2. Mineral Resources: Goals, Policies and Implementation Programs

Goal:

- 4.A Resolve potential conflicts between future mining activities adjacent to the city and existing and planned city land uses.

Policies:

- 4.A.2 Recognize that large mining operations may be incompatible with existing development within and adjacent to the city limits and with planned development necessary for the health and safety of the community.

- 4.A.3 Protect existing city land uses from potential future conflicts with mining activities both within and adjacent to the city.
- 4.A.4 Protect mineral resources located in the county from future encroachment by city land uses and from conflicts with existing city land uses.

Implementation Programs:

4.A.a ***Maintain Maps of Significant Mineral Resources within the City's Sphere of Influence***

Maintain copies of the Department of Conservation, Division of Mines and Geology mineral maps as part of the city's natural resources database. Update these maps when new information is made available by the State Mining and Geology Board and evaluate them for consistency with existing and planned land uses.

4.A.c ***Continue to Require a Conditional Use Permit for Mining Activities within the City Limits***

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

Equivalent Program: Chapter 1 (Land Use) - Implementation Program 1.A.f

4.A.f ***Establish Policies for Identifying and Managing Target Mineral Lands within the City Limits***

In conjunction with **Program 4.A.b**, any classified mineral lands that meet all of the following criteria (i.e., are not in conflict or potential conflict with existing or planned land uses) will be designated as Mineral Preserve (MPZ) on the *General Plan 2020* Land Use Maps:

- i. The site has been classified by the California Geological Survey as Mineral Resource Zone (MRZ-2a or MRZ-2b) under the State Classification System and shown in *General Plan 2020* **Figures 11 and 12**.
- ii. The property does not have over 25% of its area zoned as an urban level residential zoning district (i.e., allowing one acre or less), or over 25% of its area designated as HDR, MDR, LDR, ER, HMR, HMU, HC, C, or SP by *General Plan 2020*.
- iii. There are no concentrations of 20 acres or more of property designated as HDR, MDR, SFR, ER, HMR, HMU, HC, C, or MU by *General Plan 2020* within 600 feet of the property

- iv. There are no high occupancy structures (i.e., those accommodating more than six persons) such as schools, health care facilities, skilled nursing facilities, residential care homes, hotels or motels within 600 feet of the site.

A Notice of Action shall be recorded on those lands meeting the preceding criteria in conjunction with establishing the Mineral Preserve (MPZ) combining district on qualifying properties.

4.3. Energy Resources

4.3.1. Issues and Opportunities

Sonora currently provides pick-up service for yard debris (e.g., leaf and lawn cuttings) within the city limits. Yard debris collected by the Sonora Public Works Department is mulched and used for landscaping, thereby reducing air pollution resulting from burning. Similarly, Sierra Pacific Industries (SPI) allows city and county residents to dispose of yard debris at its Standard facility. Yard debris is then chipped on site.

The Tuolumne County Transportation Council currently operates a public transit service serving the Sonora area which assists in reducing reliance on private automobiles.

Central Sierra Disposal, Inc. - A Waste Management Company, provides pick-up service for recyclables in conjunction with its regular trash hauling services. The company also operates a recycling facility in Standard, however, hours of operation at this facility now exclude weekends, making it difficult for weekday workers to dispose of recycled materials.

4.4. Energy Resources: Goal, Policies and Implementation Programs

Goal:

- 4.B Conserve energy resources in a manner which maintains or enhances air quality, water quality, scenic values and other natural resources.

Policies:

- 4.B.1 Reduce the consumption of energy, products and resources through increased recycling, reuse and alternative use of products.
- 4.B.2 Continue to promote compact development patterns which reduce automobile use.

- 4.B.3 Increase the use of non-motorized and public transit to reduce air pollution and energy consumption.

Implementation Programs:

4.B.a ***Maintain Yard Debris Pick-up Programs***

Continue to provide a city-sponsored yard debris pick-up service within the city limits.

4.B.b ***Continue to Encourage Recycling Facilities within the City Limits***

Include recycling facilities as a conditional use on appropriate lands. Approval of these facilities should be subject to compatibility with surrounding land uses (e.g., noise levels, hours of operation) and construction consistent with the city's community design. Continue to allow small recycling drop-off facilities at commercial centers.

4.5. Scenic Resources

4.5.1. Issues and Opportunities

Sonora's natural scenic resources include heritage trees, hillsides, hilltops, scenic corridors, creeks, historic and similar features. In addition to contributing to the quality of life for residents, the City of Sonora also recognizes the economic benefits of preserving scenic resources as a vital part of the city's tourism economy.

The city manages these scenic resources through the following programs:

Hillside Preservation Ordinance

A hillside preservation ordinance, adopted in 1996, governs residential development on hillsides and hilltops in the city. The *General Plan 2020* Land Use Map reflects the slope/density standards prescribed in the ordinance. Development standards for hillsides and hilltops in the ordinance also address: grading, vegetation management and the optimal location of structures as necessary to retain visual quality.

Tree City, USA

Sonora received official designated as a Tree City USA in 1995. Tree City USA is a program established by the National Arbor Day Foundation and the National Association of State Foresters. The purpose of the program is to establish standards which ensure that qualifying communities will have a viable tree management plan and program. This program consists of four components:

- A tree board or department
- A tree care ordinance
- A community forestry program with an annual budget of at least \$2 per capita

- An Arbor Day observance and proclamation

Benefits of the Tree City USA program include:

- Helping a community start towards annual, systematic management of its tree resources
- Education, including technical advice and assistance from professionals
- Enhances the public image of the community
- Increasing citizen pride
- Financial assistance
- Publicizing the City of Sonora through the Tree City USA website to assist in attracting visitors and economic development

Sonora Parks, Recreation and Beautification Committee (PR&B)

The Sonora Parks, Recreation and Beautification Committee is governed by Chapter 12.20 of the Sonora Municipal Code and is charged with:

- Providing guidelines for review and approval of landscape plans per city ordinance, including tree preservation and proposed tree removal within the City of Sonora and making recommendations to the Sonora Planning Commission and/or Sonora City Council. The PR&B also reviews the location and materials to be used for man-made structures, including retaining walls, sidewalk paving, fencing and similar structures.
- Making recommendations to the Sonora City Council regarding the use of open space and public recreation spaces.
- Making recommendations to the Sonora City Council for the beautification of existing city properties, parks and undeveloped open space areas of the city.
- Making available and providing direction for educational materials advocating best management practices for vegetation maintenance, construction on slopes and similar activities.

Sonora Planning Commission: Design Review Commission and Historic Committee

The Sonora Planning Commission serves as the city's design review commission and historic committee pursuant to Section 17.32.040 of the Sonora Municipal Code. In its capacity as the design review and historic committee, the Sonora Planning Commission is responsible for evaluating applications for new construction and exterior alterations, additions or modifications to structures within the city's design review zone and historic area. The commission also is responsible for reviewing demolition permit applications.

Scenic Highways and Heritage Corridors

In addition to the preceding programs, the state has designated two state transportation corridors which traverse Sonora as eligible for scenic-highway status in recognition of the outstanding scenic vistas visible from both routes:

- State Route 49 from State Route 120 to near Grass Valley
- Highway 108 from State Route 49 near Sonora to State Route 395

The California Public Resources Code (Sections 5070-5077.8), the California Recreational Trails Act, designates “State Highway Route 49” as a heritage corridor. A heritage corridor is a regional, state, or nationwide alignment of historical, natural, or conservation education significance, with roads, state and other parks, greenways, or parallel recreational trails, intended to have guidebooks, signs, and other features to enable self-guiding tourism, and environmental conservation education along most of its length and of all or some of the facilities open to the public along its length, with an emphasis on facilities whose physical and interpretive accessibility meet “whole-access” goals.

Section 5077.6 of the Public Resources Code designates Highway 49 as a heritage corridor “because of its clear function as the interpretive highway of the Gold Rush, and because of outstanding efforts of public agencies and the private sector to increase accessibility to physically disabled persons along parts of its route.” The corridor includes all sections which link the counties of Sierra, Nevada, Placer, El Dorado, Amador, Calaveras, Tuolumne, Mariposa, and Madera and is officially known as the Golden Chain Highway.

The following goal, policies and implementation programs are intended to conserve and enhance the scenic resources of Sonora. Additional programs for preserving the Sonora’s rural character in the man-made environment are found in the Community Identity Element (*General Plan 2020*, Chapter 11).

4.6. Scenic Resources: Goals, Policies and Implementation Programs

Goal:

- 4.C Sustain and enhance the natural, scenic and cultural resources and rural character of Sonora to preserve and enhance the city’s quality of life and tourism economy.

Policies:

- 4.C.1 Sustain the city’s natural scenic resources along designated scenic transportation routes through and adjacent to the city.

- 4.C.2 Sustain and enhance the city's natural scenic resources at designated gateways to Sonora.
- 4.C.3 Sustain the natural scenic qualities of hillsides and hilltops.
- 4.C.4 Encourage new development to blend with the existing landforms and vegetation.
- 4.C.5 Provide guidance to developers in the application of Best Management Practices for grading, vegetation retention and similar practices which may affect visual quality.

Implementation Programs:

- 4.C.e ***Continue the Activities of the Sonora Parks, Recreation and Beautification Committee***

The city shall continue to provide for review of new development projects as designated in Chapter 12.20 of the Sonora Municipal Code by the Sonora Parks, Recreation and Beautification Committee. These reviews are necessary to provide community input and the technical expertise essential to the retention of the city's scenic character.
- 4.C.f ***Continue Participation in the Tree City USA Program***

Continue participation in the Tree City USA program to promote and preserve Sonora's scenic values as defined by its quantity, quality and diversity of healthy trees.
- 4.C.g ***Expand, As Needed, Available Public Handouts with Illustrated Guidelines for Project Design***

Work with the Sonora Parks, Recreation and Beautification Committee to expand (as needed) existing, and create new, illustrated public handouts providing examples of recommended designs to assist developers and design professionals in developing landscape, vegetation retention/removal, and site plans.
- 4.C.i ***Pursue Liaisons with Other Agencies***

Pursue cooperative relationships with state, county, and federal agencies; schools and others to undertake activities (e.g., roadside cleanup) which can sustain and enhance the natural, scenic and cultural resources and rural character of Sonora.

4.C.j ***Propose Guidelines for Outdoor Lighting***

Propose guidelines for outdoor lighting promoting a safe and pleasant environment for residents and visitors; protecting and improving safe travel for all modes of transportation; preventing nuisances resulting from unnecessary light intensity, direct glare or light trespass; protecting the ability to view the night sky by regulating unnecessary upward light projection; phasing out non-conforming fixtures; and promoting lighting practices and systems that conserve energy. Guidance of such guidelines may be found at the International Dark Sky Association <http://www.darksky.org/>.

4.7. Biological Resources

4.7.1. Issues and Opportunities

Pursuant to the California Government Code, general plans must address management of biological resources. However, it is the requirements of the California Environmental Quality Act (CEQA), the California Endangered Species Act (CESA), the Federal Clean Water Act (CWA), the Federal Endangered Species Act (FESA) and similar state and federal laws which guide the formulation of the biological resource management programs found in local general plans.

Similarly, a primary goal of this biological resources section of the Conservation and Open Space Element is not only the conservation and management of biological resources, but also compliance with state and federal laws and regulations governing impacts to special status plants, fish and wildlife species and impacts to habitats of limited distribution which support these species.



Figure 13: California tiger salamander
Copyright 2001 William Flaxington

For the purposes of this element, special status species include those plants, fish or animals listed or designated as candidates for listing pursuant to the federal or state endangered species acts; species designated as species of special concern by the California Department of Fish and Game and the U.S. Fish and Wildlife Service and plants species designated as Category 1A, 1B or 2 by the California Native Plant Society (and are recognized by the California Department of Fish and Game and are considered significant biological resources pursuant to CEQA).

4.7.2. Habitat/Vegetation Resources

The city's sphere of influence includes the following vegetation types:

Table 8: Vegetation Types in the City's Sphere of Influence

The approximate distribution of the following vegetation types are illustrated in *General Plan 2020 Appendix 4I*.

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.
Blue-oak foothill-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	A foothill habitat dominated by one or more species of evergreen shrubs, including scrub oak,

Vegetation Type/a/	Description
(mch)	chaparral oak, ceanothus species, manzanita species, and chamise. Common associates include birchleaf mountain mahogany, silk tassel, toyon, yerba santa, poison oak and California fremontia. Shrub cover is 10% or more and tree cover, if any, is less than 10%. Occurs mainly at elevations of ponderosa pine forest and below.
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%.

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

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



Figure 14: Valley elderberry longhorn beetle

Charles Weber - Copyright 1999 California Academy of Sciences

4.7.3. Wildlife Resources

Special Status Species

As noted, biological resources planning normally focuses on specific programs and policies for protecting special status species and habitats of limited distribution with broader, more general programs for conserving common wildlife species and habitats.

Pursuant to a review of the California Natural Diversity Database for the Sonora, Standard, Columbia and Columbia SE Quadrangles; a review of the Tuolumne County Wildlife Database; and an inventory of habitat types; approximately 28 special status plants, fish and animal species occur, have a high potential for occurring, or have potential habitat within the city's sphere of influence. A complete list of these species is found in *General Plan 2020 Appendix 4C*. Of these species, the following have the highest potential for occurring within the city limits:

Table 9: Special Status Species with Potential to Occur in City Sphere of Influence

Species	Status
Valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	Federally-listed threatened
Nissenan manzanita <i>Arctostaphylos nissenana</i>	California Native Plant Society List 1B
Cooper's hawk <i>Accipiter cooperi</i>	California Species of Special Concern (nesting) Migratory Bird Treaty Act
Sharp-shinned hawk <i>Accipiter striatus</i>	California Species of Special Concern (nesting) Migratory Bird Treaty Act
Yellow warbler <i>Dendroica petechia brewstri</i>	California Species of Special Concern (nesting) Migratory Bird Treaty Act
Yellow-breasted chat <i>Icteria virens</i>	California Species of Concern (nesting) United States Fish and Wildlife Service Migratory Non-game Bird of Management Concern
California tiger salamander <i>Ambystoma californiense</i>	Migratory Bird Treaty Act Federally-listed, Threatened California Species of Special Concern
Western (northwestern/southwestern) pond turtle <i>Clemmys marmorata marmorata</i> <i>Clemmys marmorata pallida</i>	World Conservation Union (Vulnerable) California Species of Special Concern Forest Service Sensitive U.S. Bureau of Land Management Sensitive
California horned lizard <i>Phrynosoma coronatum frontale</i> Yuma myotis bat <i>Myotis yumanensis</i>	California Species of Special Concern U.S. Bureau of Land Management Sensitive U.S. Bureau of Land Management Sensitive

With the exception of Nissenan manzanita and Yuma myotis (bat), these species are most widely associated with the wetland (riparian) habitats along Woods Creek, Sonora Creek and Dragoon Gulch.



Figure 15: Nissenan Manzanita (aka El Dorado Manzanita)

Copyright 1992 David Graber

Common Species

General Plan 2020 Appendix 4D provides an extensive listing of common species which occur within the city's sphere of influence. Of these species, special consideration is given to resident mule deer (*Odocoileus hemionus*) populations within the city's planning area. This species regularly resides in and moves through the city. At least one identified resident deer concentration area is located adjacent to the southwest city limits within a potential city annexation area. These concentration areas and the ability to move between concentration areas is recognized by the California Department of Fish and Game as important to the long-term health of resident deer populations. Therefore, this element addresses conservation of movement corridors for this species and associated species between known concentration areas.

Migratory Bird Treaty Act

In brief, this international law, enforced by the U.S. Fish and Wildlife Service, makes it illegal to disturb the nest of any bird protected pursuant to the act. With the exception of certain non-native birds (e.g., European starlings), all birds currently identified in Tuolumne County are protected pursuant to this act. Therefore, while many bird species throughout the planning area are considered common bird species, special protections must be considered during construction activities for new development when nesting birds are present pursuant to federal law.

4.8. Biological Resources: Goals, Policies and Implementation Programs

Goal:

- 4.D Sustain and enhance biological resource quality, quantity and diversity within the city.

Policies:

- 4.D.1 Establish and implement protection measures for special status plants, fish and wildlife species in the city's sphere of influence.
- 4.D.2 Establish and implement protection measures for habitat types of limited distribution.
- 4.D.3 Protect, maintain, and enhance wildlife corridors through Sonora including Sonora Creek, Woods Creek and Dagoon Gulch.
- 4.D.4 Support voluntary efforts to conserve biological resources.

Implementation Programs:**4.D.a *Continue to Maintain Setbacks Along Sonora Creek, Woods Creek and Dragoon Gulch***

To protect water quality and its associated biological resources, the city has designated minimum streamside setbacks of 50 feet on both sides of Woods Creek, Sonora Creek and Dragoon Gulch (as measured from the top of the bank of the creek or drainage channel) on the *Sonora General Plan 2020 Land Use Maps*. These designations are interim and subject to change upon completion of floodplain studies of Woods Creek and Sonora Creek through the city limits being undertaken by the Resource Conservation & Development District or equivalent studies.

The city shall establish a Recreation/Open Space (or comparable) zoning district and rezone these setback/buffer areas as Recreation and/or Open Space. This zoning district shall permit only small, public-utility or recreation-related structures and other similar uses consistent with the preservation of water quality and protection of biological resources. Reductions in the established setbacks may be acquired through issuance of a variance. Structures encroaching within the established setbacks as of the Effective Date of *Sonora General Plan 2020* may be expanded provided that the expansion does not encroach farther into the established drainage setback (i.e., Expansions of existing structures away from the drainage, but not towards the drainage are permitted).

4.D.b *Support and Undertake Efforts to Restore Portions of Sonora Creek*

Support and undertake efforts to remove hardscapes (e.g., paved or concreted structures) and deteriorating structures covering Sonora Creek to re-expose the creek and assist in implementing the *Sonora General Plan 2020* Conservation and Open Space Element. Where feasible, incorporate pocket parks, trail heads and stream-side mini-parks along the proposed Sonora Creek Trail in areas where the creek or its banks are currently paved.

4.D.c *Maintain Existing Identified Deer Movement Corridors*

Pursue setbacks along Dragoon Gulch and Woods Creek (see **Program 4.D.a**) to preserve deer movement corridors. Provide input to the Tuolumne County Community Development Department and the Board of Supervisors to establish these setbacks outside of the city limits and extending along Dragoon Gulch to the headwaters of Dragoon Gulch approximately 2,000 ft. north of Racetrack Road.

4.D.f ***Establish and Adopt Guidelines for Mitigating Adverse Impacts of New Development on Special Status Species and Habitats of Limited Distribution***

Establish and adopt guidelines, consistent with state and federal requirements, for mitigating adverse impacts of new development on:

- i. Special status species listed in *General Plan 2020 Appendix 4C*
- ii. Special status species as may be identified by state and federal wildlife agencies throughout the life of the general plan which are not currently listed in *General Plan 2020 Appendix 4C*
- iii. Habitat types of limited distribution listed in **Table 73** (e.g., those represented by all capital letters, including creeks and other wetlands). Mitigation measures should include, but are not limited to:
 - Establishing setbacks from identified nesting areas during nesting seasons
 - Retention of and setbacks from elderberry shrubs, mitigation consistent with the Federal Endangered Species Act and the guidelines of the U.S. Fish and Wildlife Service for impacts to the Valley elderberry longhorn beetle when elderberry shrubs are removed
 - No net loss of wetlands
 - Measures consistent with Section 404 of the federal Clean Water Act addressing filling, removal or hydrological alteration of wetlands and other waters of the United States
 - Requiring botanical surveys for Nissenan manzanita (*Arctostaphylos nissenana*) in the mixed chaparral habitats as mapped in *General Plan 2020 Appendix 4I*
 - Similar measures
- iv. Wetlands encompassing Woods Creek and Sonora Creek pursuant to floodplain studies being conducted by the Resource Conservation and Development District or equivalent studies.

4.D.g ***Coordinate with the Resource Conservation District***

Work in coordination with the Tuolumne County Resource Conservation District to assist in preparing, implementing and funding voluntary, stewardship-based, resource management programs - especially those which maintain and enhance water quality and quantity.

4.9. Water Resources

4.9.1. Issues and Opportunities

4.9.1.1. WATER QUALITY

Sonora is located in the Upper Tuolumne River Watershed (#18040009). Water quality within Sonora is regulated by the State Regional Water Quality Control Board's Central Valley Region 5. There are currently no waters designated as impaired pursuant to Section 303(d) of the Federal Clean Water Act within the Upper Tuolumne River Watershed either above or immediately below Sonora.

Primary waterways identified by the United States Geological Survey (USGS) within the city's sphere of influence are:

Table 10: Waterways City of Sonora Sphere of Influence

Drainage Name	United States Geological Survey Classification	Description of Reach
Woods Creek	Perennial	<p><i>Headwaters:</i> Originates on the northwestern slope of Yankee Hill, north of Big Hill Road approximately 1/4 mile west of the intersection of Big Hill and Yankee Hill Roads in T2N, R15E, Section 8.</p> <p>Enters Don Pedro Reservoir after merging with Sullivan Creek approximately 1-1/4 miles east of the Hwy. 120/Simms Road intersection and approximately 0.67 mile west of Jacksonville Road in T1N, R14E, Section 34 and T1S, R14E, Section 3.</p>
Sonora Creek	Intermittent	<p><i>Headwaters:</i> Originates on the northeastern slope of Bald Mountain in T2N, R15E, Section 17, approximately 0.2 mile east of Bald Mountain Road North.</p> <p>Enters Woods Creek at the north entrance to the Mother Lode Fairgrounds in T2N, R14E, Section 36.</p>
Dragoon Gulch	Intermittent	<p><i>Headwaters:</i> 2,000 ft. north of Racetrack Road at the 2,000'± contour in T2N, R14E, Section 26.</p> <p>Enters Woods Creek at Woods Creek Park in T2N, R14E, Section 36.</p>
Sullivan Creek	Perennial	<p><i>Headwaters:</i> Near Sugar Pine in T2N, R16E,</p>

Drainage Name	United States Geological Survey Classification	Description of Reach
		<p>Section 3 becoming perennial in T2N, R16E, Section 8 near Brentwood Park.</p> <p>Empties into Don Pedro Reservoir after merging with Woods Creek approximately 1-1/4 miles east of the Hwy. 120/Simms Road intersection and approximately 0.67 mile west of Jacksonville Road in T1N, R14E, Section 34 and T1S, R14E, Section 3.</p>
Shaw's Flat Ditch	Perennial	<p><i>Headwaters:</i> Phoenix Reservoir, T2N, R15E, Section 28.</p> <p>The ditch was piped in 1992 from the Phoenix Reservoir and the Sonora Water Treatment Plant. However, flowing water is maintained in the original ditch from Chaparral Rd, through the Greenley Basin, through the Sonora Water Treatment plant and north to the Pedro Wye then southwest to the Table Mountain Ditch (aka O'Neil Ditch) which empties into O'Neil Reservoir in T1N, R14E, Section 4 off Rawhide Road.</p>
Jamestown Ditch	Piped	<p><i>Headwaters:</i> Formerly branched off the Shaws Flat Ditch in T2N, R15E, Section 32, approximately 1/3 mile north of the Sullivan Creek Bridge. The ditch has been piped and water no longer flows through any segment of this ditch (Klynn, 10/6/2004).</p>

Other water bodies within the city's planning area include:

- Tuolumne Utilities District Sonora Water Treatment Plant (Bald Mountain)
- Tuolumne Utilities District Sonora Reservoir (end of Reservoir Road)
- Tuolumne Utilities District Wastewater Treatment Plant ponds

4.9.1.2. SEWAGE DISPOSAL

TUD provides public sewer service to the majority of the city. TUD operates a sewer treatment plant in the southwestern corner of the city adjacent to city-owned property (TUD's Sonora Wastewater Treatment Plan – WWTP).

The facility currently provides service to 23,000± people with a design capacity of 2.6 million gallons per day (mgd). The average dry weather flow at the facility is approximately 1.6 mgd. The plant produces secondary treated and disinfected

effluent is discharged to a large storage reservoir, Quartz Reservoir, prior to distribution for reclamation by agricultural end-users.

During winter months, input at the WWTP may increase to 2.6 mgd exceeding the facility's capacity to clarify and digest the input. This "overflow" has resulted in a limited number of spills into Woods Creek.

An expansion of the facility's sewage treatment processing system is underway. TUD has adopted a reclamation strategy, currently under review by the state that includes:

- 1) Seeking easements over or acquisition of additional lands to allow for disposal of biosolids (some new easements and expansions of existing sites already has occurred)
- 2) Increasing storage capacity (140± acres has been acquired for additional storage expected to come on-line in approximately 5 years)
- 3) An application (currently under state review) to reinstate discharges into Woods Creek

Based on the preceding assumptions, and as detailed in **Tables 76** and **77**, an increased wastewater generation of 398,825 GPD is anticipated should all residential lands in the city be developed by 2020. Residential wastewater generation is expected to increase by between 50,095 GPD (with 233 new dwelling units) and 134,160 GPD (with 624 new dwelling units).

Non-residential uses are expected to generate an additional 59,163GPD wastewater (buildout is assumed for other land uses) -- an increase of approximately 22,152 GPD in comparison to General Plan 1986.

The most probable wastewater generation demand pursuant to *General Plan 2020* based on likely residential growth and buildout of all non-residential uses by 2020 is between 109,258 and 193,323 GPD (an increase of approximately 22,152 GPD in comparison to General Plan 1986).

TUD anticipates that new development throughout the county and in the city will receive service commitments for wastewater based on timed agreements established on a "first come, first serve" basis.

Private septic systems are regulated through the Tuolumne County Environmental Health Department and are of limited distribution. Private systems are concentrated southwest of J.S. West and Symons and near the northern city limits with limited numbers scattered in areas outside the public sewer service areas. Thin soils and porous rock (e.g., limestone) are two identified hazards associated with failed septic systems within the city's sphere of influence. However, age has been the primary reason for septic system failure within the city according to the Tuolumne County Environmental Health Department. Most of these older failing systems have been replaced with public sewer service from TUD.

Table 11: Estimated Wastewater Demand Increase at Full Buildout (Post 2020) of Vacant and Underdeveloped Acreage

Land Use	Usage Factor/e/ (GPD) 1.0 = 215 GPD	Use Factor by Acreage	1986 GP Vacant, Underdeveloped Acreage	1986 GP Wastewater Demand Increase at Buildout (GPD)	2020 Vacant, Underdeveloped Acreage	2020 GP Wastewater Demand Increase at Buildout (GPD)	Difference (GPD) 1986 Buildout versus 2020 Buildout
Residential	1.0/dwelling unit	4.3 du/acre	<u>508.21 acres @ 4.3 du/acre = 2,185 du (215)</u>	469,775	<u>431.43 acres @ 4.3 du/acre = 1,855 du (215)</u>	398,825	-70,950
Commercial, Mixed Use (non-shopping center)/c/	0.1/employee = 21.5 GPD per employee	10.65 employees per acre /a/	<u>48.31 acres @ 10.65 = 515 (21.5)</u>	11,073	113.66 @ 10.65 = 1,210 (21.5)	26,015	+14,942
Shopping Center Commercial	0.1/employee = 21.5 GPD per employee	17 employees per acre /b/	N/A	0	<u>29.63 acres @ 17 employees/acre = 503.71 (21.5)</u>	10,830	+10,830
Industrial, Rail	0.1/employee = 21.5 GPD per employee	18 employees per acre /c/	<u>11.14 acres @ 18/acre = 200.5 (21.5)</u>	4,311	<u>45.83 acres @ 18/acre = 825 (21.5)</u>	17,738	+13,427
Public	0.1/employee = 21.5 GPD per employee	15 employees per acre/d/	<u>67.06 acres @ 15/acre = 1,005.9 (21.5)</u>	21,627	<u>14.20 acres @ 15/acre = 213 (21.5)</u>	4,580	-17,047
TOTALS				506,786		457,988	+48,798

/a/ Based on assumption that use factor will be approximately mid-way between Shopping Center Commercial and Residential, on average

/b/ Based on average employees/acre for Crossroads, Sonora Plaza and Timberhills ranging between 13 and 20 employees per acre

/c/ Based on quasi-industrial with Auto-B-Craft, Reno's Brakes, Sonora Transmissions, AutoTech on 2.4 acres.

/d/ Based on possible use similar to Library and Senior Center on adjacent 14 acres.

/e/ Tuolumne Utilities District Wastewater Service User Classification Schedule, TUD, 2006

Table 12: Estimated Wastewater Demand Increase Based on 2020 Population Projections and Vacant and Underdeveloped Acreage

Land Use	Usage Factor/f/ (GPD) 1.0 = 215 GPD	Use Factor by Acreage	1986 GP Vacant, Underdevelop ed Acreage	1986 GP Wastewater Demand Increase at Buildout (GPD)	2020 Vacant, Underdeveloped Acreage	2020 GP Wastewater Demand Increase at Buildout (GPD)	Difference (GPD)
Residential	1.0/dwelling unit	233-624 dwelling units/e/	N/A	50,095 – 134,160	N/A	50,095- 134,160	0
Commercial, Mixed Use (non- shopping center)/c/	0.1/employee = 21.5 GPD per employee	10.65 employees per acre /a/	<u>48.31 acres</u> @ 10.65 = 515 (21.5)	11,073	113.66 @ 10.65 = 1,210 (21.5)	26,015	+14,942
Shopping Center Commercial	0.1/employee = 21.5 GPD per employee	17 employees per acre /b/	N/A	0	<u>29.63 acres</u> @ 17 employees/acre = 503.71 (21.5)	10,830	+10,830
Industrial, Rail	0.1/employee = 21.5 GPD per employee	18 employees per acre /c/	<u>11.14 acres</u> @18/acre= 200.5 (21.5)	4,311	<u>45.83 acres</u> @ 18/acre = 825 (21.5)	17,738	+13,427
Public	0.1/employee = 21.5 GPD per employee	15 employees per acre/d/	<u>67.06 acres</u> @ = 15/acre = 1005.9 (21.5)	21,627	<u>14.20 acres</u> @ 15/acre = 213 (21.5)	4,580	-17,047
TOTALS				87,106 – 171,171		109,258 – 193,323	+22,152

/a/ Based on assumption that use factor will be approximately mid-way between Shopping Center Commercial and Residential, on average

/b/ Based on average employees/acre for Crossroads, Sonora Plaza and Timberhills ranging between 13 and 20 employees per acre

/c/ Based on quasi-industrial with Auto-B-Craft, Reno's Brakes, Sonora Transmissions, AutoTech on 2.4 acres.

/d/ Based on possible use similar to Library and Senior Center on adjacent 14 acres.

/e/ Based on projection, Housing Analysis, this study.

/f/ Tuolumne Utilities District Wastewater Service User Classification Schedule, TUD, 2006

4.9.1.3. NON-POINT SOURCE POLLUTION

Non-point source pollution includes contaminants which enter surface or ground water through runoff and/or filtration. Sources of these discharges are normally multiple and/or widely spread. In comparison, point source pollution includes contaminants which enter surface or ground water from a specific known (usually single) source (e.g., a factory).

Sources and types of non-point source discharges common in urban runoff which could be present in city's waterways as runoff are detailed in *General Plan 2020 Appendices 4E* and *4F*. They include: fecal coliform bacteria, phosphorous, insecticides, herbicides, pesticides, DDT, chlordane, dieldrin, volatile organic compounds, traces of cadmium, traces of lead, traces of zinc, traces of mercury, zinc, polycyclic aromatic compounds (PAHs), organochlorine compounds and PCBs.

The Tuolumne County Environmental Health Department (Division of Environmental Health) performed water quality sampling for total coliform and fecal coliform bacteria in various locations along Woods Creek and Sonora Creek between 2001 and 2003. The Tuolumne Utilities District performed some bacteriological sampling in Woods Creek, Sullivan Creek and Sonora Creek in 2001. The results of TUD and Tuolumne County Health Department (Division of Environmental Health) water quality sampling from 2001-2003 are summarized in *General Plan 2020 Appendix 4G*.

Coliform is a type of bacteria which may, in itself, pose no threat to health, but may indicate the presence of other disease-causing agents in water. The bacteria normally occur in low levels in surface waters (e.g., lakes, beaches, streams). Fecal coliform and *E. coli* (a coliform) are bacteria whose presence indicates that the water may be contaminated with human or animal wastes which can cause diarrhea, cramps, nausea, headaches, or other symptoms posing a special health risk for infants, young children, and people with severely compromised immune systems.

The California Department of Health Services has established the following draft guidelines (March, 2004) for maximum concentrations of total coliform and fecal coliform for beach use (i.e., surface waters):

Total Coliform: 10,000 most probable number (mpn) per 100 milliliter (ml)
Fecal Coliform: 400 mpn per 100 ml

The results of water quality sampling performed by TUD and the Tuolumne County Environmental Health Department for surface waters (*General Plan 2020 Appendix 4G*) indicate that levels of fecal coliform in Sonora Creek and Woods Creek within the city limits and within the city's sphere of influence, regularly have exceeded state guidelines—sometimes by significant amounts. The *Tuolumne County Water Quality Plan*, completed in February, 2007 identifies the following as potential causes of high coliform readings found countywide: failing septic systems and unobstructed grazing practices.

The coliform standard for treated drinking water is governed by the United States Environmental Protection Agency. EPA drinking water standards are violated when water samples test positive in more than one or more than 5.0% of monthly sampling for total coliforms (dependent upon the size of the water system). Water systems with confirmed positive tests for the presence of fecal coliform (in any amount) are in violation of EPA drinking water standards.

TUD's Sonora/Jamestown Water System serves a population of approximately 13,042 per the USEPA Safe Drinking Water Information System (SDWIS) as of July 17, 2004. TUD's water quality report for the Sonora/Jamestown system in 2003 (TUD, 2004) records no violations of drinking water standards for coliform in the system. However, sampling in 1992-1993 indicated some lead and copper contamination within the system. Lead and copper levels have been brought into compliance per the EPA's SDWIS system website (<http://oasub.epa.gov/enviro>).

*NOTE: Tuolumne County completed the Foothill Watershed Assessment and Tuolumne County Water Quality Plan in February, 2007. A summary of water quality measurements taken within creeks within the Sonora Sphere of Influence during 2005-2006 is included in Sonora General Plan 2020 **Appendix 4G**.*

4.9.1.4. WATER QUANTITY

The county has more than 133 water suppliers. The largest supplier of potable water is the Tuolumne Utilities District (TUD) which serves all of the City of Sonora. TUD maintains three water storage and treatment facilities within or adjacent to the city limits:

- Greenley Road water tank adjacent to Sonora Hills – 2.7 million gallons storage
- Sonora Water Treatment Plant water storage tanks on Bald Mountain Road - Storage capacity 2 million with potential expansion to 3 million gallons
- Sonora Reservoir at the end of Reservoir Road – 60,000 gallons

TUD has three primary sources of water:

- Surface water
- Groundwater
- Recycled water

TUD obtains more than 90% of its water from surface water supplied for the South Fork of the Stanislaus River through a 1983 purchase agreement with PG&E. Sonora's water supply travels from Lyons Reservoir, fed by the Stanislaus River, to Phoenix Lake which is the nearest water storage body serving Sonora. From Phoenix Lake, water travels to TUD's Sonora Water Treatment Plant (located within the Sonora City Limits) by underground pipe⁶. Between Lyons Reservoir and Phoenix Lake, water is transported by numerous miles of ditch. Annual water

⁶ A portion of the Shaw's Flat Ditch containing water remains open and provides a popular walking trail for residents. However, this portion of the ditch does not deliver water to the Sonora Water Treatment Plant. All water to that facility from Phoenix Lake is transported via pipeline.

supply is dependent upon natural flow of the South Fork of the Stanislaus River which yields 100,000± acre feet including 24,000± acre feet of combined storage in Strawberry (Pinecrest) and Lyons Reservoirs. Historically, the amount of water supplied through the system has been more than twice the amount of water consumed.

Groundwater provides 5.5% of domestic or treated water annually. TUD assumes it could sustain 1,075 acre-ft over a nine-month period, annually. Recycled water is used by private landowners for irrigating 1,000± acres of farm and pastureland.

- Per TUD, available water supplies for new development are currently dependent upon when water is requested. Presently, there is a sufficient volume of water available to supply existing needs for the City of Sonora. The peak load water demand for the City of Sonora in 2002 was 3.5 million gallons per day (TUD, 2004).

TUD anticipates that new development throughout the county and in the city will receive service commitments for water based on timed agreements established on a “first come, first serve” basis.

Based on a review of *General Plan 2020* Land Use Maps, and as detailed in **Tables 78 and 79**, projected water needs through 2020 are as follows:

700,263 GPD is anticipated should all residential lands in the city be developed by 2020 (a decrease in expected residential water demand of nearly 124,575 GPD in comparison to General Plan 1986).

Based on anticipated levels of residential development of all densities through the year 2020 in the City of Sonora, water demand is expected to increase by between 87,958 GPD (with 233 new dwelling units) and 235,560 GPD (with 624 new dwelling units)—nearly identical to projections per General Plan 1986.

Non-residential uses are expected to increase water demand (buildout is assumed for other land uses) by an additional 103,877 GPD (an increased water demand for non-residential uses of 38,894 GPD in comparison to General Plan 1986).

The most probable increase in water demand pursuant to *General Plan 2020* is projected to be between 191,835 – 339,437 an increased water demand for non-residential uses of 38,894 GPD in comparison to General Plan 1986).

Table 13: Estimated Water Demand Increase at Full Buildout (Post 2020) of Vacant and Underdeveloped Acreage

Land Use	Usage Factor/e/ (GPD) 1.0 = 377.5 GPD	Use Factor by Acreage	1986 GP Vacant, Underdeveloped Acreage	1986 GP Water Demand Increase at Buildout	2020 Vacant, Underdeveloped Acreage	2020 GP Water Demand Increase at Buildout	Difference 1986 Buildout versus 2020 Buildout (GPD)
Residential	1.0/dwelling unit	4.3 du/acre	<u>508.21 acres</u> @ 4.3 du/acre = 2,185 du (377.5)	824,838	<u>431.43 acres</u> @ 4.3 du/acre = 1,855 du (377.5)	700,263	-124,575
Commercial, Mixed Use (non-shopping center)/c/	0.1/employee = 37.75 GPD per employee	10.65 employees per acre /a/	<u>48.31 acres</u> @ 10.65 = 515 (37.75)	19,441	113.66 @ 10.65 = 1,210 (37.75)	45,677	+26,236
Shopping Center Commercial	0.1/employee = 37.75 GPD per employee	17 employees per acre /b/	N/A	0	<u>29.63 acres</u> @ 17 employees/acre = 503.71 (37.75)	19,015	+19,015
Industrial, Rail	0.1/employee = 37.75 GPD per employee	18 employees per acre /c/	<u>11.14 acres</u> @ 18/acre = 200.5 (37.75)	7,569	<u>45.83 acres</u> @ 18/acre = 825 (37.75)	31,144	+23,575
Public	0.1/employee = 37.75 GPD per employee	15 employees per acre/d/	<u>67.06 acres</u> @ = 15/acre = 1,005.9 (37.75)	37,973	<u>14.20 acres</u> @ 15/acre = 213 (37.75)	8,041	-29,932
Total				889,821		804,140	-85,681

/a/ Based on assumption that use factor will be approximately mid-way between Shopping Center Commercial and Residential, on average

/b/ Based on average employees/acre for Crossroads, Sonora Plaza and Timberhills ranging between 13 and 20 employees per acre

/c/ Based on quasi-industrial development with Auto-B-Craft, Reno's Brakes, Sonora Transmissions, AutoTech on 2.4 acres.

/d/ Based on possible use similar to Library and Senior Center on adjacent 14 acres.

/e/ Tuolumne Utilities District Water Service User Classification Schedule, TUD Water Rules, 2006

Table 14: Estimated Water Demand Increase Based on 2020 Population Projections for Vacant and Underdeveloped Acreage

Land Use	Usage Factor/f/ (GPD) 1.0 = 377.5 GPD	Use Factor by Acreage	1986 GP Vacant, Underdeveloped Acreage	1986 GP Water Demand Increase at Buildout	2020 Vacant, Underdeveloped Acreage	2020 GP Water Demand Increase at Buildout	Difference 1986 Buildout versus 2020 Buildout (GPD)
Residential	1.0/dwelling unit	233-624 dwelling units/e/	N/A	87,958- 235,560	N/A	87,958- 235,560	No Change
Commercial, Mixed Use (non- shopping center)/c/	0.1/employee = 37.75 GPD per employee	10.65 employees per acre /a/	<u>48.31 acres @</u> 10.65 = 515 (37.75)	19,441	113.66 @ 10.65 = 1,210 (37.75)	45,677	+26,236
Shopping Center Commercial	0.1/employee = 37.75 GPD per employee	17 employees per acre /b/	N/A	N/A	<u>29.63 acres @</u> 17 employees/acre = 503.71 (37.75)	19,015	+19,015
Industrial, Rail	0.1/employee = 37.75 GPD per employee	18 employees per acre /c/	<u>11.14 acres</u> @ 18/acre = 200.5 (37.75)	7,569	<u>45.83 acres @</u> 18/acre = 825 (37.75)	31,144	+23,575
Public	0.1/employee = 37.75 GPD per employee	15 employees per acre/d/	<u>67.06 acres @</u> = 15/acre = 1,005.9 (37.75)	37,973	<u>14.20 acres @</u> 15/acre = 213 (37.75)	8,041	-29,932
Total				152,941 – 300,543		191,835 – 339,437	+38,894

/a/ Based on assumption that use factor will be approximately mid-way between Shopping Center Commercial and Residential, on average

/b/ Based on average employees/acre for Crossroads, Sonora Plaza and Timberhills ranging between 13 and 20 employees per acre

/c/ Based on quasi-industrial with Auto-B-Craft, Reno's Brakes, Sonora Transmissions, AutoTech on 2.4 acres.

/d/ Based on possible use similar to Library and Senior Center on adjacent 14 acres.

/e/ Based on projection, Housing Analysis, this study.

/f/ Tuolumne Utilities District Water Service User Classification Schedule, TUD Water Rules, 2006

4.10. Water Resources: Goals, Policies and Implementation Programs

Goal:

- 4.E Conserve the quality and quantity of the city's water resources.

Policies:

- 4.E.1 Reduce non-point source pollution from urban, residential and other land uses.
- 4.E.2 Reduce erosion and sedimentation in water ways.
- 4.E.3 Maintain and enhance the water quality of Sonora Creek, Woods Creek and Dragoon Gulch.
- 4.E.4 Provide managed public access to waterways.
- 4.E.5 Conduct ongoing water quality monitoring to assess the success of the city's stormwater management programs.
- 4.E.6 Support efforts to ensure Tuolumne Utilities District's (TUD) water supply capacity is adequate to serve the City of Sonora's projected future needs.
- 4.E.7 Support efforts to improve the capacity of the city's sewage treatment facilities.

Implementation Programs:

- 4.E.a ***Consider the Establishment of a Voluntary Watershed Stewardship Program***

Consider the establishment of a voluntary, stewardship-based watershed stewardship program emphasizing the reduction of non-point source pollutants from urban and residential uses. Consider a partnership with an existing resource conservation district to implement the program. Models for these programs are available through: a) the Northeast Regional Agricultural Engineering Service, Farm*A*Syst/Home*A*Syst Program and its published guide: *Home*A*Syst, An Environmental Risk-Assessment Guide for the Home* and b) The San Joaquin County Resource Conservation District Watershed Homeowner's Manual available through the USDA Natural Resources Conservation Service Stockton Field Office and

online at www.sjcrpd.org. Investigate funding for a watershed coordinator through the state-funded watershed coordinator program.

4.E.e ***Prepare a Grading Ordinance/Promote Best Management Practices***

Prepare, and consider for adoption, a grading ordinance to protect scenic resources addressing: When a grading plan shall be prepared, required contents of a grading plan, anticipated grades before and after construction, the total amount of soil to be moved, significant vegetation or other natural features to be removed, location and design of retaining walls, erosion control standards, preparation of erosion control plans, recommended erosion control methods, when a grading permit is required, soil disposal, revegetation, drainage, requirements for erosion and sedimentation control plans and other elements, as identified. The ordinance, or a companion publication (either prepared as an original publication or adopted from existing publications) should be prepared/adopted in conjunction with the grading ordinance and illustrate Best Management Practices. Resources for recommended Best Management Practices are listed in *Sonora General Plan 2020 Appendix 4B*. The ordinance should further establish that no grading permit or permits to allow grading or vegetation removal of more than ten percent of a parcel shall be issued until a site plan, development plan, building permit or other entitlement has been issued for a specific development project.

4.E.f ***Provide Access to Waterways which Respects Private Property and Conserves Sensitive Resources***

Through implementation of *Sonora General Plan 2020 Recreation Element Implementation Programs 12.B.b, 12.B.c., 12.C.a, 12.C.b*) the city shall provide regulated public access to portions of Woods Creek, Sonora Creek and, potentially, to Dragoon Gulch. These and other public access areas which may be developed by the city in conjunction with implementation of its Recreation Element, shall be designed to discourage trespass on private property and shall include fencing, landscaping and/or other barriers, as necessary, to protect privacy on private property located near public access points.

4.E.j ***Coordinate with the Resource Conservation District***

Work in coordination with the Tuolumne County Resource Conservation District to assist in preparing, implementing and funding voluntary, stewardship-based, resource management programs especially those which maintain and enhance water quality and quantity.

4.E.k ***Water Quality Plan***

Consider participating with Tuolumne County to implement the provisions of the *Tuolumne County Water Quality Plan (2007)* relevant to improving surface water quality. Alternatively, consider preparation of a similar plan for the City of Sonora.

4.E.I **Regional Watershed Efforts**

Participate in regional watershed planning efforts to the maximum extent feasible (e.g., provide city representation on a regional watershed planning committee, or similar entity).

4.11. Agricultural Resources

Implementation Program:

4.F.a Large Commercial **Agricultural Uses**

Amend the Sonora Municipal Code (SMC) to allow, Large Commercial Agricultural Uses subject to the issuance of a Conditional Use Permit.

Large Commercial Agricultural uses include, but are not limited to: Animal-based agricultural uses on five or more acres in numbers exceeding those allowed primarily for personal use pursuant to SMC Chapter 17.77; or plant-based agricultural uses on two or more acres provided that such uses are carried on by a resident or owner of the property, and are not a nuisance to the contiguous properties. Non-Large Commercial Agricultural Uses (i.e., livestock keeping for personal use) shall be governed pursuant to Chapter 17.77 of the SMC.

Chapter 5. Noise

5.1. Requirements

Government Code Section 65302(f) requires general plans to include a Noise Element which identifies and appraises noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- Highways and Freeways
- Primary arterials and major local streets
- Passenger and freight on-line railroad operations and group rapid transit systems
- Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation
- Local industrial plants, including, but not limited to, railroad classification yards
- Other ground stationary noise sources identified by local agencies as contributing to the community noise environment

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (L_{dn}). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified above in 1-6. Noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

Section 46050.1 of the Health and Safety Code further requires that revisions to noise elements in general plans shall be more standardized, comprehensive and utilitarian than had been previously and shall use the guidelines for preparation and content of noise elements as provided by the Office of Planning and Research and summarized in Government Code Section 65302(f).

Pursuant to the California Department of Health Services, *Guidelines for the Preparation and Content of the Noise Element of the General Plan*, 1998 (as included in the State of California General Plan Guidelines, State Office of Planning and Research), the fundamental goals of the Noise Element are to:

- Provide sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process. In so doing, the necessary groundwork will have been developed so that a community noise ordinance may be used to resolve noise complaints
- Develop strategies for abating excessive noise exposure through cost-effective mitigating measures in combination with zoning, as appropriate, to avoid incompatible land uses
- Protect those existing regions of the planning area whose noise environments are deemed acceptable and also those locations throughout the community deemed “noise sensitive”
- Use the definition of community noise environment, in the form of CNEL or L_{dn} noise contours as provided in the Noise Element for local compliance with the State Noise Insulation Standards. These standards require specific levels of outdoor to indoor noise reduction for new multi-family residential construction in areas where the outdoor noise exposure exceeds CNEL (or L_{dn}) 60 dB

The City of Sonora maintains representation on the Airport Land Use Commission for the Columbia Airport. Minor disturbances related with borade bombers flying over the city during fires are occasionally received, but airport-related noise disturbances are not significant for the city.

5.2. Issues and Opportunities

5.2.1. Noise-Generating Sources In/Adjacent to Sonora

The City of Sonora has identified the following noise-generating sources located within or adjacent to the city (See **Figure 16**):

- Highways and major arterial roadways
- Trains operating along the Sierra Railroad
- Construction activities
- The Sonora Police Department firing range
- Trotter Welding/Breshear’s Petroleum/Joe Martin Trucking
- Heliports

Highways and Arterial Roadways

Noise generated by vehicles and trucks along Highways 108 and 49 and along major arterial roadways, such as Greenley Road, is the primary contributor to Sonora’s community noise levels. **Table 80** illustrates the distance, in feet, that noise exceeding 60 dB extends from these roadways (i.e., the noise contour levels). **Table 80** illustrates the distance (in feet) from the centerline of highways and roadways that noise levels of 60dB or greater exist along Sonora’s major transportation routes (existing and through the year 2020):

Table 15: Distance to L_{dn} Contours and Traffic Data City of Sonora and Adjacent Areas

(Source: *Noise Background Report for Tuolumne County, California*, prepared by Brown-Buntin Associates, Inc., Visalia, California as amended by the Tuolumne County Community Development Department, 1996)

Roadway	Average Annual Daily Traffic						Distance to L _{dn} Contours (Distance from center of roadways in feet)			
							Existing		Year 2020	
	Existing	Year 2020	%Day-Night /a/	% Medium Trucks	% Heavy Trucks	Speed (MPH)	65 dB	60dB	65dB	60dB
Route 49:										
Highway 49 from the Sonora City Limits to Parrotts Ferry Road	13,800	21,250	87/13	1.1	7.6	45	159	344	213	458
Route 108:										
Highway 108 from Montezuma Junction to Lime Kiln Rd.	13,800	24,980	87/13	2.2	6.4	55	154	332	229	494
Highway 108 from Lime Kiln Rd. to Tuolumne Rd.	33,500	60,640	87/13	2.6	4.5	55	257	555	382	824
Greenley Road:										
Greenley Road from Mono Way to Lyons St.	5,630	10,190	95/5	1.0	2.0	25	19	41	28	60

/a/ Day/Night traffic split (Day is defined as 7 a.m. - 10 p.m. and Night as 10 p.m. to 7 a.m.)

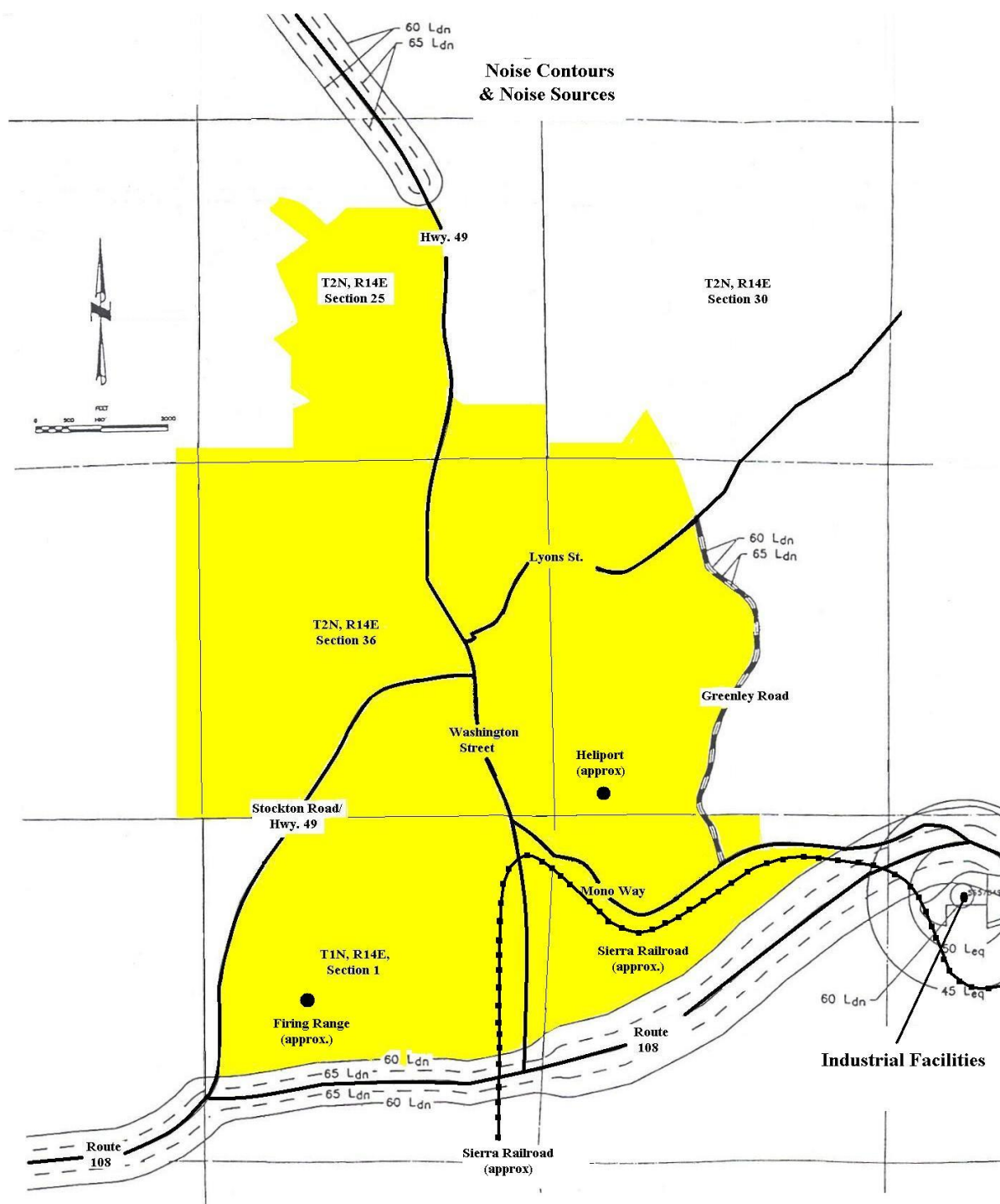


Figure 16: Noise Contours and Noise Sources

Sierra Railroad

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

The Sierra Railroad has investigated increasing its freight hauling operations from time to time. Materials would likely be hauled by rail from their site of origin to either the lumber mill in Standard and/or through the City of Sonora and on to the Central Valley. In the event of increased freight operations, it is expected that existing freight trains would simply add additional cars and operate on existing freight schedules thereby increasing the length of trains while maintaining the number of trains passing through Sonora (Beil, 2001).

Noise levels from railroad operations in Tuolumne County were quantified in 1996 using the Wyle Laboratories analytical method recommended by the California Office of Noise Control for Noise Element studies (which considers reference noise levels from various types of trains, distance from tracks, speed and the characteristics of the track). According to this analysis, the 65 and 60 dB L_{dn} contours for the Sierra Railroad are located less than 100 feet from the tracks. This indicates that noise exposure, as defined by the L_{dn} probably is not significant from the railroad, although some intermittent interruption of activities due to train noise may affect persons located near the tracks.⁷

The proximity of Tuolumne General Hospital, as a noise sensitive facility, to the Sierra railroad line would normally be an indicator that careful consideration should be made regarding the noise environment. However, neither the Sonora Police Department nor the Sierra Railroad Company have received complaints related to noise from trains along the Sierra Railroad. In fact, the trains, particularly when the steam engines are running, may provide a diversion for hospital patients, particularly long-term care patients. Therefore, while the potential for significant noise impacts exist, no implementation programs are proposed to address rail operations under current conditions, but, instead, programs will focus on recognizing the noise-generating potential of the railroad in making land use planning decisions for new development located along the tracks within the city (Ingold, 2001b).

Construction

Because construction noises are transient, there has not been a concerted effort to reduce the noise levels of the equipment involved. However, as the city expands and as the older areas are renewed and rehabilitated, the noise from construction will become more

⁷ Source: Noise Background Report for Tuolumne County, California, prepared by Brown-Buntin Associates, Inc., Visalia, California as amended by the Tuolumne County Community Development Department, 1996.

noticeable. The following table lists some of the loudest noise levels anticipated to occur during construction activities.

Table 16: Noise Levels Generated at Construction Sites

[Numbers in parentheses are typical dB(A) levels at 50 feet]

Operation	Construction Type		
	Domestic Housing	Office Buildings	Public Works
Ground-clearing and Excavation	Truck (91)	Truck (91)	Truck (91)
	Scraper (88)	Scraper (88)	Scraper (88)
	Rock Drill (98)	Rock Drill (98)	Rock Drill (98)
Foundations	Truck (91)	Truck (91)	Truck (91)
	Concrete Mixer (85)	Concrete Mixer (85)	Concrete Mixer (85)
	Pneumatic Tool (85)	Pneumatic Tool (85)	Pneumatic Tool (85)
Building Construction	Concrete Mixer (85)	Derrick Crane (88)	Paver (89)
	Pneumatic Tool (85)	Jack Hammer (88)	Scraper (88)
Finishing	Rock Drill (98)	Rock Drill (98)	Truck (91)
	Truck (91)	Truck (91)	Paver (89)

Source: Environmental Protection Agency, Bolt, Beranek and Newman, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliances*, (1971), pg. 27.

Sonora Police Department Firing Range

The City of Sonora Police Department maintains an outdoor practice firing range at the south end of Southgate Drive in the extreme southwestern limits of the city near the Tuolumne Utility District's sewer treatment ponds.

The firing range is used by safety service and law enforcement agencies (Ellis, 2001). The range is used approximately six times per year by the Sonora Police Department and up to eight times a year by the CHP. Historically, some isolated complaints were received from a nearby residence during sale of the home. The Sonora Police Department worked with the landowner, conducted noise level surveys and resolved the issues by altering hours of operation at the firing range. Hours of operation are regulated by city policy. Given the limited use of the site, the isolated complaints and the resolution of the complaints, no programs are proposed to address the firing range until and unless a problem is identified.

Trotter Welding/Breshears Petroleum/Joe Martin Trucking

Pursuant to the 1996 *Noise Background Report for Tuolumne County*, Trotter Welding, Breshears Petroleum and Joe Martin Trucking, located along Sanguinetti Road, just off Route 108 in East Sonora (near the eastern boundary of the existing city limits) were identified as a stationary noise generating operation. Noise sources at the site include small pumps, motors, torches and truck movements. The 60 dB Ldn contour for this business has been located at a distance of 180 feet from the source (see **Figure 16**).

Heliports

Sonora Regional Medical Center's new hospital on Greenley Road has an on-the-ground helipad for medical helicopters located at the western end of the hospital (away from Greenley Road). It is anticipated that up to 50 flights per year may be generated by the hospital from this helipad (Devitt, 2001). Tuolumne General Hospital reports that it also uses air-flight providers approximately 50 times per year and plans a cooperative use of the new Sonora Regional Medical Center's helipad.

Therefore, approximately 100 flights per year are anticipated from the new helipad at the new Sonora Regional Medical Center.

The flight plan for the helicopters will be to and from a southerly direction. Because this flight plan will travel primarily over roadways and existing commercial developments, impacts related to noise will be largely reduced. Residents located west of the helipad will be buffered from the helipad by the hillside which divides the hospital from residential uses to the west.

Other Noise Generators

As prescribed in the California Department of Health Services, *Guidelines for the Preparation and Content of the Noise Element of the General Plan*, noise complaints received by the Sonora Police Department were reviewed to identify other noise-generating sources. Other noise-related complaints received by the Sonora Police Department include:

- Barking dogs
- Car stereos
- Noisy vehicles at Sonora High School
- Motorcycles
- Mother Lode Fairgrounds
- Sonora High School football field

Barking Dogs

Complaints related to barking dogs are received with relative frequency (Police Department, 2001).

Vehicle-Related

Vehicle-related complaints also are relatively common and include complaints related to car stereos (especially those playing heavy, loud, bass); noisy vehicles near Sonora High School (e.g., students gunning engines, peeling out); and complaints related to motorcycles

traveling in large groups during annual events (e.g. Calaveras County Frog Jump). The City of Sonora also has received complaints related to noise generated by large trucks braking on Washington Street. The California Vehicle Code (2001) establishes noise limits for motorcycles and vehicles which are included in *General Plan 2020* **Appendix 5A**.

Fairgrounds

A more limited number of complaints are received from residents of Southgate during certain events at the Mother Lode Fairgrounds and relative to construction activities within the city.

Construction

Please refer to discussions pertaining to noise levels from construction activities in the preceding section.

Sonora High School Football Field

Limited complaints also are received concerning noise at the Sonora High School football field (e.g., band noise during games or special events). However, the Sonora Police Department has found that the public is generally accepting of noise generated by events at the Sonora High School football field.

5.2.2. Community Noise Exposure Inventory

A requirement of the Noise Element is to analyze the current and future impacts on community residents of noise emanating from identified noise-generating sources. By plotting the 65 and 60 dB figures using **Figure 16**, and projecting them through the year 2020 using **Table 80**, the following estimates of community residents who may be subject to noise levels in excess of 60 and 65 dB for the years 1995 and 2020 may be estimated as follows:

Table 17: Community Noise Exposure Inventory

Unit of Measure	Year 1995		Year 2020/b/	
	65 dB	60 dB	65 dB/c/	60 dB/c/
# of households	50	75	81	141-157
# of persons (@ 2.06/household)/a/	103	154.5	166.9	290.5-323.4

/a/ Census 2000, Profile of Demographic Characteristics, City of Sonora

/b/ Extrapolated from 1995 numbers.

/c/ See following discussion for details

The numbers in the preceding table are important for future planning efforts to protect city residents from excessive noise levels due to vehicular traffic and stationary noise-generators. Specific areas of concern related to noise and based on the preceding table include:

Along Highway 49 from the Sonora City Limits to Parrots Ferry Road

(For the purposes of this analysis, the noise contours terminating at the city limits along Hwy. 49 north of the city limits were extended through the city limits along Washington Street (Hwy. 49)]

- Northcam Heights Subdivision, with 11 single-family units, will be affected by the expansion of the 60dB noise contour from 344 to 458 feet from the centerline of Highway 49. It is anticipated that this will result in the exposure of an additional 11± households to 60dB noise levels.
- Vacant lands designated as medium density residential along Hwy. 49 pursuant to *Sonora General Plan 2020* in the northern portion of the city (Assessor's Parcel Numbers: 35-090-25 and 35-150-03 totaling 0.8± acres) will develop within the existing and 2020 projected 60dB and 65dB noise contours. It is anticipated that this will result in the exposure of an additional 6± households to 60dB and 65dB noise levels.
- The projected expansion of the 60dB noise contour from 344 to 458 feet from the centerline of Hwy. 49(North Washington Street) will extend the existing 60dB noise contour from its current limit affecting residences between Washington Street and the west side of Shepherd Street to encompass that area encompassing homes between Washington Street and those on the eastern side of Shepherd [assuming that noise contours north of the city limits extend along both sides of Washington Street (Hwy 49) south to Stockton Road within the city limits]. It is anticipated that this will result in the exposure of an additional 28± households to 60dB noise levels by 2020.
- The projected expansion of the 65dB noise contour from 159 to 213 feet from the centerline of Hwy. 49 (North Washington Street) will extend the existing 65dB noise contour from its current limit affecting residences between Washington Street and the west side of Stewart Street to encompass that area encompassing homes between Washington Street and those on the eastern side of Stewart [assuming that noise contours north of the city limits extend along both sides of Washington Street (Hwy 49) south to Stockton Road within the city limits]. It is anticipated that this will result in the exposure of an additional 25± households to 65dB noise levels by 2020

Highway 108 from Lime Kiln Road to Tuolumne Road

- Land identified for future medium-density residential development (Assessor Parcel Number 56-340-02, totaling 4± acres) will be exposed to 60dB and 65dB contours under both existing noise conditions and projected 2020 noise conditions. It is estimated that this will result in the exposure of an additional 16-32± households to 60dB and 65dB noise levels by 2020.

Greenley Road from Mono Way to Lyons Street

- The Sunrise Hills residential subdivision is located outside of existing and projected noise contours for 60dB and 65dB generated along Greenley Road and, therefore, is not expected to be affected.
- A portion of two of the existing three apartment complexes located between Morningstar Drive and Lyons Street along Greenley Road will become increasingly exposed to traffic noise from Greenley as the 60dB noise contour expands from 41 to a projected 60 feet from centerline of the roadway. It is estimated that 5± additional multi-family units within these two complexes may be affected.

5.3. Goals, Policies and Implementation Programs

Goal:

- 5.A Maintain or reduce noise levels throughout the city as necessary to achieve noise compatibility between residential, commercial, public facility and other surrounding land uses.

Policies:

- 5.A.1 Prevent the introduction of new noise-producing uses in noise-sensitive areas.
- 5.A.2 Prevent the encroachment of noise-sensitive land uses upon existing noise-generating facilities.
- 5.A.3 Identify and Implement solutions for resolving noise complaints within the city.

Implementation Programs:

- 5.A.a ***Adopt and Implement a Noise Ordinance***
- Adopt a noise ordinance to implement the programs identified in the Noise Element of the *Sonora General Plan 2020*. The noise ordinance will including, but is not limited to, addressing noise reduction in new residential construction in the following locations as necessary to reduce interior noise levels to 60dB or less in the following locations:

- Within 215 feet of the centerline of Hwy. 49 (including Washington Street)
- Within 229 feet of the centerline of Highway 108 from the western city limits to South Washington Street (formerly Lime Kiln Road)
- Within 382 feet of the centerline of Highway 108 from South Washington Street to Tuolumne Road
- Within 60 feet of the centerline of Greenley Road (entire length)

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

Adopt the exterior ambient community noise exposure levels (CNELs) in **Figure 17** for application to all new development in the City of Sonora.

5.A.c ***Continue to Enforce State Noise Insulation Standards and Uniform Building Code Standards for Interior Noise Levels***

Continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) establishing interior noise exposure for multi-family housing, hotels and motels. Reference these requirements in the city's noise ordinance (See **Program 5.A.a**).

5.A.d ***Adopt Construction/Maintenance Activity Noise Management Standards***

Include in the city's noise ordinance (see **Program 5.A.a**), construction and maintenance activity noise management standards to be applied to new development and maintenance activities which may adversely affect neighboring land uses including, but not limited to:

- Limit construction/maintenance activity hours
- Require acoustic muffling per Caltrans standards; and
- Establish standards for small engines (e.g. two-cycle engines, leaf-blowers, chainsaws).

5.A.e ***Require Acoustic Analyses for New Development Near Noise-Sensitive Land Uses or Proposed Near Pre-Existing Noise Generators***

Require an acoustic analysis for new development with the potential for adverse noise-generation to perform an acoustic analysis whenever such development is located near existing residential areas, schools, hospitals, nursing homes, churches, libraries or similar *noise-sensitive receptor land uses*. Similarly, when new, potentially noise-sensitive development is proposed adjacent to an identified noise generator, require preparation of an acoustic analysis. Acoustical Analyses prepared pursuant to this element

shall⁸: 1) Be the financial responsibility of the applicant; 2) Be prepared by a qualified person (as determined by the city) experienced in the fields of environmental noise assessment and architectural acoustics; 3) Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and significant noise sources. Where actual field measurements cannot be conducted, all sources of information used for calculation purposes shall be fully described; 4) Estimate existing and projected (20-year) noise levels and compare those levels to the adopted policies of the Noise Element. Projected future noise levels shall take into account noise from planned streets, highways and road connections; 5) Recommend appropriate mitigation to achieve compliance with adopted policies of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses; and 6) Estimate noise exposure after the prescribed mitigation measures have been implemented.

5.A.f ***Adopt Guidelines for Controlling Stationary Noise***

Adopt guidelines for controlling stationary noise at the source through the use of insulation, berms, building design/orientation, buffer strips, staggered operating hours, maintaining existing and/or planting new vegetation, and other techniques. Maintain up-to-date reference materials illustrating new noise-controlling measures which may be incorporated into the design of new projects located adjacent to identified noise-generating land uses or with the potential to generate adverse noise levels [e.g., *Caltrans Noise Manual, Fundamentals and Abatement of Highway Traffic Noise* (U.S. DOT, Federal Highway Administration, National Highway Institute Report No. FHWA-HHI-HEV-73-7976-2)].

5.A.g ***Protect On-Going Existing Noise-Generating Land Uses***

Protect on-going operations of existing land uses identified within the City of Sonora's *General Plan 2020* where such land uses are operating below the maximum noise levels recorded in 1996 and contained in the City of Sonora's Noise Element. If these identified uses propose expansions or changes in use which would increase noise levels, then such new uses or expansion shall be subject to the provisions of the Noise Element and applicable implementing ordinances.

5.A.h ***Adopt a Program for Addressing Noise Complaints from Other Identified Noise Sources***

The Noise Element identifies the following other sources of noise complaints within the city limits: barking dogs, loud car stereos, noisy vehicles at Sonora

8

Source: Noise Background Report for Tuolumne County, California, prepared by Brown-Buntin Associates, Inc., Visalia, California as amended by the Tuolumne County Community Development Department, 1996.

High School, Motorcycles, and the Mother Lode Fairgrounds. The city shall adopt a program, as part of its Noise Ordinance, for addressing noise complaints from these sources including, but not limited to:

General: Use the City of Sonora Police Department's Community Service Officers to assist in resolving noise disputes, including those resulting from barking dogs.

Barking dogs: Coordinate with Animal Control to provide enforcement agencies and public counters with information on available dog training (maintaining a list of local animal trainers and a schedule of dog-training classes). Continue to use the city's existing nuisance ordinance, when necessary to resolve noise disputes related to barking dogs.

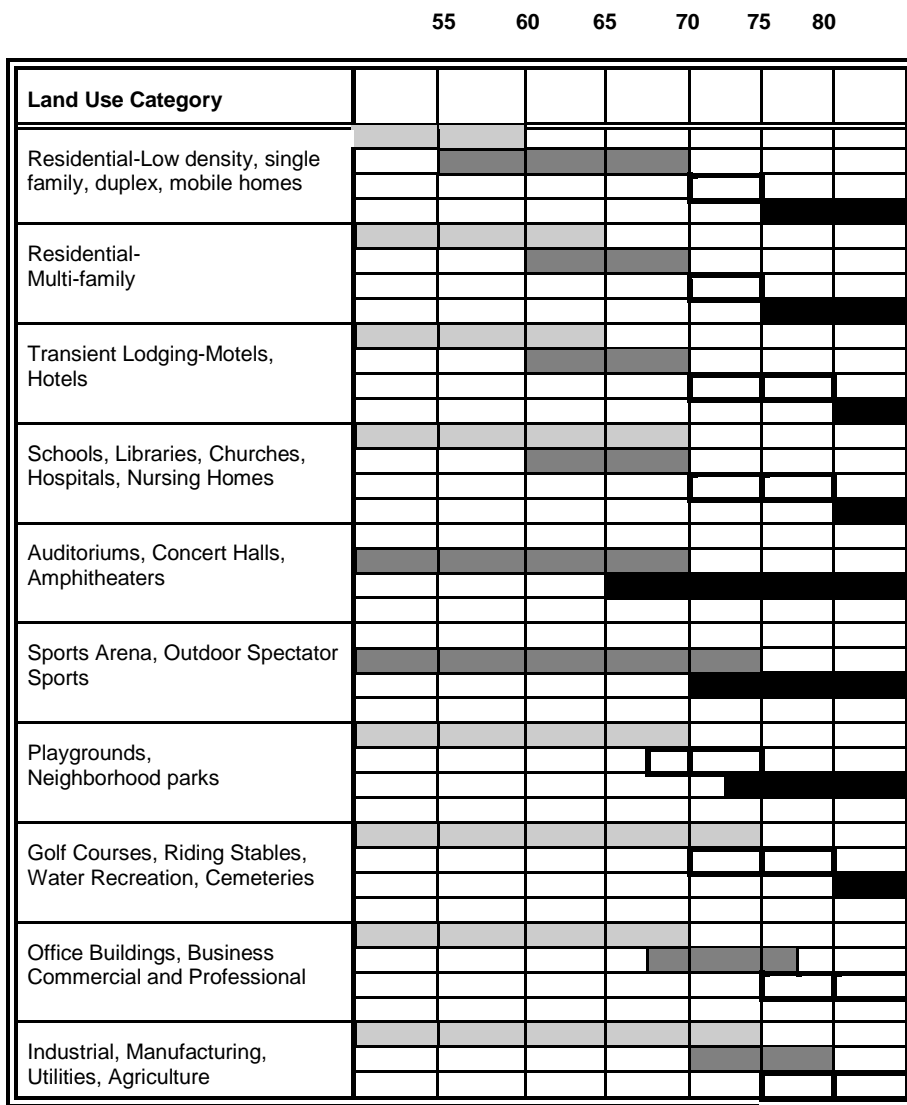
Fairgrounds: Conduct noise surveys of residential interior spaces from which noise complaints are regularly received. Investigate establishing a Community Development Block Grant program to assist in implementing an insulation improvement program to assist homeowners undertaking home rehabilitation projects along Southgate in reducing interior noise levels.

Noisy vehicles/loud stereos: Provide coordination between local high schools, the CHP, and City of Sonora Police Department (Sonora Resource Officer) to include, as part of the local driver's education curriculum, information related to noise limits established in the California Vehicle Code and the effects to engines of revving and similar noise-generating actions. Continue to enforce existing vehicle noise standards.

Truck brakes: Consider extending (or replacing lost signage related to) the current prohibition against the use of "Jake" brakes along all of Washington Street.

Motorcycles: Continue to enforce established noise limits established in the California Vehicle Code.

Figure 17: Exterior Community Noise Exposure- L_{dn} or CNEL, (in Decibels, dB)



Key:

Normally Acceptable:
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable:
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional Construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable:
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable:
New construction or development should generally not be undertaken.

Note to Figure 17: Where the location of an outdoor activity area is unknown, the exterior noise level standard shall be applied to the property line of the receiving land uses. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of the noise barriers or other property line noise mitigation measures.

Chapter 6. Safety

Requirements

The Safety Element is a required element of *Sonora General Plan 2020*. Pursuant to Government Code Section 65302(g), the purpose of the Safety Element is to protect the community from unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic or geologic hazards known to the city. The element also must address flooding, wild land and urban fires.

The Safety Element must include mapping of known seismic and other geologic hazards, address evacuation routes, military installations, peak load water supply requirements, and minimum road widths and clearances around structures as those items relate to identified fire and geologic hazards.

The element must be prepared after consultation with the California Department of Conservation, Division of Mines and Geology (now the California Geological Survey) and the Office of Emergency Services. Prior to adoption, the Safety element must be submitted to the California Geological Survey along with technical studies used in developing the element.

Issues and Opportunities

Emergency or disaster situations which could affect the City of Sonora include:

- Geological Hazards (earthquakes, unstable slopes, collapsing mines, limestone, erosive soils, volcanic activity)
- Floods
- Hazardous Materials
- Fire
- Water Supply
- Transportation Accidents
- Severe Weather
- Agricultural Disasters
- Radiological Incidents
- Civil Disturbances
- Utility Failures

Population

The City of Sonora has a population of approximately 4,600 persons (2004). However, this population can rise to an estimated 25,000 individuals during the day due to the presence of the Tuolumne County administrative and service offices and courts located within the county seat of Sonora. Day-time population within the city limits is further increased by visitors inhabiting hotels within the city, tourists, and shoppers from throughout the county visiting the county's main shopping district

within the city limits. Special events, such as the Mother Lode Fair, Mother Lode Round-Up and similar events further inflate the city's population. As a result, staffing levels to provide adequate police and fire protection and emergency services must go far beyond that necessary to protect the city residents, but must also provide services for non-residents, workers, and visitors.

Chapter Organization

For organizational purposes, this element is divided into the following sections:

Geologic Hazards

Addressing seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic or geologic hazards known to the city including those associated with collapsing mines and limestone. Volcanic activity also is addressed in this section.

Flood Hazard & Dam Failure

Addressing the potential for flooding within the city and evaluating the potential for dam failures to impact the city.

Fire Protection

Addressing levels of service provided by the Sonora Fire Department, CAL FIRE, Tuolumne County Fire Department and including minimum road widths and clearances around structures.

Law Enforcement & Civil Disturbances

Addressing levels of service provided by the Sonora Police Department, Tuolumne County Sheriff's Department, California Highway Patrol and the Tuolumne County's court system.

Emergency Services

Addressing hospitals, ambulance (ground and air) services, and evacuation routes.

Hazardous Materials

Addressing those establishments identified within and near the City of Sonora which store these materials and the potential for hazardous material spills.

Water Supply & Utility Failures

Addressing peak load demand for the City of Sonora and issues associated with water quality and water quantity during emergencies and addressing interruption of sewer services, electrical, communication, gas and other utility services

Other Issues

Transportation Accidents
Severe Weather
Agricultural Disasters
Radiological Incidents

There are no military installations located in the City of Sonora. Therefore, issues related to protection of military installations are not addressed herein.

6.1. Geologic Hazards

The *Updated Geotechnical Safety Issues Report*, January 1996 [hereinafter *1996 Update*], by Geotechnical Research and Development, Sutter Creek, was prepared in conjunction with the update of the 1996 Tuolumne County General Plan. The report includes maps showing the approximate boundaries of faults, areas of slope instability (based on steep slopes) and limestone soils throughout Tuolumne County. That report is hereby incorporated by reference. Tuolumne County also maintains Geotechnical Interpretive Diagrams. Geotechnical Interpretive Diagrams for the Sonora, Columbia and Columbia SE Quadrangles have been adopted in conjunction with the *Sonora General Plan 2020* adoption and are hereby incorporated by reference as the *Sonora General Plan 2020 Geotechnical Diagrams*. These maps and documents are summarized as follows:

6.1.1. Seismic Hazards

Seismic hazards within Tuolumne County include potential ground rupture, ground shaking, and ground failure during earthquakes.

Ground Rupture

Tuolumne County is located east of the Foothills Fault System which includes two primary fault zones: the Melones Fault Zone along the eastern edge of the Foothill Fault System and the Bear Mountain Fault Zone located on the western side of the Foothills Fault System. The Melones Fault Zone is classified as “active” (i.e., has demonstrated displacement within the last 100,000 years). The Bear Mountain fault zone is classified as “indeterminable active” (i.e., definitive evidence has not been established).

Pursuant to the *1996 Update*, four “capable” faults (i.e., faults with tectonic displacement within the last 35,000 years which could produce a quake) are located in Tuolumne County:

- Negro Jack Point
- Bowie Flat
- Rawhide Flat West (estimated maximum Magnitude 6.2 quake capability)
- Rawhide Flat East (estimated maximum 6.2 Magnitude quake capability)

The locations of these faults and their proximity to the City of Sonora are illustrated in the *Sonora General Plan 2020 Geotechnical Diagrams* available for review at Sonora City Hall.

Based on history data, particularly work performed on the Auburn and New Melones Dam sites (Woodward Clyde, 1975, 1977 and 1978), the California Geologic Service determined that the Melones Fault Zone is capable of generating a Richter 6.5 maximum credible earthquake. The modified Mercalli intensity of the Melones fault zone for a maximum credible earthquake would be expected to be on the order of VIII or IX--a quake resulting in moderate to major damage (Table 4, page 29 of the Tuolumne County General Plan Master EIR Documentation). Woodward and Clyde

further estimated the recurrence of a maximum credible earthquake along the fault to be on the order of 25,000 years (as compared to 250 years on the San Andreas Fault System). Per the *1996 Update*:

“The implication of this long recurrence interval is that the area has a very low probability of being subjected to a ‘maximum event’ during the life of the project.”

Maximum credible earthquakes on the Rawhide Flat East and Rawhide Flat West faults are estimated to be Magnitude 6.2 (Dames and Moore, 1993) with a recurrence interval of 10,000-30,000 years (Woodward Clyde, 1978).

While moderate rather than devastating quakes are more likely to occur in Sonora; the 1990 Sonora Emergency Operations Plan states that the danger to life and property in the city resulting from earthquake is significant. The Plan cites an historic quake which nearly destroyed the downtown district resulting in significant damage to residences and resulting in destruction of the majority of unreinforced masonry structures. Historical records reference quakes felt in the city in 1868, 1870, 1876, 1877 with one of the largest and most sustained quakes occurring on March 26, 1872 in conjunction with the Inyo County quake. Aftershocks of the 1872 quake continued through August of 1872.

The *1996 Update*, concludes that the probability of a development project being impacted by a fault within Tuolumne County (and hence the City of Sonora) is remote compared with the same development project being impacted by one of the other three fault systems in Northern California located outside of Tuolumne County:

- The Coast Ranges-Sierran Block boundary zone (40 miles west of the Foothills fault system and conservatively estimated to be capable of a Magnitude 7 quake)
- The Sierra Nevada frontal fault system (the eastern boundary of the county is near this system, but the City of Sonora and the majority of the developed county is located approximately 60 miles south of the system which is conservatively estimated to be capable of a Magnitude 7.5 quake), and
- The San Andreas fault system (in the general vicinity of San Francisco and including the Hayward, Calaveras, and Greenville faults which produced the Magnitude 8.25 San Francisco quake of 1906 and Magnitude 7.1 Loma Prieta quake of 1989)

Ground Shaking

Based on the likelihood of an earthquake of moderate magnitude occurring within the area (see preceding analysis), the *1996 Update* concludes:

“Tuolumne County is located in a potentially active seismic area. Although the long period of time for the recurrence interval between significant effects implies that the project area will not be effected [sic] during the project’s life, it should be expected that a remote chance exists for the site to be subjected to moderate ground shaking.”

The International Conference of Building Officials (ICBO) designated all of the United States into four zones based on likelihood of earthquake in the area. The larger the number (1-4), the higher the likelihood of earthquake occurring. All of California is designated as either Zone 3 or Zone 4. Tuolumne County is located within Seismic Zone 3. The Uniform Building Code (UBC) includes building standards for each zone with construction standards for the strongest buildings able to withstand significant ground shaking required in Zone 4 with lesser standards for strength in Zone 1. Compliance with the construction standards of the UBC (Current Edition) for Seismic Zone 3 reduces the likelihood of damage to structures from ground shaking associated with moderate earthquakes in the City of Sonora.

Ground Failure

Ground shaking results in liquefaction, lateral spreading, lurching and differential settlement which may occur in unconsolidated, fine grained, water-saturated sediments typically found in valleys. Based on the known geology and topography of the city, it is not anticipated that these types of seismically-related ground failures would occur within the city unless development has been located on incompetent (i.e., inadequate or defective) fill materials. Soils disturbed by grading may result in differential settlement of soils without proper implementation of engineered grading plans.

Seiches and Tsunami

Seiches are earthquake-generated waves within enclosed or restricted bodies of water such as lakes or reservoirs. The waves are generated by oscillation or rocking back and forth (like rocking in a bathtub until the “waves” grow large enough to spill out of the tub). Seiches are most commonly observed in swimming pools during earthquakes (although swimming pools normally hold insufficient water to create a threat to life and property from seiches). There are no lakes or reservoirs within close enough proximity to the City of Sonora to present a likely hazard. Further, there is no evidence that seiches have ever occurred in Tuolumne County’s lakes and reservoirs. Therefore, seiches present an unlikely threat to the City of Sonora.

Because the City of Sonora has no land within proximity to a seacoast, there is no potential for tsunami (i.e., tidal wave).

6.1.2. Geologic Hazards

Unstable Slopes/Landslides/Erosive Soils/Erosion

Soils within the City of Sonora are generally shallow. The nature of the soils underlying surface soils provide a good indicator of the likelihood of erosion, potential for shrinking and swelling, and slope stability.

The potential for erosion of soils increases with the steepness of a slope. Generally, slopes in excess of 30% present a high potential for slope failure/erosion. Areas within the city with slopes of 30% or more are illustrated on the *Sonora General Plan 2020* Diagrams.

Grading activities remove natural vegetative cover that protects soils from erosion. As a result, grading plans should include erosion control plans with a specified timeline for implementation to reduce the erosion of soils.

A map of soils types with a description of soil characteristics within the City of Sonora are found in *General Plan 2020 Appendix 6B*.

Subsidence and Differential Settlement – Mines, Limestone

Subsidence is settling of the ground surface in response to fluid withdrawals, mine excavations, solution cavity (i.e., cave) collapse or hydrate compaction. Differential settlement is a form of subsidence in which one soil mass settles at a different rate than an adjacent soil mass.

Settlement due to fluid (e.g., oil, water) withdrawal is theoretically possible in the extreme western portion of the county, but is unlikely since oil deposits have not been discovered in Tuolumne County and large withdrawal of groundwater by agriculture does not exist on a large scale.

Past mining activity has created a subsurface system of miles of tunnels and shafts, primarily excavated in hard rock. These tunnels and shafts have collapsed in the past and will continue to collapse in the future as the tunnels and shafts continue to fill with water and supporting timbers decay and crumble. Localized subsidence has been observed near the former openings of some of the city's historic mines and has historically resulted in sinking homes and sinking streets. It is likely that subsidence in the vicinity of water lines, sewer lines, or drainage structures could also affect the ability of those facilities to function.

In 2004, the owners of the St. James Episcopal Church (i.e., the Red Church) initiated a survey of its holdings with the use of ground penetrating radar when the rectory began to shift and sink. This followed the removal of the church's youth center in 2002 when that building also began sinking. The results of the church-initiated study confirmed the collapse of workings from portions of the Big Bonanza and Little Bonanza mines located beneath the rectory. Radar readings also identified "voids" within 20 feet of the ground surface beneath some of the roadways in the vicinity of the church (Lundin, 2004). Anecdotal evidence indicates that these roadway sections are subject to repeated maintenance--potentially due to the effects of settling and subsidence resulting from collapse of the underground mines beneath the roadways. Sometimes the effects of subsidence on city streets is more

substantial, as in the 1960s when a portion of Washington Street collapsed into a mine tunnel during a heavy storm—luckily the collapse occurred at night, preventing injuries (Union Democrat, 2004).

The 1996 Update similarly warns of potential damage from subsidence caused by collapsing mines:

“Caution is warranted when projects are contemplated in former mining areas due to the potential for collapse of near surface abandoned mine workings due to increased surface loading by grading or building loads”.

Limestone is found throughout Brown’s Flat at the northern boundary of the City of Sonora and may extend down through portions of North Washington Street and adjacent areas. Limestone is a generic term for carbonate bedrock subject to solution cavities (i.e., the formation of “caves”) when limestone is dissolved by groundwater. If these “caves” are located near the ground surface, collapse can occur resulting in sink holes. Similarly, the location of private septic systems within limestone areas is problematic due to the drainage of sewage into caves, with minimal leaching, and ultimately into groundwater. Because new development within the city is required to connect to a public sewer system, the threat of groundwater contamination from septic systems is unlikely.

Differential settlement occurs when a structurally incompetent man-made or natural fill area is located adjacent to a competent fill or bedrock. Foundation loads spanning the two differing soil masses are supported unequally and result in uneven settling of the foundation. This can be avoided through proper evaluation of soils prior to construction with testing and foundation engineering employed to resolve the problem prior to construction.

Volcanic activity

There are no active volcanoes identified in Tuolumne County.

6.2. Geologic Hazards: Goals, Policies and Implementation Programs

Goal:

- 6.A Protect persons and property from geologic hazards.

Policies:

- 6.A.1 Assess and keep apprised of the potential risks to persons and property from geological hazards within or with the potential to affect the city.
- 6.A.2 Reduce exposure to risks in hazardous areas by directing development away from these areas.

- 6.A.3. Provide guidance to citizens for preparing for and responding to emergencies related to earthquakes, volcanic eruptions and other geological hazards which may affect the city.
- 6.A.4 Strive to maintain adequate levels of police, fire and other emergency services necessary to protect persons and property from geological hazards which may affect the city.

Implementation Programs:

6.A.a ***Investigate the Cost of Mapping Potential Underground Hazards which May Pose a Risk to Public Property***

Investigate the cost of mapping mines and tunnels beneath city buildings and city streets and evaluate whether or not the risk posed by potential subsidence is such that the cost of mapping these potential hazards may provide sufficient benefits or future cost-savings to offset the costs of underground mapping. Consider cost-sharing with the county and Caltrans to evaluate the potential risks of tunnel collapse beneath public properties.

6.A.b ***Acquire Maps of Areas Posing a Potential Hazard from Mine or Tunnel Collapse***

Acquire a set of maps of historical mines within the city limits to supplement the *Sonora General Plan 2020* Geotechnical Maps and assist in identifying potential hazards to existing and new development. Examples of maps which may assist in identifying historic mines include: Government Land Office (GLO) maps, US Geological Survey topographical maps, 1882 Beauvais Map, 1906 Thom Map, 1879 Dart Map, and Sanborn Maps.

6.A.c ***Require New Development to Evaluate Geotechnical Hazards***

Require new development located within an area identified on the *Sonora General Plan 2020* Geotechnical Maps as having potentially unstable slopes, limestone soils, underground tunnels, located within 100 feet of a fault rupture zone, or exhibiting evidence of significant subsidence, erosion potential or similar geologic hazard to conduct an evaluation of potential geotechnical hazards

6.A.f ***Continue to Inspect Old Buildings in Conjunction with Rehabilitations***

Continue to inspect the city's older buildings in conjunction with rehabilitations. Inspections should focus on trim or other ornamental or functional structures overhanging sidewalks and roadways to evaluate the potential risk to human safety posed by heavy objects falling during earthquakes.

6.A.g ***Designate Identified Hazard Areas Through Appropriate Zoning Where Feasible***

Zone areas within 100 feet of capable fault areas or other identified geological hazard areas as Open Space, Parks and Recreation or, if appropriate, Public (e.g., land owned by the U.S. Bureau of Land Management). Allow recreational uses without structures (e.g., trails) within hazard zones where appropriate.

6.A.h ***Continue to Implement the City's Hillside Preservation Ordinance's Best Management Practices***

Continue to implement the best management practices for construction on hillsides as contained (and referenced) in the city's hillside preservation ordinance.

6.A.i ***Require Engineering Studies for Development in Unstable Areas***

Continue to require engineering studies to evaluate development in unstable areas (e.g., slopes exceeding 30%). Evaluate the effects of grading on slope stability including standards limiting fill slopes to 1 ½:1 unless registered civil engineer or certified engineering geologist can demonstrate that the fill slope will be stable and not prone to erosion.

6.A.k ***Adopt Standard Erosion Control Measures***

,Adopt standardized measures for protecting soil stability and to prevent erosion.

6.A.l ***Keep Appraised of New Information***

Continue to monitor the Department of Conservation, California Geological Survey website for release of ground shaking maps for City of Sonora and Tuolumne County. Update emergency plans and the Safety Element, as necessary in response to the release of new data.

6.A.m ***Continue to Include Earthquake Response and Response to Volcanic Eruptions in Emergency Services and Operations Plans***

Continue to include provisions for earthquake preparedness and response and for response to volcanic eruptions in updates of the city and county Emergency Services and Operations Plans.

6.3. Flood Hazard & Dam Failure

Flooding may occur from heavy, prolonged rain and/or rapid spring thaw. Widespread or localized flooding could involve extensive life and property loss, interruption of transportation and communication systems, and similar facilities.

The City of Sonora is located within the Upper Tuolumne River Watershed. Primary waterways within the City of Sonora Sphere of Influence include:

- Woods Creek
- Sonora Creek
- Dragoon Gulch
- Sullivan Creek
- Shaws Flat Ditch
- Jamestown Ditch

Water bodies within the city's planning area include:

- Tuolumne Utilities District Sonora Water Treatment Plant (Bald Mountain)
- Tuolumne Utilities District Sonora Reservoir (Saratoga Road)
- Tuolumne Utilities District Sewer Treatment Plant ponds

The flood potential of these waterways and water bodies within the City of Sonora has not been evaluated by the Federal Emergency Management Agency (FEMA) National Flood Insurance Program. History indicates that flooding can occur quickly and result in major property damage in the City of Sonora as illustrated on May 16, 1996 when Sonora Creek came within inches of claiming steam engine #3 at the entrance to the Mother Lode Fairgrounds. Damage during the 1996 flooding also took portions of the Sonora Hotel and flooded several downtown businesses when severe thunderstorms and runoff overwhelmed Sonora and Woods Creeks and the city's drainage system.

Dam Failure

Dam failure could occur in one of the 45 dams in Tuolumne County causing loss of life and property, flooding, interruption of transportation and communication systems, etc. None of the dams required by the Federal Energy Regulatory Commission (FERC) to prepare inundation area maps show the City of Sonora within a potential area of inundation. The dam failure most likely to affect the City of Sonora is the failure of the Phoenix Lake Dam which could inundate Sullivan Creek and its associated tributaries. The threat from a failure of the Phoenix Lake Dam was illustrated in November, 1875 when heavy rains caused the failure of the dam and washed away the Sullivan Creek Bridge and killing three or four persons. Unlike the county's larger dams, FERC regulations do not require the operators of the Phoenix Lake Reservoir to prepare an inundation map indicating areas which could be affected by dam failure. Consequently, the potential impacts to the City of Sonora resulting from failure of the Phoenix Lake Dam have not been evaluated.

6.4. Flood Hazard & Dam Failure: Goals, Policies and Implementation Programs

Goal:

- 6.B Protect persons and property from flooding and inundation from dam failures.

Policies:

- 6.B.1 Assess and keep apprised of the potential risks to persons and property from flooding and inundation from dam failures within the city.
- 6.B.2 Inform citizens of potential risks associated with flooding and inundation from dam failures within the city.
- 6.B.3 Provide guidance to citizens for preparing for and responding to floods and inundation from dam failures affecting the city.
- 6.B.4 Strive to maintain adequate levels of police, fire and other emergency services necessary to protect persons and property from floods and inundation from dam failures within the city.

Implementation Programs:

- 6.B.a ***Facilitate Assessment of Hazards Associated with Dam Failure at Phoenix Reservoir***

Gather information on ballpark cost estimates to prepare an inundation map in the event of failure of the Phoenix Lake Dam. Initiate contact with Tuolumne County and the Phoenix Lake Homeowners Association to discuss potential funding to map the potential inundation area resulting from failure of the Phoenix Lake Dam, along Sullivan Creek and associated tributaries and on the City of Sonora. Incorporate the findings of that study, if completed, into the city's Emergency Operations Plan including methods for notifying affected landowners of the threat and, if necessary, preparation of a dam failure evacuation plan.

- 6.B.b ***Facilitate Identification and Mapping of Flood Zones in the City***

In conjunction with preparation of or updates to the city's FEMA-mandated Local Hazards Mitigation Plan, identifying funding sources for and facilitate mapping of the city's flood zones. Make this information available at the public counter.

6.B.c ***Consider Preparation of a Flood Damage Prevention Ordinance***

Consider preparation of a flood damage prevention ordinance to guide development within flood zones identified pursuant to **Program 6.B.b.** In the absence of maps identifying flood zones and flood elevations (or equivalent) along waterways within the city; the following is required:

Prior to approval of new development occurring within 75 feet of both sides of Sonora Creek, Woods Creek and Dragoon Gulch (measured from the top of the bank of the drainage); the applicant shall identify flood elevations and provide documentation that new development will be located outside of the 100-year flood elevation, prior to approval of new development. The city may waive this requirement if ample evidence is available on-site (e.g., site topography) to clearly establish that new development will occur outside of the 100-year flood elevation.

6.B.d ***Continue to Maintain and Upgrade Drainage Facilities***

Continue to address maintenance and upgrades of the city's drainage facilities. Consider preparation of a Drainage Facilities Management Plan to forecast when systems may require replacement and the potential costs and funding sources necessary to maintain the city's drainage facilities. Continue to pursue sources of funding to ensure ongoing maintenance of the city's storm drains.

6.B.e ***Mitigate Impacts on Downstream Drainage Facilities and Property***

Address requirements for preparation of drainage plans addressing potential impacts on downstream drainage facilities and properties and requiring implementation of measures identified to reduce or eliminate those impacts.

6.B.g ***Coordinate with the County to Address the Impacts of Upstream Development on the City***

Consider requesting that the county send notifications of all development projects located within the city's watershed to the city for response. Continue to comment on county projects with the potential to increase runoff, increase flood hazards and tax drainage systems within the city. Meet with the county to consider preparation of a retention basin master plan or standardized mitigation requirements to offset cumulative impacts of individual projects occurring upstream of the City of Sonora and resulting in increased runoff, increased flood hazards and overtaxing of drainage systems within the city.

6.B.h *Coordinate with the County to Improve Methods of Debris Removal in Streams to Reduce the Potential for Damage of Downstream Facilities*

Meet with the county to discuss county methodology for monitoring and facilitating debris removal in streams which may flow downstream and damage bridges and other facilities within the city. Consider preparation of standardized mitigation requirements on new development requiring management of stream debris in conjunction with monitoring vegetation clearances for fire safety.

6.5. Fire Protection

Wildfire along the urban-wildland interface or a series of such fires could result in major losses to property, life and natural resources. The City of Sonora Fire Department, Tuolumne County Fire Department and CAL FIRE all maintain facilities within the city limits.

6.5.1. City Fire Department

It is the mission of the Sonora City Fire Department to serve and protect the community, to provide public education, training, fire prevention, fire suppression, emergency rescue, disaster preparedness, mutual aid support, advances in modern technology and other services in order to minimize the loss of life and property, damage to the environment, and adverse economic impacts due to natural and man-made emergencies or events, while still preserving the City's historic character and charm.

The City of Sonora Fire Department is responsible for fire suppression and fire prevention within all areas within the city limits on both improved and unimproved properties and including wildlands within the city limits and all areas within the urban/wildland interface within the city limits (i.e., the I Zone).

The City of Sonora maintains a Fire Department consisting of five full-time and four part-time positions. The Department operates three shifts with one Fire Captain and 2 firefighter trainees per shift. During weekdays, the Fire Chief, Fire Prevention Captain and a Part-time assistant also are on duty. The department relies on 4 part-time fire engineers and 10-15 volunteer firefighters for additional staffing. This level of staffing is below that level maintained in 1982.



Figure 19: Sonora Fire Department

The city has and continues to face problems with recruitment and retention of personnel for its police and fire departments due to competition from neighboring cities and counties for pay and benefit packages, a limited pool of qualified law enforcement officers and firefighters, and lack of job advancement opportunities inherent in small departments. The problem of retention and recruitment has resulted in turnover of full-time police personnel of 50% of the Police Force in the past four years and 40% of the Fire Department.

In response, a special election was held August 31st, 2004, adopting “Measure I” –a ½ cent sales tax increase to become effective January 1, 2005. Measure I assists in funding both staff and equipment necessary to maintain and improve police and fire protection within the City of Sonora (Public Facilities funding from Measure I is discussed in *General Plan 2020* Chapter 7, Public Facilities and Services Element). Funding from Measure I provides the following:

- Provide salary and benefit enhancements that will make and keep the City competitive with surrounding fire department agencies.
- Hire additional fire personnel to expand department service levels related to increased demands.
- Develop a Paid-Call Firefighter program.
- Raise the Scholarship Firefighter stipend amount.
- Update safety equipment and supplies.
- Fund a fire hazard reduction/Green Waste removal program for the purpose of reducing fire hazards.
- Increase opportunities for education and training
- Expand Office Assistant position from part to full-time

The Department responds not only to calls within the city limits, but maintains an automatic aid agreement with all fire agencies within a five-mile radius of the city. The Department responded to an all-time high of 797 calls in 2003. Response time averages 3.6± minutes.

Calls in 2003 within the city limits were distributed approximately as follows:

Table 18: 2003 Sonora Fire Calls

Description	Total Number	Injuries	Estimated Property Damage
Structure Fires			
Private dwellings	7	3	\$75,300
Apartments	2	0	\$48,500
Public assembly	5	0	\$1,501
Schools & colleges	1	0	\$2,500
Health care and penal institutions	2	0	\$20
Storage in structures	1	0	\$0
Other	6	0	\$150
Structure Fires: Subtotal	24	3	\$127,971
Other Fires			
Highway vehicles	10	0	\$26,400
Other vehicles	4	0	\$1,300
Outside structures, not vehicles	7	0	\$15
Brush, grass & wildlands	2	0	\$0
Rubbish	1	0	\$0
Other	5	0	\$120
Other Fires: Subtotal	29	0	\$27,835
Incidents (Non-Structure Fires)			
Rescue, emergency medical responses	409	--	--
False alarm responses	53	--	--
Mutual aid given	103	--	--
Hazardous materials responses	21	--	--
Other hazardous responses	144	--	--
Subtotal All Incidents (Non-Structure Fire)	744	--	--
Total All Incidents	797	3	\$155,806

The Fire Department provides Fire Safety Programs including:

- *Stop, Drop & Roll* – Teaching children the basics if their clothes catch on fire
- *PreSchool Fire Safety* – setting up programs in preschools
- *E.D.I.T.H.* – Exit Drills in the Home
- *Fire Evacuation Planning* – Helping businesses prepare for emergency evacuation plans
- *Fire Extinguisher Training* – Providing lecture/practical fire extinguisher training for employees
- *Home and Business Fire Safety Inspections* – Provide fire safety inspections to help and correct fire hazards.

The department also provides fire engine visits, station tours and similar community-based services.

In addition to calls, the Fire Department provides Fire Prevention Services including Fire Safety Inspections (114 inspections in 2003).

Emergency response equipment includes:

Table 19: Sonora Emergency Response Equipment

Description	Type/a/	Year	Manufacturer	Model
Pumper	I	1996	HME	Central States
Ariel/Quint	I	1996	Spartan	3D
Rescue Squad	III	1988	Ford	E-One
Chief's Truck	N/A	1994	Chevy	Chevy
Pumper	II	1972	Ford	Van Pelt
Pumper	I	2003	HME	West States

/a/ Designations are based on pumping capacity, water storage and the number of passengers which can be carried by the engine

The largest water storage capacity in the city's fleet of engines is 800 gallons.

Medical equipment

All first responders must have a minimum Basic Life Support (BLS) training. All paid fire personnel must have Emergency Medical Technician I (EMT I) training.

In addition to Basic Life Support (BLS) medical equipment, the Sonora Fire Department has four auto external defibrillators (AEDs) including one on the rescue squad, one on the first responder engine, one in the Chief's truck, and a back-up). Oxygen, C-spine kit (Cervical spine kit), and burn kits also supplement BLS medical equipment.

Arson Investigation

The Sonora Police Department conducts arson investigations within the city with the assistance of the City of Sonora Fire Department and an arson dog belonging to one of the station's fire captains.

Urban/Wildland Interface – Road and Construction Standards

The Sonora Fire Department enforces the provisions of the California Fire Code (which includes references to the National Fire Code) and the California Building Code for construction within the urban-wildland interface.⁹ Specifically, those standards address the creation of "defensible space" for buildings and accessory buildings through reducing vegetative cover adjacent to structures. The California Fire Code is also implemented to establish standards for road widths sufficient for safe ingress and egress of emergency vehicles to and within developments within the city.

Section 17.60.040(J) of the municipal code allows building heights in excess of two stories with building heights generally restricted to three stories in commercial and multi-family zones subject to the granting of a conditional use permit (and a finding of necessity and desirability) consistent with the Sonora Fire Department's capacity to

⁹ As of October, 2004, discussions are ongoing in the fire protection community regarding the potential for adopting a National Fire Protection Code and consideration of adopting international fire codes. As of this writing, the California Fire Code and California Building Code remain in force.

provide fire protection. This requirement may be modified through acquisition of a variance in conjunction with the adoption of mitigation as necessary to offset additional impacts associated with buildings in excess of three stories.

ISO's Public Protection Classification (PPCTM) Program

To help establish appropriate fire insurance premiums for residential and commercial properties, insurance companies rely on information about a municipality's fire protection services. ISO provides that information through the Public Protection Classification (PPC™) program.

ISO collects information on a community's public fire protection and analyzes the data using the Fire Suppression Rating Schedule (FSRS) and assigns a Public Protection Classification from 1 to 10. Class 1 represents the best public protection, and Class 10 indicates less than the minimum recognized protection. By classifying a community's ability to suppress fires, ISO helps the communities evaluate their public fire protection services. The program provides an objective, countrywide standard that helps fire departments in planning and budgeting for facilities, equipment, and training. And by securing lower fire insurance premiums for communities with better public protection, the PPC program provides incentives and rewards for communities that choose to improve their firefighting services.

The city's 2003 Public Protection Classification Survey (PPC) resulted in a new ISO Classification of 4 for all properties within the city limits. The city's ISO classification of 4 is a significant improvement over the previous split classification of 6/9.

6.5.2. Tuolumne County Fire Department

The Tuolumne County Fire Department (TCFD) Station 59 is located at 2 Forest Road within the city limits. TCFD provides automatic mutual aid support to the City of Sonora Fire Department within the city limits.

6.5.3. CAL FIRE

CAL FIRE maintains a facility at 2 Forest Road within the city limits. The agency is responsible for wildland fire protection in the unincorporated areas of Tuolumne County and provides back-up services to the City of Sonora Fire Department. Wildland areas prone to fire within the city limits include the area behind Sonora High School, above the Mother Lode Fairgrounds, and in the region of Trunkenmiller Road. CAL FIRE has been exploring relocating its ground facilities to Standard. A relocation of CAL FIRE facilities to Standard would increase the response time necessary to provide CAL FIRE wildland fire response to the city by several minutes.

CAL FIRE also operates the Columbia Air Attack Base which provides aerial fire suppression support during wildland fire situations (or to prevent urban fires from spreading into adjacent wildlands).

6.6. Fire Protection: Goals, Policies and Implementation Programs

Goal:

- 6.C Protect persons and property from the hazards of urban and wildland fires.

Policies:

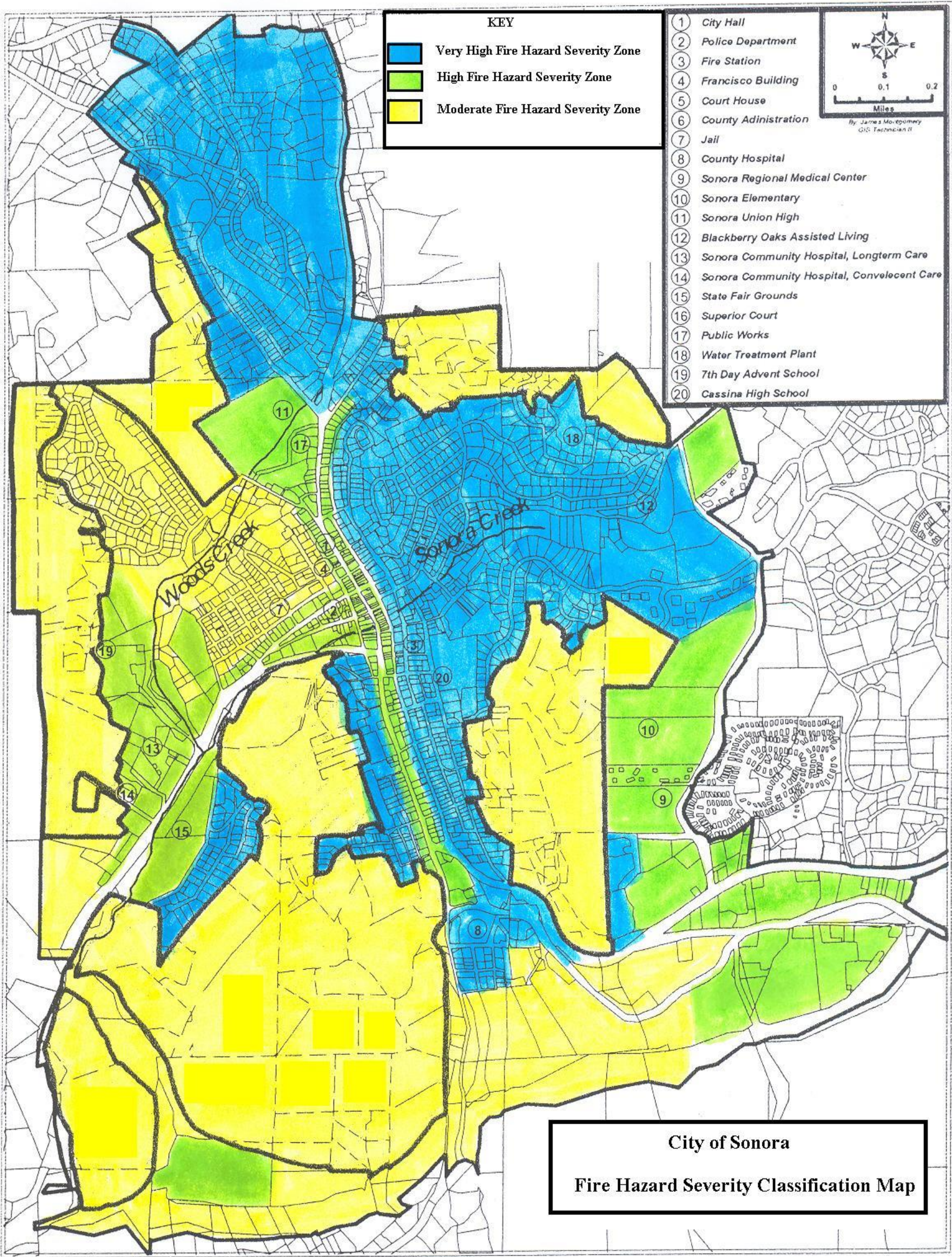
- 6.C.1 Continue to assess the adequacy of fire protection staffing levels, equipment and facilities to protect persons and property within the city from urban and wildland fires.
- 6.C.2 Reduce exposure to wildland fire hazards by directing development away from areas with a high wildland fire potential.
- 6.C.3. Provide guidance to citizens for preparing for and responding to emergencies related to urban and wildland fires which may affect the city.
- 6.C.4 Strive to maintain adequate fire, police and other emergency services necessary to protect persons and property from urban and wildland fires.

Implementation Programs:

- 6.C.a ***Strive to Maintain an ISO Classification of 4 or Less***
Strive to maintain a level of service for fire protection within the city of Sonora consistent with an ISO rating of 4 or less.
- 6.C.b ***Update Chapter 15.12 of the City of Sonora Municipal Code (Fire Protection) Including Very High Fire Hazard Severity Zone Map (VHFHSZ) Vegetation Management Plans, Guidelines for New Development in Urban/Wildland Interface Areas, Public Resources Code 4291***
Update Chapter 15.12 of the City of Sonora Municipal Code to reference those codes currently enforced by the Sonora Fire Department (e.g., Current versions of the California Fire Code and/or national fire codes) as adopted by the State of California to guide fire safe development standards and to eliminate outdated references to fire hazard areas within the city and including, but not limited to:

- Adopting **Figure 20** identifying areas of moderate, high and very high fire hazard within the city limits (Very High Fire Hazard Severity Zone (VHFHSZ) Map.
- Adopting guidelines for new development in urban/wildland interface areas for each of the fire hazard zones identified on the city's VHFHSZ map including consideration for adopting the International Fire Code Council Urban Interface Code (or equivalent provisions of the California Fire Code) for new development in Urban/Wildlife interface areas and designated as a very high fire hazard severity zone.
- Including provisions for when to prepare and guidelines addressing content of Vegetation Management Plans including, but not limited to: clearing hazardous vegetation surrounding existing residential structures—especially in conjunction with changes or expansions of existing use and addressing management of diseased vegetation and non-native invasive species as they relate to wildland fire hazard.
- Consider adopting Public Resources Code 4291 to address evacuation and emergency vehicle access, water supplies and fire flow, fuel modification for defensible space and home signing.

Figure 20: Fire Hazard Severity Zone Classification – City of Sonora



- 6.C.c ***Support Circulation Improvements***

Continue to support local and regional circulation improvements which facilitate the response of emergency resources during emergencies.
- 6.C.d ***Continue to Require Fire Safe Design Standards for New Development***

Continue to require fire safe design standards for new development consistent with the provisions of Chapter 15.12 of the municipal code and applicable state and federal regulations.
- 6.C.f ***Continue to Mitigate Impacts to City Fire Protection Resources***

Continue to mitigate impacts of new development on the city's ability to maintain a level of service equivalent to an ISO classification of 4 or less. For example, require built-in fire suppression equipment in new development which may directly or cumulatively impact the City of Sonora Fire Department's ability to maintain its current level of service.
- 6.C.g ***Continue to Maintain and Expand Fire Prevention Inspection Activities***

Continue to maintain and expand fire prevention inspection activities as necessary to reduce the risk of loss of life and property to fire.
- 6.C.h ***Continue to Maintain State-of-the Art First Responder Equipment and Trained Personnel for Life Support and Fire Suppression***

Continue to maintain state-of-the art first responder equipment and trained personnel for life support and fire suppression levels of service consistent with an ISO Classification of 4 or less.
- 6.C.i ***Continue to Provide Fire Prevention Education***

Continue to provide fire prevention education to schools, public interest groups and other interested parties.
- 6.C.j ***Continue to Implement the Citywide Weed Abatement Program***

Continue to implement the citywide weed abatement program.
- 6.C.k ***Support Retention of the Columbia Air Attack Base***

Support retention of Columbia Air Attack Base (e.g., through resolutions, letters of support, attendance at hearings in which the retention of the air attack base may be discussed) as an essential asset contributing to the protection of people and property in Sonora.
- 6.C.l ***Continue to Work Cooperatively with CAL FIRE, the Tuolumne County Fire Department (TCFD), and U.S. Bureau of Land Management (BLM) Lands***

Continue to work cooperatively with the Tuolumne County Fire Department, CAL FIRE, the United States Forest Service and BLM in

matters of mutual aid, automatic aid regionalization of services to the benefit of all parties. Meet with BLM to formulate and implement a plan for reducing fire hazards on BLM wildlands adjacent to the city consistent with the agency's resources management goals.

6.C.m ***Assess the Need for a Second Fire Station in Conjunction with Annexations***

The city should analyze whether or not a second fire station will be necessary to serve the city in conjunction with future annexations. The analysis should address when and where such a station might be needed and how the station might be funded.

6.C.n ***Consider Reimbursement for Fire Services In Future Annexations***

Include provisions for reimbursement of City of Sonora fire services during consideration of annexation agreements between the City of Sonora and the county to provide reimbursement to the city by the county for the expansion of services which will be required in conjunction with the annexation.

6.C.o ***Consider Establishing Special Districts to Address Fire Suppression in areas with Overlapping Jurisdictional Boundaries***

Consider establishing special districts, or a similar alternative, to address fire suppression and assist in funding fire support activities in which the City of Sonora is first responder within areas located outside of the city limits (i.e., within the county—for example, Cabezut Basin).

6.C.p ***Continue to Seek/Maintain Funding for Fire Protection***

Continue to seek and maintain a reliable source of funding for fire protection within the city limits.

6.C.q ***Reevaluate Automatic Aid Agreements if CAL FIRE/TCFD Relocate Outside the City Limits***

If the CAL FIRE and/or the Tuolumne County Fire Department relocate outside of their present location within the city limits (e.g., to Standard); reevaluate existing automatic aid agreements to assess the affects of the move on the Sonora Fire Department's response time and requests for service outside of the city limits.

6.C.s ***Coordinate with Local Fire Safe Councils***

Participate in the planning efforts of and work cooperatively with the local Fire Safe Councils undertaking fuel load reduction efforts in areas within and adjacent to the city including, but not limited to, working with the Highway 108 Fire Safe Council to address fuel load reduction along the Highway 108 corridor (www.tuolumnefiresafe.org).

6.C.t **Maintain Vegetation Clearances along Emergency Access Routes**

Continue to maintain vegetation clearances along emergency access transportation routes encompassing, at a minimum, the existing width of the roadway.

6.7. Law Enforcement

Civil Disturbances

Public demonstrations tied to conflicts focused towards government agencies, businesses involved in labor disputes, or religion-based disputes may occur in the county. In addition to the Columbia College campus, and the U.S. Forest Service Headquarters on Greenley Road, Sonora's downtown business area is recognized as one of the most likely locations for civil disorder to occur.



Figure 21: Sonora Police Department (2006)

Police Protection

The Mission of the Sonora Police Department is to affirmatively promote and provide, as much as is practicable given existing resources, a feeling of security and safety among all persons within our agency's jurisdiction.

To provide the highest quality professional police services to the citizens of Sonora; to protect life and property; to suppress crime; to apprehend offenders; to regulate and control traffic; and to provide various general services to the citizenry.

It shall be the mission of every police department employee to provide the highest quality of service available to be rendered. There exists a bond between the citizenry and the police department. This trust shall continually be cultivated through the delivery of optimal public safety services.

Historically, the Sonora Police Department has provided general services to the community in addition to the mandated law enforcement functions of the department. These services shall be carried out with the same vibrancy as the law enforcement function.

The City of Sonora maintains a Police Department consisting of 25 staff including 13 sworn officers plus support staff. The city also relies on five reserve police officers and a 12-member senior volunteer program. Staffing levels for the City of Sonora Police Department have not increased since 1975.

The Police Department strives to maintain two patrol officers on duty 24-hours per day.

In general, there are three personnel on duty per shift including one supervisor and two officers. The Department operates a 24-hour Dispatch Center. The Department has five divisions: Patrol, Investigations, Animal Control, Parking and Administration.

The city has and continues to face problems with recruitment and retention of personnel for its police and fire departments due to competition from neighboring cities and counties for pay and benefit packages, a limited pool of qualified law enforcement officers and firefighters, and lack of job advancement opportunities inherent in small departments. The problem of retention and recruitment has resulted in turnover of full-time police personnel of 50% of the Police Force in the past four years and 40% of the Fire Department.

In response, a special election was held August 31st, 2004, adopting "Measure I" –a ½ cent sales tax increase to become effective January 1, 2005. Measure I assists in funding both staff and equipment necessary to maintain and improve police and fire protection within the City of Sonora (Public Facilities funding from Measure I is discussed in *Sonora General Plan 2020* Chapter 7, Public Facilities and Services Element).

Funding from Measure I provides the following:

- Salary and benefit enhancements to assist in making and keeping the city competitive with law enforcement agencies in surrounding jurisdictions
- Hire additional personnel to meet increased demands for services
- Update safety equipment and supplies
- Replace older mileage police department vehicles.
- Increase opportunities for education and training for existing staff
- Modernize computer systems, including car computers
- Add part-time and full-time positions for animal control, dispatch, parking enforcement and community service duties

In 2003, the Department responded to 14,547 calls for service (an annual increase of 13%). The nature of the calls included:

Table 20: Police Calls, 2003

Type of Call (total number)	Total Number	Percentage of Total Calls
Traffic stops	4,601	31.6%
Suspicious circumstances	1,675	11.5%
Agency assist	832	5.7%
Public Peace, flight, disorderly conduct	575	4.0%
Traffic violations, DUI, reckless driving	542	3.7%
Unclassified	532	3.7%
Alarm	497	3.4%
Traffic accidents	470	3.2%
Animal complaints	465	3.2%
Theft	435	3.0%
Parking	253	1.7%
Public intoxication	242	1.7%
Be on the lookout	232	1.6%
Warrant arrests	231	1.6%
Juvenile activities	231	1.6%
Vandalism, property damage	215	1.5%
Domestic violence, disputes, child abuse	213	1.5%
Hazardous situations	212	1.5%
Citizen assist	212	1.5%
Restraining orders, court orders	160	1.1%
Assault	133	0.9%
Welfare check	127	0.9%
Abandoned vehicles	118	0.8%
Burglary	106	0.7%
Threats	88	0.6%
Mental health	87	0.6%
Fraudulent activities	84	0.6%
Missing persons, non-runaway	78	0.5%
Misc. harassment	73	0.5%
Civil problem	72	0.5%
Vehicle theft	64	0.4%
Controlled substances	59	0.4%
Misc. code violations	52	0.4%
Repossession vehicle	42	0.3%
Weapons violation	36	0.2%
Trespass/unwanted person	31	0.2%
Fire call	31	0.2%
Forgery	27	0.2%
Abated vehicles	23	0.2%
Obstructing justice/resisting officer	17	0.1%
Liquor violations	10	--
Death	8	--
Sexual assault/sexual offenses	5	--
Robbery	4	--
Prowler, telephone, powerlines	3	--
Accidental injuries	3	--
Embezzlement	2	--
Graffiti	1	--

Special Programs provided by the Sonora Police Department include:

- Police Explorer Post
Currently with 14 explorers, the program introduces young men and women to career opportunities in law enforcement. Explorers participate in traffic control, crime scene control, report writing, bicycle licensing, community relations programs, Department/Explorer meetings, training, fingerprinting, security work activities, departmental work activities, and patrol ride-alongs.
- Police Associate Citizens Team (PACT)
These volunteers assist with serving subpoenas, patrolling handicap parking spaces, directing traffic and similar services depending on the volunteers abilities and interests for a minimum of four hours per week.
- School Resource Officer/ Cops in Schools Program
A part-time police officer is devoted to Sonora High School. The program, initially funded through the federal Cops in Schools Program, is currently a jointly funded program of the city and Sonora High School.
- Community Service Officers (COPS)
Depending on funding availability, the Department supports two part-time Community Service Officers, each working 20 hours per week to assist with non-crime related calls including traffic collisions, found property, subpoenas, crime scene processing and similar activities.
- Problem Oriented Policing (POP)
The program focuses on detecting problems such as drug activity, juvenile and even traffic problems in cooperation with other agencies (e.g., Building and Planning, Fire, Probation) to address the issues and solve these problems in the community
- Bike Patrol Program
Consists of eight officers including full-time and reserve officers. The program is designed to supplement regular street patrol in the city's business district. The bike patrol also provides additional patrols for special events such as the Mother Lode Round Up and Mother Lode Fair.

The annual call volume for the Police Department has steadily increased since 1989. Despite a slight stabilization in numbers of calls for service between 1995 and 2000, the annual call volume began increasing again after 2000 at an accelerated rate. In 2003, call levels reached an all-time high of 14,552 and are projected to reach 16,600± in 2004. The most frequently occurring crime within the city is larceny, followed by assaults and burglaries. With the increase in large retail stores located within the city limits, the volume of theft reports has also increased. Response time to calls averages less than three minutes.

The Police Department is located at 100 South Green Street (as of 2007). The facility provides 2,500 square feet.

Sheriff/Jail

The county jail and Tuolumne County Sheriff's offices also are located within the city limits at 28 North Lower Sunset Drive. Discussions to relocate both the jail and Sheriff's Department facilities have been ongoing. A preferred site has been selected and negotiations to purchase the site are ongoing. The site is currently located outside of the city limits, but future annexation of the site is a possibility.

California Highway Patrol

The California Highway Patrol maintains facilities at 18437 Fifth Avenue in Jamestown. The CHP patrols Highways 108 and 49 within the city limits. The CHP has discussed relocating its facilities, perhaps in conjunction with the establishment of a new Law and Justice Center, depending upon available access of the site eventually selected for the facility and its ability to provide quick access to the state highways.

Court System

Pursuant to a 1998 California Constitutional amendment, Tuolumne County consolidated its Municipal and Superior Courts into a single Superior Court system as did all 58 of California's counties. Oversight of Superior trial courts is provided by the Administrative Office of the Courts, a part of the Judicial Council of California-the policy and rule-making body of the state court system.

Tuolumne County's Superior Court system includes four judges and support staff located in two separate court buildings—both located within the city limits. The potential to relocate the county's court facilities to a new location in conjunction with the establishment of a Law and Justice Center remains a possibility.

6.8. Law Enforcement: Goals, Policies and Implementation Programs

Goal:

- 6.D Promote and provide security and safety for persons and property within the city.

Policies:

- 6.D.1 Continue to assess the adequacy of police staffing levels, equipment and facilities to protect persons and property within the city.
- 6.D.2 Strive to maintain an adequate level of police service necessary to protect persons and property in the city.
- 6.D.3 Limit criminal activities associated with certain kinds of development through implementation of land use planning techniques which reduce the likelihood of criminal activity.

- 6.D.4 Continue to coordinate law enforcement activities of the city with those of Tuolumne County, the State of California and agencies of the federal government.

Implementation Programs:

6.D.c ***Identify and Implement Land Use Planning Techniques to Reduce Crime***

Incorporate land use planning techniques to identify high-crime land uses and to integrate design methods to deter crime (e.g., hours of operation; lighting consistent with community character, use of private patrols and security personnel in large residential and commercial development).¹⁰

6.D.d ***Consider Criminal Justice Reimbursement In Future Annexations***

Include provisions for reimbursement of City of Sonora police services in during consideration of annexation agreements between the City of Sonora and the county to provide reimbursement to the city by the county for the expansion of services which will be required in conjunction with the annexation.

6.D.e ***Continue to Seek/Maintain Funding for Police Protection***

Continue to identify and maintain a reliable source of funding for police protection within the city limits.

6.9. Emergency Services Plan & Emergency Services

6.9.1. Emergency Operations Plan (EOP)

The City of Sonora adopted its Emergency Operations Plan in 1990 to provide guidance for the city's response to emergency situations.

The EOP contains:

Basic Plan:

Describing the overall organizational and operational concepts for responding to emergency situations and an overview of potential hazards which the city could encounter.

Functional Annexes:

In effect, this section provides a single-page master chart (*General Plan 2020 Appendix 6C*) directing each of the city's emergency agencies to checklists and step-by-step guidance for performing assigned duties during emergencies.

Resource List:

A listing of city employees and their special skills with respect to advanced first aid, basic first aid, clerical, CPR training, dispatch, drivers licenses and class,

¹⁰ Recommended: *SafeScape*, Al Zelinka and Dean Brennan, 2000. APA Planners Press Available through the Planners Book Service, American Planning Association.

EMT/Paramedic training, equipment repair skills, firefighting, food service skills, heavy equipment operator skills, police background, procurement skill, search and rescue, sworn officers and similar skills. The resource list also identifies those with physical resources including automobiles, CB radio, computers, faxes, generators, scanners, vans, video cameras and similar emergency-related resources.

The EOP also includes:

- Designation of alternate seats for city government (the fire station as first alternate and Sonora Police Station as second alternate)
- Designation of alternates to the city administrator to act as Director of Emergency Services (in order: fire chief, police chief, director of public services)
- Designation of the Sonora Fire Department as the city's medical coordinator

Emergency Services Plan

The City of Sonora is a participant in the preparation and implementation of the *Tuolumne County Operational Area Emergency Services Plan* (hereinafter, "Plan") which was last updated in June, 1996. An update of the Plan is pending. The Plan and its subsequent updates are hereby incorporated by reference and address the county and city's response to each of the hazards discussed in the preceding paragraphs. The Plan is available for review at the City of Sonora Administrative Offices located at 94 North Washington Street, Sonora, M-F, 8:00 a.m. through 3:00 p.m., excepting city holidays.

The plan addresses:

Administration

Including responsibilities of government during disaster, emergency plan authorities and references, comprehensive emergency management planning, the incident command system, continuity of Government, and preservation of records.

Management functions and responsibilities

Including activation of the Emergency Service Plan, resource management, assignment of responsibilities, mutual aid, incident command system, emergency operations center, emergency alerting and broadcast system, emergency broadcast system procedures, emergency public information, evacuation, emergency shelter and feeding, donation management, medical care, public health, mass casualties, mass fatalities, and recovery.

Hazard specific operations

Including aircraft accidents, agricultural disasters, civil disturbance, earthquake, flood/dam failure, hazardous materials, major fire, radiological incidents, severe weather, utility failure, volcanic activities, and water supply.

Chapter 8.30 of the City of Sonora Municipal Code establishes the guidelines for implementing the City's Emergency Services Plan. Pursuant to the Plan, the Mayor of the Sonora City Council is the designated emergency services director for the Office of the Director of Emergency Services. The Vice-Mayor (i.e., mayor pro tem)

serves as Director in the absence of the Mayor. The City Administrator is the Assistant Director of Emergency Services in the Office of the Assistant Director of Emergency Services. The city administrator serves as the Director of the Office of Director of Emergency Services in the absence of the Vice-Mayor. The Director of the Office of the Emergency Services Coordinator is appointed by the city administrator.

The Mayor (or Mayor pro-tem or city administrator, as prescribed in Section 8.30.040 of the municipal code) is empowered, during a state of local emergency, to:

- Redirect city funds for emergency use
- Suspend standard city procurement procedures
- Require emergency services of any city officer or employee or, if necessary, the aid of citizens of the city
- Extend governmental authority to nonpublic resources (e.g., personnel and equipment)
- Enter into mutual aid agreements with other public and private agencies, including police and law enforcement, for use of resources
- Establish a curfew
- Evacuate persons
- Limit the number of persons who may congregate in public
- Restrict vehicular and pedestrian traffic
- Curtail or suspend commercial activity
- Direct rescue and salvage work
- Designate persons to coordinate the work of public and private relief agencies
- Control, restrict, and regulate the distribution and use of food, feed, fuel, clothing, other commodities, materials, goods and services by rationing, freezing, use of quotas, prohibitions on shipments, price fixing, allocation or other means
- Direct activities in connection with the use, conservation and salvage of essential materials, services and facilities (e.g., transportation, power, communication facilities)
- Other actions necessary for the management of resources following an emergency

As part of Plan implementation, the city participates in the joint city-county Operational Area Committee established by the Plan. City agencies participating on the Operational Area Committee include: City of Sonora Emergency Services, Sonora Police Department, and the Sonora Fire Department.

Designated emergency operations centers for the city are: The Sonora Fire Department with the Tuolumne County Office of Emergency Services and the U.S. Forest Service offices on Greenley Road as alternate locations.

Section two of the Plan addresses procedures for evacuations within the city and county. The Incident Commander, in coordination with the Sonora Police Department (or Tuolumne County Sheriff's Department, as applicable), is responsible for ordering and managing evacuations within the city. For more widespread emergencies requiring evacuation, evacuation operations are coordinated by the Operational Area Law Enforcement Coordinator (City of Sonora Police Chief or Tuolumne County Sheriff, as applicable), however, the city remains responsible for its own evacuation notifications.

Best available evacuation routes, per the Plan procedures, will be provided in conjunction with the issuance of evacuation orders and will vary depending upon the nature and location of the emergency. During evacuations, the city will make transportation arrangements for groups requiring assistance for those facilities which do not already have evacuation plans in place. The City of Sonora Public Works Department (or Tuolumne County Public Works Department, as applicable) is responsible for identifying potential problem areas along evacuation routes (e.g., weight restrictions, narrow bridges, road sections susceptible to secondary effects of an incident); clearing debris from roads which have been designated as evacuation routes and coordinate with the Emergency Operations Center to estimate traffic capacity for designated evacuation routes and the amount of time for completing the evacuation.

The county has the authority to close county roads. Within the city limits, the city has authority to close city roads. Direction of traffic flow on county roads may be altered at the discretion of the California Highway Patrol and such changes will be coordinated through the Operational Area Law Enforcement Coordinator. Authority to close state highways resides with the California Department of Transportation and, in an emergency, with the California Highway Patrol.

In general, primary evacuation routes identified by the City of Sonora include routes to the north, south, east and west of the city via major highways:

- South Washington Street south to Highway 108 (southern and western route)
- North Washington Street (Highway 49) north on Highway 49 (northern route)
- Mono Way East to Highway 108 (eastern route)

As identified in the Plan, Tuolumne County is part of Mutual Aid Region IV as established by the State Office of Emergency Services. Other counties in Region IV are: Nevada, Placer, El Dorado, Yolo, Sacramento, San Joaquin, Calaveras, Alpine and Stanislaus counties.

6.9.2. Emergency Medical Services

Emergency medical response services are provided within the city by the City of Sonora Fire Department and the Tuolumne County Ambulance Service. The Tuolumne County Ambulance Service is operated by Tuolumne County with facilities at 1210 Sanguinetti Road. In general, four ambulances are normally in service with two back-up ambulances. However, the service has the capacity to provide up to 9 ambulances, if necessary. Tuolumne County pays for equipment and facilities and

hires staff pursuant to a contract with another agency. The Tuolumne County Ambulance Service anticipates moving to Tuolumne Road near Standard Park in 2004.¹¹ One ambulance will be retained within the city limits.

Air ambulance services are provided by up to seven air ambulance services. Air Med and Medi-Flight provide service to Doctor's Medical Center and Memorial Medical Center, respectively, in Modesto. Other providers of air ambulance services include the California Highway Patrol and Life Flight (Fresno-based).

Tuolumne County has two hospitals—both located within the city limits of Sonora: Tuolumne General Hospital and the Sonora Regional Medical Center (formerly Sonora Community Hospital).

Tuolumne General Hospital, established in 1856, is located at 101 Hospital Road and is owned and operated by Tuolumne County. In 1996 TGH partnered with UC Davis Health Systems to become one of California's four rural telemedicine programs. The facility provides 79 beds and is staffed by 400 employees. Tuolumne General Hospital opened the Adult Day Health Care satellite program in 1996—now one of only 70 accredited in the state. TGH provides traditional medical and surgical services, acute psychiatric services, and long-term care.¹²

The Sonora Regional Medical Center opened a new facility in Sonora in 2004 at 1000 Greenley Road relocating from its former site at 4 South Forest Road. The facility is privately owned and operated by Adventist Health. The Sonora Regional Medical Center provides 72 beds with an additional 68 skilled nursing beds, an intensive care and critical care unit, birth center, surgery, emergency, urgent care, diagnostic imaging, chemotherapy, skilled nursing, home care, durable medical equipment and occupational health. The facility is staffed by 120 physicians, 871 employees and 155 volunteers and handled 4,172 admissions, 507 deliveries, 20,118 emergency room visits, 230,752 outpatient visits and 16,772 home care visits in 2003.

American Red Cross

The American Red Cross provides disaster relief and recovery in Tuolumne County and within the City of Sonora. The Red Cross is most frequently called upon to provide relief to residents who have lost their home in a fire, although the agency also provides relief for large-scale disasters—one of the most notable being the 1987 Complex Fire in Tuolumne County. The Red Cross also trains local volunteers, assisting in the development of Citizen Emergency Response Teams (CERTs) and provides Cardiopulmonary Resuscitation (CPR), Auto External Defibrillator (AED) and First Aid training for individuals and professionals.

There is currently only one citizen within the city limits who has completed CERT training. Remaining members (23 of 24) of CERTs are located in unincorporated Tuolumne and Calaveras Counties. The existing CERT members are under the supervision of the Tuolumne County Office of Emergency Services. CERTs can be

¹¹ This move was completed in 2007

¹² In 2007, the Tuolumne County Board of Supervisors voted to close the hospital, retaining some of its services to be relocated or transferred to alternative providers

established to assist small populations such as a residential subdivision, mobilehome parks, or even a city. Team members receive ongoing training.

6.10. Emergency Services: Goals, Policies and Implementation Programs

Goal:

- 6.E Undertake adequate preparation for and ensure an adequate response to emergency and disaster situations affecting the city.

Policies:

- 6.E.1 Prepare city staff, to the maximum extent feasible given available funding levels, to respond quickly and adequately to emergency and disaster situations affecting the city.
- 6.E.2 Provide guidance to citizens for preparing for and responding to emergencies to supplement and ensure the smooth implementation of the city's emergency operations plan.
- 6.E.3 Support the formation of self-help/citizen response teams to aid city agencies in providing emergency response services to a large segment of the city's population.

Implementation Programs:

- 6.E.b ***Periodically Update Chapter 8.30 of the Municipal Code (Emergency Preparedness)***
Update Chapter 8.30 of the Sonora Municipal Code (Emergency Preparedness) in conjunction with updates of the city's Emergency Operations Plan or more frequently, if necessary.
- 6.E.c ***Continue to Coordinate with Tuolumne County in Preparation and Implementation of the Tuolumne County Operations Area Emergency Services Plan***
Continue to participate in the preparation and implementation of the Tuolumne County Operations Area Emergency Services Plan and promote consistency between that Plan and the city's Emergency Operations Plan. Continue to emphasize the need to recognize the role of city personnel and agencies, as well as county personnel and agencies, in the Tuolumne County Operations Area Emergency Services Plan.
- 6.E.d ***Sponsor Emergency Training for City Personnel***
Enlist the aid of the American Red Cross to conduct a training day to teach (or provide a refresher course) all city employees CPR, basic

first aid, the operation of an automatic external defibrillator and blood borne pathogen training. Coordinate with Tuolumne County emergency services personnel to conduct a joint training event.

6.E.e ***Continue to Conduct Emergency Training Exercises***

Continue to conduct joint city/county emergency response training exercises.

6.E.f ***Continue to Maintain a City Safety Committee***

Continue to maintain and hold regular meetings of the City of Sonora Safety Committee to reinforce emergency preparedness.

6.E.g ***Provide Emergency Response/Preparation Guidelines for Citizens, Website Link***

Provide a link from the city's website to the Federal Emergency Management Agency (FEMA) website for emergency response procedures for citizens for emergencies. Provide handouts to the public for emergency response procedures for citizens available from FEMA.

6.11. Hazardous Materials

Pursuant to the 1990 City of Sonora Emergency Operations Plan, hazardous materials that could be encountered as a result of a spill or release within the city include:

- Herbicides
- Pesticides
- Chemicals in gaseous, liquid and solid form
- Flammable explosives
- Petroleum products
- Toxic Waste
- Radioactive substances

Hazardous materials may be associated with transportation accidents or occur in a fixed production or storage facility. Both accidental and sabotage-related releases are possible as are ones from clandestine drug labs. Both short-term and long-term contamination of an affected area is possible depending upon the situation. Businesses within or adjacent to the City of Sonora storing hazardous materials are listed in *General Plan 2020 Appendix 6A*. These facilities are predominantly associated with auto-related facilities and gas stations which store petroleum-based products.

The Tuolumne County Health Department, Division of Environmental Health is the Certified Unified Program Agency with oversight of hazardous materials for Tuolumne County. The city responds to calls related to hazardous material spills or releases and calls on the Tuolumne County Environmental Health Department for

support, if needed. The primary responder for hazardous material-related calls within the city is the Sonora Fire Department.

The City of Sonora has adopted the *Multi-jurisdictional Household Hazardous Waste Element* prepared in cooperation with Tuolumne County in 1992. The goals of the Household Hazardous Waste Element are to reduce the amount of household hazardous waste generated through reuse and recycling, diversion from landfills, promoting alternatives to toxic household products and educating the public regarding household hazardous waste management.

6.12. Hazardous Materials: Goals, Policies and Implementation Programs

Goal:

- 6.F Protect people and property from risks associated with the use, transport, treatment and disposal of hazardous materials and wastes.

Policies:

- 6.F.1 Encourage citizen opportunities for recycling and disposal of household hazardous materials and wastes.
- 6.F.2 Strive to maintain adequate Fire Protection service levels as necessary to protect persons and property from spills or releases of hazardous materials.
- 6.F.3 Continue to work cooperatively with other jurisdictions to manage the use , transport, treatment and disposal of hazardous materials.

Implementation Programs:

- 6.F.a ***Implement the Multi-Jurisdictional Household Hazardous Waste Element***

Continue to implement the programs adopted in the Multi-Jurisdictional Household Hazardous Waste Element designed to reduce the amount of household hazardous waste (HHW) generated within Tuolumne County, including periodic drop-off days for all household hazardous wastes, on-going drop-off program for recyclable household hazardous waste, public education regarding household hazardous waste reduction, and monitoring the success of these selected programs.

- 6.F.b ***Continue to Provide Public Information Related to Household Hazardous Waste Drop Off Days***

Continue to provide handouts (available from the county) listing upcoming dates and locations for Household Hazardous Waste Drop-Off Days.

6.F.c ***Support Efforts to Increase Opportunities for Recycling and Disposal of Computer Components***

Support county efforts to sponsor household hazardous waste drop-off opportunities which allow for the recycling and disposal of computer components [e.g., monitors, keyboards, printers, computer processing units (CPU)]. Support may be provided through providing assistance in locating facilities in the city for drop-off and assisting in promoting public awareness of opportunities for disposal and recycling.

6.F.d ***Continue to Participate in Updates of the Comprehensive Hazardous Waste Management Plan***

Continue to participate with the county in preparation of the Comprehensive Waste Management Plan.

6.F.e ***Continue to Participate on the County Solid Waste Committee***

Continue to provide city representation on the Tuolumne County Solid Waste Committee.

6.F.f ***Maintain an Inventory of Sites Storing or Using Hazardous Materials***

The Sonora Fire Department should continue to update *General Plan 2020 Appendix 6A* annually. The Sonora Fire Department should consider mapping the sites included in *General Plan 2020 Appendix 6A* with accompanying hazardous material information to facilitate access hazardous materials information during spills or releases.

6.13. Water Supply & Utilities

The county has more than 133 water suppliers. The largest supplier of potable water is the Tuolumne Utilities District (TUD) which serves all of the City of Sonora. Emergency situations related to water supply are associated with water quantity and quality. TUD owns and operates the water utilities in the city of Sonora and is responsible for supplying the city with water.

6.13.1. Water Quantity

The peak load water demand for the City of Sonora in 2002 was 3.5 million gallons per day (TUD, 2004). Three water storage facilities provide water for the City of Sonora—all are located within or adjacent to the city limits:

- Greenley Road water tank adjacent to Sonora Hills – 2.7 million gallons storage
- Sonora Water Treatment Plant water storage tanks on Bald Mountain Road - Storage capacity 2 million with potential expansion to 3 million gallons

- Sonora Reservoir at the end of Reservoir Road – 60,000 gallons

A failure of the county's more than 71 miles of water supply ditches; damage to one of TUD's water storage facilities; or drought could result in a full or partial loss of water supply to the city.

Sonora's water supply travels from Lyons Reservoir, fed by the Stanislaus River, to Phoenix Lake which is the nearest water storage body serving Sonora. From Phoenix Lake, water travels to TUD's Sonora Water Treatment Plant by underground pipe. Between Lyons Reservoir and Phoenix Lake, however, there are numerous miles of ditch, some portions supported by wooden trestles susceptible to destruction from wildfire or by other means. Should the ditch system suffer damage between Lyons Dam and Phoenix Lake, TUD estimates that the City of Sonora has sufficient water stored at the Sonora Water Treatment Plant to serve the city for 7 days.

Drought occurs in approximately 7-11 year cycles in Tuolumne County. The 1990 Sonora Emergency Operations Plan states that, during periods of drought, emergency response measures will consist of land use planning practices consistent with water conservation goals and various water conservation methods. TUD also has adopted requirements for drought periods for the conservation of water.

Naturally occurring contamination (e.g., chemical, bacteriological, parasitic), accidental spills or sabotage could affect water quality. TUD has the means to bypass Phoenix Lake in the event of contamination and to continue providing the city with an uninterrupted water supply. However, contamination of Lyon's Reservoir would threaten the water supply for most of Tuolumne County, including the City of Sonora.

6.13.2. Utility failures

Utility facilities within the city include liquid petroleum, electricity, water (see above), and sewage disposal. Interruptions to utility services delivered through above or below-ground pipelines, ditches or electrical lines could suffer service interruptions from earthquakes, floods, fire, wind storms, landslides, sabotage or similar events.

6.14. Water Supply, Utilities & Communications: Goals, Policies and Implementation Programs

Goal:

- 6.G Facilitate the provision of an adequate supply of water, and essential utilities and communications for city residents during emergency situations.

Policies:

- 6.G.2. Proactively plan for emergency response during situations affecting the city water supply and essential services and communications.
- 6.G.2. Coordinate with public utility agencies in the preparation of emergency operations plans.

Implementation Programs:

- 6.G.f ***Support the Efforts of the Local HAM Radio Club – Radio Amateur Civil Emergency Services (RACES)/Amateur Radio Emergency Service (ARES)***
Support the efforts of the local HAM Radio Club to facilitate communications during emergency situations.
- 6.G.g ***Support the Efforts of KVML to Provide Emergency Updates to Citizens***
Support the efforts of KVML Radio to provide emergency updates and information to citizens.

6.15. Other Safety Issues: Transportation, Severe Weather, Agricultural Disaster, Radiological Incidents

6.15.1. Transportation Accidents (including aircraft and rail accidents)

Major east-west commercial air transportation routes pass directly over parts of Tuolumne County. The Columbia Airport, located north of the city, and Pine Mountain Lake Airport located south of the city, also generate large numbers of private aircraft. From June through mid-October, the CAL FIRE operate firefighting aircraft out of the Columbia Airport Air Attack Base.

The Sierra Railroad traverses southern Sonora and crosses Sonora roadways in three locations: South Washington Street near its intersection with Hospital Road, Wards Ferry Road at its intersection with Sanguinetti Lane, and Sanguinetti Loop at Sanguinetti Road within the city limits. Under current operating conditions, a train makes one round-trip to the lumber mill in Standard through Sonora (i.e., passes through the city twice daily). Occasional passenger trains from Railtown 1897 State Historic Park in Jamestown and occasional work trains also pass through Sonora. Train derailments have resulted in the temporary closure of access to and from Sonora along South Washington Street to Highway 108.

Crash, derailment, or collision involving aircraft, trains, truck, or other passenger or cargo vehicles could occur within the city limits. Transportation accidents resulting in spills of hazardous materials are addressed in the Hazardous Materials portion of this element.

6.15.2. Severe Weather

Severe weather may occur in the form of wind, rain, snow, ice, extreme cold or heat and/or thunder storms. The City of Sonora also has occasionally been subject to

tornado warnings. All of these conditions could result in loss in life and property, and interruption of transportation and communication systems.

6.15.3. Agricultural Disasters

Agriculture within the city limits is minimal. Therefore, disasters affecting agriculture are unlikely to directly affect the City of Sonora.

6.15.4. Radiological Incidents

Radiological incidents may be caused by either a nuclear attack or peace-time emergency. The City of Sonora would not likely experience any of the direct effects of nuclear detonation (i.e., blast, shock, fires) as it lacks the military, industrial and commercial facilities likely to be targeted.

6.16. Severe Weather, Transportation, Radiological Incidents: Goals, Policies and Implementation Programs

Goal:

- 6.H Prepare city staff, agencies and citizens to respond in a coordinated and cooperative manner to emergency situations.

Policies:

- 6.H.1 Provide city staff, agencies and citizens with adequate information necessary to respond in a coordinated and cooperative manner during emergency situations.
- 6.H.2 Facilitate and encourage citizen self-help during emergency situations.

Chapter 7. Public Facilities & Services

7.1. Requirements

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



Figure 22: Sonora City Hall, 94 North Washington Street

7.2. Issues and Opportunities

The City of Sonora is the location for the majority of the public services and associated facilities provided to citizens by county, state, federal, non-profit and special districts.

County facilities used by city residents are paid, in part, through a Tuolumne County Services Impact Mitigation Fee collected on building permits issued both within the county and the city.

The city used redevelopment funds to:

- Build a new fire station
- Acquire a new fire engine
- Relocate to new police station facilities
- Rehabilitation of the police station
- Relocate to new public works facilities
- Rehabilitation of the public works facility
- Enhance Woods Creek Park with the addition of restrooms and other improvements
- Contribute to the maintenance of the Sonora High School swimming pool
- Develop a parking facility on Church Street
- Acquire the Downtown Education Site
- Acquire the School Street Parking Lot
- Undertake improvements at the Opera Hall (e.g., kitchen facilities)
- Economic development activities
- Improve signage (street signs and parking lot signs)
- Undertake sidewalk improvements
- Undertake storm drain improvements
- Add trash receptacles to downtown
- Acquire land for a bicycle/pedestrian trail
- Complete an historic structure report

With the dissolution of the Redevelopment Agency, the City investigated and obtained alternative funding sources for public facilities including CDBS. The following is an example of facilities that have been funded.

- Business/commercial curb & sidewalk replacements
- Downtown restroom facilities
- Phase II of the historic resources inventory report and publication
- Vehicle replacements
- Replacement of fire hydrants
- Commercial areas improvement
- Storm drain replacement and enhancements
- Parking enhancements
- Residential paint voucher program

- Opera Hall enhancements
- Commercial/retail façade loan program
- Public facility enhancements
- Neighborhood improvement programs
- Gateway beautification projects

In addition, a special election was held August 31st, 2004, adopting “Measure I” –a ½ cent sales tax increase to become effective January 1, 2005. Measure assists in funding both staff and equipment necessary to maintain and improve police and fire protection within the City of Sonora (Measure I benefits for police and fire are addressed in *Sonora General Plan 2020* Chapter 6, Safety Element).

Funding from Measure I benefits public works by providing for the following:

- Two additional personnel
- Funding for infrastructure improvements including streets, sidewalks and storm drains
- Funding for capital equipment, safety equipment and supplies and facility enhancements

7.3. City Facilities

City facilities located within the city limits include:

Table 21: City Facilities & Services within the City of Sonora (Excluding Road Rights-of-Way)

Assessor's Parcel #	Address	Acres (approx)	Facility	Comments	Type
Ownership					
1-080-05	North Green Street at Snell	0.24	Vacant	Some parking, steep	Miscellaneous
1-080-36					
1-091-01	111 School Street	4.00	Public Works & Public Works Corporation Yard	252 parking spaces	Public Works & Bonanza Park monument
1-091-18	326 Washington Street		School Parking Lot Downtown Education Center		Parking Downtown Education
1-091-37	Snell & Wyckhoff	0.38	Red Church Parking Lot	36 spaces	Parking
1-120-25	West of Sonora Knolls & Beldon Manor Unit 1 (Alpine Lane) Subdivision	15.00	Dragoon Gulch Park	Trail and park	Park
See also: 34-100-04 34-090-07					
1-171-03	Behind Sonora City Hall	0.26	Green Street Parking	18 spaces	Parking
1-181-14	125 Washington Street	0.36	Fire Museum & Senior Lounge Rother's Corner Pocket Park Parking	13 spaces	Museum/Senior Lounge Park (Pocket) Parking
1-182-06	North of Sonora City Hall	0.21	Terzich Parking Structure	95 spaces	Parking
1-182-07					
1-182-08	94 North Washington Street	0.14	Sonora City Hall	City Administrative Offices, Planning Department, Building Department,	City administration

Assessor's Parcel #	Address	Acres (approx)	Facility	Comments	Type
1-202-01 1-202-03 1-202-04 1-202-05 1-202-15	North side of Sonora Creek between Washington Street and Green Street	0.22	Coffill Park	Special Programs, City Council Chambers Landscaped, benches	Park
1-202-13	Green Street, Adjacent to Coffill Park	0.11	Green Street Parking Lot	14 spaces	Parking
1-214-01 1-214-02 1-214-03 1-214-04	Adjacent to Bowling Alley/ Stewart and Lyons Streets	0.40	Oneto Parking Lot	50 spaces	Parking
1-217-05 1-217-07	Theall & Stewart	0.38	Drabkin Parking Lot	37 spaces	Parking
1-230-08	Western end of Jackson	4.52	City Cemetery	--	Cemetery
1-238-03 1-238-04 1-238-05 1-238-13	Cannot be located	0.00	Cannot be located	Cannot be located	Cannot be located
1-253-11	100 South Green Street	0.26	Police Department Ralph Grigsby Park	Law enforcement Animal Control Parking Control Children's play area, tables, public bathrooms	Police Department Park
1-253-21	Intersection of Stockton Road and Bradford Street	0.08	Foster Prospector Park	--	Park (Pocket)
1-255-04	Corner of Bradford and Norlin Streets	0.16	Norlin Street Parking	21 spaces	Parking
2-010-07	542 Stockton Rd.	1.65	Tuolumne County Visitor's Bureau & Film Commission	--	Visitor's Bureau

Assessor's Parcel #	Address	Acres (approx)	Facility	Comments	Type
2-010-68 2-010-70 2-010-73	Woods Creek Drive	4.10	Woods Creek Rotary Park	Tot lot, picnic facilities, tables, baseball field, par course	Park
2-152-05	Green Street, next to Art Center	0.30	Coffill Parking Lot	29 Spaces	Parking
2-152-61	250 South Washington	0.25	Sonora Opera Hall	--	Community Center
2-161-08	201 South Shepherd Street	0.33	Sonora Fire Station	--	Fire Station
2-161-12	Shepherd Street	0.30	Fire Station Parking Lot	40 Spaces	Parking
2-161-14	adjacent to Fire Station		Clancy Parking Lot		
2-162-04	201 Stewart Street	0.25	Storage (Former Marion Barber Senior Lounge)	Top story: parking , Bottom story: Storage for the Sonora Farmer's Market	Parking Storage
	Shepherd St., North of Mehun		& Shepherd Street Lot		
2-164-12	Stewart St., South of Mehun	0.19	Balestra Parking Lot	28 Spaces	Parking
34-090-07 See also: 1-120-25 34-100-25	West of Sonora Knolls & Beldon Manor Unit 1 (Alpine Lane) Subdivision	10.00	Dragoon Gulch Park	Trail and park	Park
34-100-04 see also 1-120-25 34-090-07	West of Sonora Knolls & Beldon Manor Unit 1 (Alpine Lane) Subdivision	10.00	Dragoon Gulch Park	Trail and park	Park
44-070-02	Greenley & Lyons Bald Mountain Roads	10.00	New City Cemetery aka Mountain Shadow Cemetery	--	Cemetery
56-020-43	Intersection of Stockton Road and Highway 108	24.50	Vacant	Vacant	Vacant
56-590-02	1140 Southgate North of Tuolumne	26.35	Storage	Storage	Storage

Assessor's Parcel #	Address	Acres (approx)	Facility	Comments	Type
	Utility District Wastewater Treatment				
Confidential	Confidential	0.13	Shelter	--	Shelter
Subtotal City Ownership		115.07			
Easements or leased					
2-151-10	Church and Washington Streets	0.14	Unocal Parking Lot	15 Spaces	Parking
35-230-43	Salvation Army	0.47	Landscaped Easement	--	Park (Pocket)
35-230-44	North Highway 49				
56-090-16	Adjacent to Restano Way	0.03	Wrights Tire Parking Lot	7 Spaces	Parking
56-170-04	Greenley Road South	0.01	Landscaped area	--	Park (Pocket)
No #	North Washington St. – Landscaped Area Welcome to Sonora (and Columbia Way)	0.01	Landscaped area	--	Park (Pocket)
Subtotal (Easements)		0.66			
Total – City of Sonora		115.73			

7.3.1. Parking

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

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

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

Table 22: City of Sonora Off-Street Parking Facilities

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

/b/ Permit parking only

On-street public parking is available on segments of the following streets:

Table 23: City of Sonora On-Street Parking

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

The City of Sonora maintains a parking district. Parking district boundaries are included in *General Plan 2020* **Appendix 2A**.

7.4. County Facilities

Tuolumne County enacted a Tuolumne County Services Impact Mitigation Fee (CSIMF) in February, 1991 to support the provision of administrative, public protection, recreational, health, sanitation, public assistance, education (i.e., library) and other public capital facilities and services. The fee also is collected on building permits issued within the city limits.

Table 24: County Facilities & Services within the City of Sonora (Excluding Road Rights-of-Way)

APN	Address (Physical)	Acres (approx)	Facility	Comments	Type
1-020-04	423 North Washington	0.68	District Attorney	Incorrect site address in assessment record	Law Enforcement
1-170-01	423 Shaws Flat	0.39	Courthouse	--	Law Enforcement
1-173-03	41 West Yaney	0.39	A.N. Francisco Building	Community Development Department: Fire Protection Building Division Planning Division	County Services
	48 West Yaney			Public Works Environmental Health	
1-180-01	Washington and Jackson Streets	0.26	Courthouse Park	--	Park
1-183-06	9 North Washington	0.24	Memorial Hall (note: Veteran's Services located at 20100 Cedar, outside city limits)	Veteran's Hall	Veterans
1-184-09	44, 46, 52, 60 North Washington	0.35	Superior Court UC Cooperative Extension Ag Extension Recreation Dpt. & Senior/Youth Partnership Pocket Park	--	Law Enforcement County Services UC Cooperative Extension Park (Pocket)
1-238-14	28 Lower Sunset	0.38	Sheriff's Department	--	Law Enforcement

APN	Address (Physical)	Acres (approx)	Facility	Comments	Type
1-242-04	175 Yaney 229 Jackson	0.15	Jail Tuolumne County Facilities Management	--	Public Works
1-251-05	158 West Bradford	0.28	Tuolumne County Museum & History Center	Former jail	Museum
1-257-05	2 South Green Street	0.36	Genealogy County Administration	Administrator, Board of Supervisors, Tax Collector, Assessor etc.	Administration
2-181-03	465 South Washington	0.63	Probation Dpt. Juvenile Justice Commission	Former Library	Law Enforcement
2-210-20	450 Stewart St. 175 South Fairview Lane	1.36	Tuolumne County Superintendent of Schools Office	--	Education
44-150-31 45-150-32 44-430-10	Greenley Road 480 Greenley (Library) 480-90 Greenley (Archives) 540 Greenley (Seniors)	23.24 28.40	Special Education Office Sonora Elementary School 49er Rotary Park County Library (Main Branch) Senior Center County Archives	-- Skate park, children's adventure park, lawn, steam donkey, picnic tables Library/a/: 15,456 square feet	Education/School Services, Park, Senior Center, Archives
56-082-06 56-083-05	732 South Barretta Across from Youth Center	0.84 0.41	Youth Center Vacant (used for parking at Youth Center)	-- --	Youth Center Parking
56-090-30 56-150-15	101 Hospital Road End of East Live Oak Rd.	3.47 0.50	Tuolumne General Hospital Tuolumne County Cemetery	-- --	Hospital Cemetery
Subtotal Ownership		62.33			
Leased or Easement					
1-236-04 1-236-05	Elm Street & Yaney Street	0.14	Sheriff's Dpt. Annex	Leased	Law Enforcement

APN	Address (Physical)	Acres (approx)	Facility	Comments	Type
1-183-03	39 N. Washington, Suite A	0.01	Clerk & Elections Fictitious Business Names Passports Voter Registration	--	Services
44-560-04	975 Morning Star	0.25	Dpt. of Child Support	--	Law Enforcement
1-182-11	68-72 Washington	0.01	Law Library	--	Law
56-090-08	197 Mono Way	1.29	Tuolumne County Behavioral Health & Recovery Services	Leased (from Diestel)	Services
Subtotal Leased/Easement		1.7			
Total County Facilities		64.03			

/a/ The Tuolumne County General Plan establishes a level of service for libraries throughout Tuolumne County of 325 square feet (gross floor area) per 1,000 population. For the county's estimated 2020 population of 97,096, an additional 13,851 square feet of library facilities will be required countywide. A portion of this is likely to be needed at the Sonora Main Library.

Note: Assessor's Parcel 56-570-19, located adjacent to Sullivan Creek and part of the future Sullivan Creek Park is within the City of Sonora sphere of influence and totals 5.99 acres.

7.5. State Facilities

In addition to Highway 49 and Highway 108, the State of California has the following facilities within the city limits:

Table 25: State Facilities & Services within the City of Sonora (Excludes Transportation Rights-of-Way)

APN	Address	Acres (approx)	Facility	Comments	Type
2-010-04	2 South Forest Road 220 Southgate Drive.	4.63	California Division of Forestry and Fire Protection	--	Forestry & Fire Protection
2-020-08		21.40	29th Agricultural District	--	Mother Lode Fairgrounds Parking Lot
2-080-2			Mother Lode Fairgrounds	--	
2-080-03					
2-080-04					
2-090-45	885 Morningstar	0.25	California Dpt. of Motor Vehicles	Leased	DMV
56-020-39					
56-020-41					
44-560-02					
56-170-04	785 Mono Way	1.60	Caltrans Yard	--	Currently abandoned
Total: State Facilities		27.88			

7.6. Federal Facilities

Table 26: Federal Facilities & Services within the City of Sonora

APN	Address	Acres (approx.)	Facility	Comments	Type
1-184-09	52 Washington	0.01	University of California Cooperative Extension Farm & Home Advisor	Leased	University of CA
2-010-03	10 S. Forest	2.14	United States Forest Service – Corporate Yard	--	Forest Service
1-217-01	83 South Stewart	0.01	U.S. Post Office Downtown Substation	Leased	Post Office Military Recruiting
56-090-24	781 South Washington	0.86	Army, Navy, Marines- Recruiting Office U.S. Post Office Main Branch	--	Post Office
Total – Federal Facilities		3.02			

7.7. Other Facilities

Table 27: Other Facilities & Services within the City of Sonora: Schools, Utilities, Hospitals

APN	Address	Acres (approx.)	Facility	Comments	Type
Schools/a/					
1-011-17 1-012-03 35-230-12 35-230-06	430 North Washington	23.23	Sonora Union High School/b/	Recreation facilities: Football, track and field, tennis courts, baseball field, pool, picnic areas; (12 acres total)	School – Public High School
2-160-04 2-160-03 2-170-06	251 South Barretta	8.50	Cassina High School (Sonora Dome) Sonora Parent Nursery School	Recreation facilities: Lighted baseball diamond, soccer field (3.9 acres total)	School – Public Continuation, vocational School – Public Nursery
2-010-33	80 North Forest Road	2.02	Mother Lode Adventist Junior Academy (private)	--	School - Private
44-150-38 44-150-24	830 Greenley Road	23.24	Sonora Elementary School/c/	Recreation facilities: Swings, sandbox, jungle gym, hard courts, soccer/football/baseball play field, PM club (6.5 acres total)	School – Public Elementary
Subtotal Schools		56.99			
Communications (phone, internet, radio) – Excluding printed media					
2-010-58	142 Ponderosa Drive	2.07	Pacific Bell	Leased	Telephone Internet

APN	Address	Acres (approx.)	Facility	Comments	Type
2-152-50	340 South Washington	0.20	KVML/Clarke Broadcasting Corp	--	Radio
2-165-12	301 Shepherd	0.25	Mother Lode Internet Clarke Broadcasting Corp.	--	Internet
2-181-21	31 William Street 420 Stewart	0.44	Pacific Bell	--	Telephone Internet
56-150-25	231 Hospital Road	0.15	Sonnet	--	Internet
Subtotal Communications		3.11			
Tuolumne Utilities District (Water/Sewer)/d/					
1-080-34	Bonanza	0.34	Tuolumne Utilities District Sewer Easement	--	Wastewater
44-020-22	Through BLM parcel	0.15	Easement	--	Water
44-020-23	44-020-21 west of Bald Mountain Road North				
44-140-08	520 Bald Mountain	4.80	Tuolumne Utilities District Water Treatment, Water Tank	--	Water
56-590-05	1400 Southgate	21.24	Tuolumne Utilities District Wastewater Treatment	--	Wastewater
Total Tuolumne Utilities District		26.53			
Hospitals					
44-170-06	1000 Greenley Road	11.46	Sonora Regional Medical Center	Chapter 6, Safety Element, describes the medical services offered by the facility.	Hospital
56-090-30	101 Hospital Road	3.47	Tuolumne General Hospital	--	Hospital
Subtotal Hospitals		14.93			
Central California Conference Association, Seventh-Day Adventist/Sonora Community Hospital/Sonora Regional Medical Center					
1-120-19	92, 94, 96, 98, 95	14.02	Rentals (offices, residential), play fields	--	Rentals, school play fields
1-120-30	North Forest Road and various				

APN	Address	Acres (approx.)	Facility	Comments	Type
1-201-11	229 South Washington Street	0.05	Central California Bank	--	Bank
1-290-15	449 Alpine Lane (309 Live Oak Terrace)	0.30	Residence	--	Residence
1-290-21	415 Alpine Lane	0.30	Residence	--	Residence
2-010-33	80 North Forest	2.02	School	Private	School
2-010-69	87 North Forest	1.09	Offices	--	Offices (medical)
2-010-72					
2-010-71	40 North Forest	2.79	Church	--	Church
2-020-04	206 Sylvan Lane	0.60	Offices	--	Offices (medical)
2-020-05	7 Sylvan Lane	0.68	Offices	--	Offices (medical)
2-020-10	End of Forest Road	0.20	Chaplain's house	--	Church
2-020-15	End of Forest Road	2.58			
2-020-21	60 North Forest Road	0.73	School gym	--	Gym/School
2-210-23	180 S. Fairview	0.01	Offices	--	Offices (medical)
2-210-36	193 S. Fairview	1.13	Sierra Medical	--	Offices (medical)
2-210-37	161 Forest	0.63	Offices	--	Offices (medical)
2-210-38	179 South Fairview	2.08	Sierra Hospital	--	Medical
2-220-04	1 South Forest Road	5.53	Former Sonora Community Hospital	--	Medical
44-170-06	1000 Greenley Road	11.46	Sonora Regional Medical Center & Medical offices	Chapter 6, Safety Element, describes the medical services offered by the facility.	Hospital
44-170-13					Medical offices
56-130-17	Guzzi Lane	5.45	Medical Offices	--	Medical Offices
56-130-21			Parking		Parking
56-130-22 (roadway)					
Total Central CA Chapter Assn.		51.65			
Other Services					
2-181-27	514 South Stewart	--	Mountain Women's Resource Center	Support for female victims of domestic	Community Assistance

APN	Address	Acres (approx.)	Facility	Comments	Type
1-258-12	53 West Bradford	--	Central Sierra Planning Council	violence; women's support services Regional Planning	Regional planning agency
1-053-12	427 North Washington	--	Amador-Tuolumne Community Action Agency	HeadStart, energy assistance, food bank, community assistance	Community Assistance
1-241-29	341 Jackson	0.31	David Lambert Community Drop-in Center	Leased	Services
Total Other Services		0.31			
Total: Other		125.11/e/			

/a/ In addition, there are numerous home schools located within the city. The Amador-Tuolumne Community Action Agency also operates a Head Start Pre-School Program at Sonora Elementary School. Columbia College offers community classes at the Downtown Education Center.

/b/ Sonora Union High School owns 136.96 acres on the southwest corner of Tuolumne and Wards Ferry Roads (Assessor's Parcel 97-130-04) for potential future expansion relocation of portions of the campus.

/c/ Sonora Elementary School has indicated that future expansion is likely. Tuolumne County owns Assessor's Parcel 44-430-10, a 14± acre parcel which has been identified as a possible site for future school expansion.

/d/ The Tuolumne Utilities District Water Tank located at 19757 Greenley, Assessor's Parcel 44-430-02 is adjacent to (but outside of) the Sonora City Limits.

/e/ Adjusted for duplicate entries. Total with duplicate entries equals 153.52 acres.

7.7.1. Cemeteries

There are six cemeteries located within the city limits, three are maintained by special districts, two are maintained by the City of Sonora and one is owned by Tuolumne County:

- Masonic Cemetery- Golden Street and Cemetery Lane (APN 2-201-14)
- Odd Fellows Cemetery-High Street (APN: 2-182-20)
- Sonora Hebrew Cemetery – Yaney (APN: 1-238-12)
- Mountain Shadow Cemetery/New City Cemetery – Lyons Bald Mountain Road (APN: 44-070-02)
- Old City Cemetery- West end of Jackson Street (APN: 1-230-08)
- Tuolumne County Cemetery – End of East Live Oak (APN: 56-150-15)

7.7.2. Water

7.7.2.1. WATER QUALITY

Sonora is located in the Upper Tuolumne River Watershed (#18040009). Water quality within Sonora is regulated by the State Regional Water Quality Control Board's Central Valley Region 5. There are currently no waters designated as impaired pursuant to Section 303(d) of the Federal Clean Water Act within the Upper Tuolumne River Watershed either above or immediately below Sonora.

Primary waterways identified by the United States Geological Survey (USGS) within the city's sphere of influence are:

Table 28: Waterways City of Sonora Sphere of Influence

Drainage Name	United States Geological Survey Classification	Description of Reach
Woods Creek	Perennial	<p><i>Headwaters:</i> Originates on the northwestern slope of Yankee Hill, north of Big Hill Road approximately 1/4 mile west of the intersection of Big Hill and Yankee Hill Roads in T2N, R15E, Section 8.</p> <p>Enters Don Pedro Reservoir after merging with Sullivan Creek approximately 1-1/4 miles east of the Hwy. 120/Simms Road intersection and approximately 0.67 mile west of Jacksonville Road in T1N, R14E, Section 34 and T1S, R14E, Section 3.</p>
Sonora Creek	Intermittent	<p><i>Headwaters:</i> Originates on the northeastern slope of Bald Mountain in T2N, R15E, Section 17, approximately 0.2 mile east of Bald Mountain Road North.</p> <p>Enters Woods Creek at the north entrance to the Mother Lode Fairgrounds in T2N, R14E, Section 36.</p>
Dragoon Gulch	Intermittent	<p><i>Headwaters:</i> 2,000 ft. north of Racetrack Road at the 2,000'± contour in T2N, R14E, Section 26.</p> <p>Enters Woods Creek at Woods Creek Park in T2N, R14E, Section 36.</p>
Sullivan Creek	Perennial	<p><i>Headwaters:</i> Near Sugar Pine in T2N, R16E, Section 3 becoming perennial in T2N, R16E, Section 8 near Brentwood Park.</p> <p>Empties into Don Pedro Reservoir after merging with Woods Creek approximately 1-1/4 miles east of the Hwy. 120/Simms Road intersection and approximately 0.67 mile west of Jacksonville Road in T1N, R14E, Section 34 and T1S, R14E, Section 3.</p>
Shaw's Flat Ditch	Perennial	<p><i>Headwaters:</i> Phoenix Reservoir, T2N, R15E, Section 28.</p> <p>The ditch was piped in 1992 from the Phoenix Reservoir and the Sonora Water Treatment Plant. However, flowing water is maintained in</p>

Drainage Name	United States Geological Survey Classification	Description of Reach
		the original ditch from Chaparral Rd, through the Greenley Basin, through the Sonora Water Treatment plant and north to the Pedro Wye then southwest to the Table Mountain Ditch (aka O'Neil Ditch) which empties into O'Neil Reservoir in T1N, R14E, Section 4 off Rawhide Road.
Jamestown Ditch	Piped	<i>Headwaters:</i> Formerly branched off the Shaws Flat Ditch in T2N, R15E, Section 32, approximately 1/3 mile north of the Sullivan Creek Bridge. The ditch has been piped and water no longer flows through any segment of this ditch (Klynn, 10/6/2004).

Other water bodies within the city's planning area include:

- Tuolumne Utilities District Sonora Water Treatment Plant (Bald Mountain)
- Tuolumne Utilities District Sonora Reservoir (end of Reservoir Road)
- Tuolumne Utilities District Wastewater Treatment Plant ponds

7.7.2.2. NON-POINT SOURCE POLLUTION

Non-point source pollution includes contaminants which enter surface or ground water through runoff and/or filtration. Sources of these discharges are normally multiple and/or widely spread. In comparison, point source pollution includes contaminants which enter surface or ground water from a specific known (usually single) source (e.g., a factory).

Sources and types of non-point source discharges common in urban runoff which could be present in city's waterways as runoff are detailed in *General Plan 2020 Appendices 4E* and *4F*. They include: fecal coliform bacteria, phosphorous, insecticides, herbicides, pesticides, DDT, chlordane, dieldrin, volatile organic compounds, traces of cadmium, traces of lead, traces of zinc, traces of mercury, zinc, polycyclic aromatic compounds (PAHs), organochlorine compounds and PCBs.

The Tuolumne County Environmental Health Department (Division of Environmental Health) performed water quality sampling for total coliform and fecal coliform bacteria in various locations along Woods Creek and Sonora Creek between 2001 and 2003. The Tuolumne Utilities District performed some bacteriological sampling in Woods Creek, Sullivan Creek and Sonora Creek in 2001. The results of TUD and Tuolumne County Health Department (Division of Environmental Health) water quality sampling from 2001-2003 are summarized in *General Plan 2020 Appendix 4G*.

Coliform is a type of bacteria which may, in itself, pose no threat to health, but may indicate the presence of other disease-causing agents in water. The bacteria normally occur in low levels in surface waters (e.g., lakes, beaches, streams). Fecal coliform and *E. coli* (a coliform) are bacteria whose presence indicates that the water may be contaminated with human or animal wastes which can cause diarrhea, cramps, nausea, headaches, or other symptoms posing a special health risk for infants, young children, and people with severely compromised immune systems.

The California Department of Health Services has established the following draft guidelines (March, 2004) for maximum concentrations of total coliform and fecal coliform for beach use (i.e., surface waters):

Total Coliform: 10,000 most probable number (mpn) per 100 milliliter (ml)
Fecal Coliform: 400 mpn per 100 ml

The results of water quality sampling performed by TUD and the Tuolumne County Environmental Health Department for surface waters (*General Plan 2020 **Appendix 4G***) indicate that levels of fecal coliform in Sonora Creek and Woods Creek within the city limits and within the city's sphere of influence, regularly have exceeded state guidelines—sometimes by significant amounts. The *Tuolumne County Water Quality Plan*, completed in February, 2007 identifies the following as potential causes of high coliform readings found countywide: failing septic systems and unobstructed grazing practices.

The coliform standard for treated drinking water is governed by the United States Environmental Protection Agency. EPA drinking water standards are violated when water samples test positive in more than one or more than 5.0% of monthly sampling for total coliforms (dependent upon the size of the water system). Water systems with confirmed positive tests for the presence of fecal coliform (in any amount) are in violation of EPA drinking water standards.

TUD's Sonora/Jamestown Water System serves a population of approximately 13,042 per the USEPA Safe Drinking Water Information System (SDWIS) as of July 17, 2004. TUD's water quality report for the Sonora/Jamestown system in 2003 (TUD, 2004) records no violations of drinking water standards for coliform in the system. However, sampling in 1992-1993 indicated some lead and copper contamination within the system. Lead and copper levels have been brought into compliance per the EPA's SDWIS system website (<http://oasub.epa.gov/enviro>).

*NOTE: Tuolumne County completed the Foothill Watershed Assessment and Tuolumne County Water Quality Plan in February, 2007. A summary of water quality measurements taken within creeks within the Sonora Sphere of Influence during 2005-2006 is included in Sonora General Plan 2020 **Appendix 4G**.*

7.7.2.3. WATER QUANTITY

The city's primary water source is public water supplied by the Tuolumne Utilities District (TUD). TUD maintains three water storage facilities within or adjacent to the city limits:

- Greenley Road water tank adjacent to Sonora Hills – 2.7 million gallons storage
- Sonora Water Treatment Plant water storage tanks on Bald Mountain Road - Storage capacity 2 million with potential expansion to 3 million gallons
- Sonora Reservoir at the end of Reservoir Road – 60,000 gallons

General Plan 2020 **Section 4.9.1.4** (herein) details the city's estimated water needs through 2020.

TUD anticipates that new development throughout the county and in the city will receive service commitments for water based on timed agreements established on a "first come, first serve" basis.

7.7.3. Sewer Facilities

TUD provides public sewer service to the majority of the city. TUD operates a sewer treatment plant in the southwestern corner of the city adjacent to city-owned property - (Sonora Wastewater Treatment Plan – WWTP).

The facility currently provides service to 23,000± people with a design capacity of 2.6 million gallons per day (mgd). The average dry weather flow at the facility is approximately 1.6 mgd. The plant produces secondary treated and disinfected effluent is discharged to a large storage reservoir, Quartz Reservoir, prior to distribution for reclamation by agricultural end-users.

During winter months, input at the WWTP may increase to 2.6 mgd exceeding the facility's capacity to clarify and digest the input. This "overflow" has resulted in a limited number of spills into Woods Creek.

An expansion of the facility's sewage treatment processing system is underway. TUD has adopted a reclamation strategy, currently under review by the state that includes:

- 1) Seeking easements over or acquisition of additional lands to allow for disposal of biosolids (some new easements and expansions of existing sites already has occurred)
- 2) Increasing storage capacity (140± acres has been acquired for additional storage expected to come on-line in approximately 5 years)
- 3) An application (currently under state review) to reinstate discharges into Woods Creek

General Plan 2020 Section **4.9.1.2** (herein) details the city's estimated wastewater demands through 2020.

Private septic systems are regulated through the Tuolumne County Environmental Health Department and are of limited distribution. Private systems are concentrated southwest of J.S. West and Symons and near the northern city limits with limited numbers scattered in areas outside the public sewer service areas. Thin soils and porous rock (e.g., limestone) are two identified hazards associated with failed septic systems within the city's sphere of influence. However, age has been the primary reason for septic system failure within the city according to the Tuolumne County Environmental Health Department. Most of these older failing systems have been replaced with public sewer service from TUD.

7.8. Goals, Policies and Implementation Programs

Goal:

- 7.A Maintain the City of Sonora as the county's center for the provision of public services and facilities while sustaining levels of city-provided police, fire, administrative and public works services and infrastructure.

Policies:

- 7.A.1 Maintain or increase the levels of service currently available within the City of Sonora for police protection, fire protection, administrative services and public works facilities and infrastructure.
- 7.A.2 Maintain or improve the existing condition of city-owned facilities.
- 7.A.3 Recognize the need to accommodate future expansion and relocation plans of schools, county, state, federal and other service providers within the city limits.
- 7.A.4 Continue to recognize the need to accommodate county residents, workers, and visitors as well as city residents in planning for infrastructure improvements and levels of service.
- 7.A.5 Continue to pursue funding for public facilities and city services which spreads the cost of providing such facilities and services to all beneficiaries.
- 7.A.6 Maintain a cooperative relationship with the Tuolumne Utilities District and continue to participate in planning efforts that involve the provision of water and sewer services to the city.

Implementation Programs:

7.A.b *Maintain Public Facilities Funding*

Continue to seek and maintain a reliable source of funding in support of public facilities within the city limits.

7.A.c *Participate in School Expansion/Relocation Planning Efforts*

Participate in planning efforts to expand or relocate school facilities within the city limits and encourage the following in those planning efforts:

- i. Joint use of school and park facilities
- ii. Integration with bike lanes, pedestrian facilities
- iii. Linkages to nearby residential areas through installation of bike lanes, pedestrian facilities
- iv. Location of schools within residential areas

7.A.d *Continue to Support Maintenance of an Education Center*

Continue to cooperate with applicable agencies on the location of an education center in the city through continued active participation by the city on the Board of Directors of the Amador-Tuolumne Community Action

7.A.e *Continue to Participate in the County Services Impact Mitigation Fee Program*

Continue to participate in the Tuolumne County Services Impact Mitigation Fee Program, or equivalent, to support the continued provision of county services which benefit city residents.

7.A.f *Provide Updated Land Use Data for Water and Sewer Master Planning Efforts*

Provide the Tuolumne Utilities District (TUD) with updated land use data from *Sonora General Plan 2020* in conjunction with updates of the Land Use Element to ensure that appropriate data is used by TUD in planning for future water and sewer needs of the city.

7.A.g *Review Water and Sewer Master Plans*

Continue to review water and sewer master plans prepared by the Tuolumne Utilities District (TUD) to ensure that projected water needs, repairs, replacements and additions to water and sewer infrastructure and distribution facilities are compatible with city land use plans.

7.A.h *Coordinate Project Review*

Continue to notify the Tuolumne Utilities District (TUD) of pending projects, as an advisory agency, within the city limits. Consider all

comments and requirements received from that agency prior to project approval.

7.A.i ***Require Public Water Service for all New Development***

Continue to require public water service for all new development, except as otherwise provided in the municipal code. Continue to require new development to confirm the availability of an adequate water supply and adequate facility capacity for wastewater treatment and disposal for new development by requiring written confirmation from affected utility agencies prior to approving new development.

The City of Sonora shall continue to monitor the status of TUD's efforts to increase wastewater treatment and disposal capacity. Should the state reject TUD's plan or critical portions of the Tuolumne Utilities District Reclamation System Improvements Feasibility Study (as that study may be amended) for increasing system capacity such that it would limit TUD's ability to provide adequate wastewater treatment or storage, then the city will cooperate with TUD and the state to regulate the rate of new development in accordance with TUD's capacity to provide wastewater service.

7.A.j ***Require Public Sewer Service for all New Development***

Continue to require public sewer service for all new development, except as otherwise provided in the municipal code.

7.A.k ***Keep Appraised of Future Expansion/Relocation Plans of Service Providers***

Continue to keep appraised of the future expansion or relocation plans of schools, county, state, federal and other service providers located within the city as necessary to accommodate those plans in future updates of the *Sonora General Plan 2020*.

7.A.l ***Require Connections to Public Sewer***

Require connections to public sewer for new development where reasonably available or where potential harmful area wide impacts to groundwater exist based on known hazards as a result of outdated private systems.

7.A.m ***Facilitate the Establishment of New or Expansion of Existing Water Storage Facilities and Support Upgrading the Water Distribution System within the City's Sphere of Influence for Emergency Services***

Support proposals to create new or expand existing water storage facilities for the purposes of improving emergency services and emergency preparedness. Support proposals to improve the city's water distribution system for the purposes of improving emergency services and emergency preparedness.

7.A.o ***Investigate Establishment of New Water Storage Facilities and Upgrades to the City's Water Delivery Infrastructure***

In cooperation with the Sonora Fire Department and the Tuolumne Utilities District (TDU), assess the benefits of and identify additional locations for new water storage facilities. Estimate the costs of establishing these new facilities and estimate the capacity needed within new water storage facilities sufficient to meet the demands of the city during emergency situations. In addition, identify those locations where water lines are insufficient to deliver adequate fire flow and evaluate the cost and potential funding sources to enlarge, extend, looping, rehabilitate or undertake related actions as necessary to deliver sufficient fire flow within the city limits.

Chapter 8. Air Quality

8.1. Requirements

An Air Quality Element is an optional element for a general plan. However, because air quality must be addressed as part of the environmental review process pursuant to the California Environmental Quality Act [(CEQA), Public Resources Code Sections 21000 et. seq.] and Appendix G of the State CEQA Guidelines¹³, many local governments include an Air Quality Element as part of their general plan. The City of Sonora included an Air Quality section within the Conservation and Open Space Element of the 1986 Sonora General Plan.

The Federal Clean Air Act (of 1970, amended 1990¹⁴) and the California Air Resources Board's California Air Pollution Control Laws (a.k.a. *The Bluebook*)--establish the standards for air quality for the state and the nation. Jurisdictions which exceed established thresholds must prepare an Air Quality Management Plan detailing how that jurisdiction will reduce polluting air emissions as necessary to achieve adopted standards for air quality.

8.2. Issues and Opportunities

The City of Sonora enjoys some of the best air quality in the state. However, population increases within the city, county and throughout the state add to the number of air polluting sources and activities which include: vehicles, traffic congestion, open burning, wood-burning stoves, grading/heavy construction equipment, control/prescriptive burns and wildland fires. Pollutants transported from the San Joaquin Valley and Bay Area further degrade air quality within the city.

Sonora is located in the Mountain Counties Air Basin. The California Air Resources Board (CARB) operates an air quality monitoring station within the city limits on Barretta Street. Based on data gathered from this station, the City of Sonora's air quality is affected by elevated levels of both ozone and carbon monoxide.

8.2.1. Ozone

Ozone is created by a chemical reaction between hydrocarbons (i.e., volatile organic compounds, or VOCs) and nitrogen oxides (NO_x) in the presence of sunlight. Major sources of nitrogen oxides and hydrocarbons are combustion such as that found in factories and automobiles, gasoline vapors and the evaporation of solvents and fuels. Health effects of ozone include eye irritation and damage to lung tissues. Ozone also damages various materials including plants resulting in damage to city landscaping projects, heritage trees and other vegetation.

The state and federal air quality standards for ozone are:

¹³ Per State CEQA Guidelines Appendix 8, a significant adverse impact is assumed to exist if a project will contribute to or result in the violation of any ambient air quality standards

¹⁴ 42 United States Code 7401 et seq; and 42 Code of Federal Regulations 50 et seq.

Table 29: State and Federal Ozone Standards

Pollutant	Averaging Time	Federal Primary Standard (parts per million)	State Standard (parts per million)
Ozone	1-hour	0.12 ppm	0.09 ppm

These ozone standards are being exceeded within the city and county. Because ozone creation involves sunlight, the highest ozone readings within the City of Sonora normally occur during the warm months between June and mid-September at the following rates:

Table 30: Number of Days Sonora has Exceeded State or Federal Air Quality Standards for Ozone (CARB Barretta Street Station)

Year	Federal 8-hr Standard	Federal 1-hr Standard	State 1-hr Standard
1992	1	0	2
1993	6	0	5
1994	7	0	7
1995	10	1	8
1996	13	0	20
1997	6	0	6
1998	23	0	19
1999	11	1	11
2000	4	0	7
Total Days Standard Exceeded Since 1992	81	2	85

When pollutant levels exceed state and/or federal standards on a regular basis, the area is designated by the state and federal regulatory agencies as a non-attainment area. This designation requires the affected jurisdiction to prepare an Air Quality Plan to reduce the levels of the high-concentration pollutants. Tuolumne County is non-attainment for the state 1-hour ozone standard and, potentially, for the federal 8-hour ozone standard. Tuolumne County currently is required to submit a State Implementation Plan (SIP) to Environmental Protection Agency (EPA) by June 15th, 2007. However, due to pending litigation (the D.C. Court of Appeals vacated the 8-hr

Ozone Implementation Rule), this requirement may change. The Tuolumne County Air Pollution Control District anticipates that the SIP will not include requirements for indirect sources and that CEQA thresholds countywide (including the city) will remain at 100 tons/year and 1,000 pound/day. In addition, the TCAPCD expects to adopt several new rules in 2007 addressing stationary sources.

Despite these measures, however, the primary source of ozone in the area remains transport of O₃ from the San Joaquin Valley and the Bay Area into Tuolumne County. Even with an Air Quality Plan (or State Implementation Plan), the city and county would be unable to effectively reduce O₃ originating outside of Tuolumne County.

8.2.2. Carbon Monoxide

Carbon monoxide gas is formed by the incomplete combustion of fuels. The primary sources of carbon monoxide in Sonora are automobiles, traffic congestion, smoke from wood-burning stoves, wildland fires and heavy construction equipment. At high concentrations, carbon monoxide reduces the amount of oxygen in the blood resulting in heart difficulties, reduced lung capacity and impaired mental abilities. The highest carbon monoxide readings within the City of Sonora normally occur during the cold months between November and February. Since monitoring began in 1992, the City of Sonora has exceeded neither the state nor federal standards for carbon monoxide concentrations.

Table 31: State and Federal Carbon Monoxide Standards

Pollutant	Averaging Time	Federal Primary Standard (parts per million)	State Standard (parts per million)
Carbon Monoxide	8-hour	9.0 ppm	9.0 ppm
	1-hour	35.0 ppm	20 ppm

However, certain “hot spots,” or areas with high levels of carbon monoxide, have been identified within the City of Sonora. For example, the intersection of Stockton Road and Washington Street is known to have elevated CO levels due to vehicle emissions trapped within the “canyon” created by buildings trapping vehicle exhaust at this intersection. In addition, during the winter months, smoke from wood-burning stoves may become trapped and concentrated within the low-lying Sonora basin which is bounded to the west and east by hillsides. The highest carbon monoxide reading for the Sonora area recorded since 1992 was 5.46 parts per million recorded on October 20, 1998, during the Paper Ridge Fire.

8.2.3. Suspended Particulate Matter (PM 2.5)

A 2001 decision by the U.S. Supreme Court will result in the establishment of air quality standards for PM 2.5 by the U.S. Environmental Protection Agency in the near future. One of the primary sources of PM 2.5 is smoke from wood-burning stoves. It is anticipated that PM 2.5 monitoring will begin within the City of Sonora in the near future and will provide another incentive to address the use of wood-burning stoves in the area.

8.2.4. Other

Other pollutants which can degrade air quality include: suspended particulate matter (PM-10), nitrogen dioxide, sulfur dioxide, and lead. These pollutants are not currently considered a threat to the City of Sonora and are not regularly monitored.

The following goals, policies and implementation programs are intended to maintain and improve the air quality within and around the Sonora area by reducing or eliminating the source and cause of air pollutants generated within and around the city limits.

8.3. Goals, Policies and Implementation Programs

Goal:

- 8.A Maintain and improve air quality to ensure the health and safety of residents and to continue to attract tourists and other sources of economic development while maintaining the area's quality of life.

Policies:

- 8.A.1 Reduce traffic congestion and vehicle trips.
- 8.A.2 Minimize emissions from heating devices.
- 8.A.3 Reduce air emissions created by open burning of vegetation.
- 8.A.4 Participate in regional planning efforts aimed at improving air quality.

Implementation Programs:

- 8.A.a ***Promote Construction, Establishment and Use of Alternative Transportation Facilities***

Promote and facilitate the construction of pedestrian facilities and bike paths connecting schools and high density residential areas and between commercial centers and nearby high density residential areas. Provide bike racks and/or bike storage facilities in downtown Sonora. Require new commercial development located adjacent to designated non-motorized trails and bike paths to provide bike racks.

- 8.A.b ***Support Alternative Transportation Routes***

Continue to provide city support for construction of alternative transportation routes which ease congestion and reduce idling time at intersections thereby improving air quality. Alternative routes which could achieve this goal include, but are not limited to, Cabezut Road extension, North/South Connectors (including consideration of routes connecting Jamestown to the North County, East Sonora to Columbia,

routes within the city limits) and other alternative routes as identified in the Regional Transportation Plan.

8.A.f ***Support Energy Conservation***

Promote residential and commercial construction design which incorporates passive solar heating, supplemental solar water heaters, energy efficient lighting, additional weather stripping, additional insulation or similar energy-conserving features. Promote incentive programs for projects which incorporate these features at a level which contributes to the maintenance of the area's air quality.

8.A.g ***Partner with ATCAA and Energy Providers to Attain State and Federal Air Quality Standards***

Establish a partnership with the Amador-Tuolumne Community Action Agency (ATCAA) and energy providers to expand the use of EPA-Certified heating devices and to replace or repair stoves which do not meet state and federal air quality standards within the City of Sonora (i.e., those reducing smoke emissions) through ATCAA's energy program. Include provisions within Community Development Block Grants and similar funding proposals for residential rehabilitation programs which improve air quality by reducing emissions through the installation of EPA-Certified heating devices or which repair or replace existing heating units as necessary to achieve EPA air quality standards.

8.A.h ***Promote Alternatives to Open Burning for Biomass Disposal***

Promote alternatives to open burning of yard debris and construction clearing. Continue city pick-up of yard debris. Support efforts to establish a biomass disposal site near the City of Sonora. Consider establishing a site within the city limits for biomass disposal to be chipped and used in city landscaping projects.

8.A.i ***Facilitate an Air Quality Demonstration Show***

Partner with the local Resource Conservation District (RCD) to acquire US Department of Agriculture Natural Resource Conservation Service EQIP funding to sponsor an Air Quality Demonstration Show utilizing area merchants and local, state and federal agencies to provide demonstrations of equipment, materials and provide education which facilitates the use of alternatives to open-burning for biomass disposal. Demonstrations may include alternative dust control methods (road sealants, crushed pistachio hulls), chipping/brushing and shredding machines and funding sources for these activities, low emission yard equipment, electric vehicles, and use and sale of wood chip products.

8.A.j ***Participate in Regional Planning Efforts and Implement Adopted Plans where Mandated by Law***

Provide representation from the City of Sonora at regional planning events which address the issues and opportunities available for effective air quality management. Participate in planning efforts to prepare and implement a regional Air Quality Plan or State Implementation Plan (SIP) and implement those components applicable to the City of Sonora and as prescribed by state and federal regulations and continue to comply with the rules set forth by the TCAPCD.

Chapter 9. Cultural Resources

Cultural Resources

Cultural resources are remains and sites associated with human activities and include the following:

- Prehistoric and ethnohistoric Native American sites
- Historic archaeological sites
- Historic buildings
- Elements or areas of the natural landscape which have traditional cultural significance to the citizens of the City of Sonora, Tuolumne County, the State of California, the foothill region or the nation

9.1. Requirements

A Cultural Resources Element is an optional general plan element. The California Register of Historical Resources (California Register) has been adopted as the state's authoritative guide to the state's historical resources and to which properties are to be considered significant for the purposes of CEQA. The City has completed a historic resources inventory in 2016.

9.2. Purpose

One of the primary purposes of this cultural resources element is to inventory, evaluate and identify those resources in the City of Sonora which may be eligible for the California Register and provide guidelines for their management in accordance with CEQA.

In addition, the City of Sonora recognizes the economic benefits of preserving cultural resources which encourages cultural heritage tourism (see glossary). Visiting historic sites and museums is the third most popular vacation activity for U.S. travelers (*Heritage Tourism, Benefits of Heritage Tourism*, The National Trust for Historic Preservation, undated). Cultural heritage travelers spend an average of \$623 per trip (excluding transportation) versus \$457 for other U.S. travelers (*The Historic/Cultural Traveler*, Travel Industry Association and Smithsonian Magazine, 2003).

Cultural heritage tourism provides multiple benefits, including:

- Creating jobs and businesses
- Increasing tax revenue
- Diversifying the local economy
- Creating opportunities for partnerships
- Attracting visitors interested in history and preservation

- Increasing historic attraction revenues
- Preserving local traditions and culture
- Generating local investment in historic resources
- Building community pride in heritage
- Increasing awareness of the site or area's significance

Source: *Heritage Tourism, Benefits of Heritage Tourism*, The National Trust for Historic Preservation, undated

9.3. Historical Overview¹⁵

The following is a condensation of a *Historical Overview of Sonora*, by Carlo M. De Ferrari, included in the *Sonora Historic Resources Inventory*, by Marvin et al., 2003, prepared for the City of Sonora. The overview is supplemented by materials from the “*Contextual History of Tuolumne County*” by Davis-King et. al., 1994, prepared for Tuolumne County.

9.3.1. Prehistory

Current knowledge of the prehistoric past in Tuolumne County is largely the result of major studies in Yosemite National Park, Stanislaus National Forest, and those conducted for water development projects. The studies at New Melones (Moratto, et al., 1988) indicate that:

Over a span of millennia this part of California witnessed the ebb and flow of human populations, the emergence of an acorn-based subsistence economy, increasing sedentism, a diversity of settlement modes, expansion of trade networks, introduction of the bow and arrow, evolution of complex socio-political organization, and the advent of distinctive cult/ceremonial systems. Archaeology here sheds light on the transitions from early Holocene nomadic hunting and foraging to the protohistoric semisedentary village life of hunter-gatherers [Goldberg et al. 1986:iii]

Studies at New Melones indicate that human presence in the general vicinity of Sonora dates from 8000 to 5,500 years before present.

Approximately 600 years ago, changes in the archaeological record suggest that a new group of people infiltrated the area. These people are generally considered to be the precursors of the Me-Wuk with cultural traits defined by acorn processing in bedrock mills, and more permanent (or recognizable) settlements.

Since the advent of the Me-Wuk, the history of human settlement until the Gold Rush may be characterized as follows:

...as a result of Ibero-American incursions and pressures, Indians from western California sought refuge in the Sierra... after A.D. 1770. ... the

¹⁵ Derived from *Contextual History of Tuolumne County* Davis-King, et. al.; 1994 for the County of Tuolumne. *Time Line of Events in Tuolumne County Through 1930* by Carlo De Ferrari

epidemic of 1833 devastated foothill Indians and left many of their villages deserted forever...The Gold Rush of circa 1848-1860 severely disrupted settlements in the Mother Lode country and often triggered the relocation of entire villages. ...Finally the establishment of...reservations...further coalesced Indian groups, reduced their numbers, and accelerated cultural and social changes.

9.3.2. 1848-49 The Gold Rush and the Founding of Sonora

The “modern” history of Sonora was sparked by the discovery of gold on January 24, 1848, in California on the South Fork of the American River.

Among the first miners to reach Tuolumne County were recently discharged veterans of the Mexican War and miners from the State of Sonora, Mexico, commonly referred to as “Sonorians.” While references to “the great camp of the Sonorians,” are found in early Gold Rush literature¹⁶; it is believed that this early “camp” was actually located in today’s Jamestown.

In the early days of the Gold Rush, most gold miners left the Tuolumne County gold placers as winter approached in fear that they would be cut off from supplies by oncoming storms. Most miners wintered in Stockton, San Francisco, or in coastal communities extending to Southern California. Among those miners who left in the late Autumn and early winter of 1848-49 were the Sonorian miners who returned to their homes in Mexico.

“There they inflamed their relatives and friends with stories of the abundance of gold in the newly discovered placers in California, and urged that they return with them to the diggings so that they would be on hand to share in the golden harvest when the winter storms had subsided. Little coaxing was required once the proof of their golden tales was displayed in the bags of dust and nuggets many had brought home with them.”

Upon returning to Sonora, the Sonorians established a camp named Santa Iago approximately a half mile above Jamestown.

In 1848 there had been some friction between the Americans and the Sonorians and other Spanish-speaking miners, but at that time, the gold seekers were few and the virgin placers extensive. Upon the occasions that the Americans forced Hispanic miners from their rich finds, Hispanic miners simply moved to other sites. In the spring of 1849, this occurred once again.

This time, however, the newly ended Mexican War was fresh in the minds of the American miners, and they considered California to be conquered territory in which the Americans should have exclusive right to exploit its golden riches. As the number of miners increased rapidly, the Sonorians were forced from their Santa Iago diggings by this sentiment. The Sonorians decided to move to rich placers upstream-- this time, however, they intended to keep their find a secret from the Americans. On March 17, 1849, the Sonorians quickly vacated their camp and

¹⁶ Alcalde Colton, *Three Years in California*, 1852

moved to the new diggings before miners downstream became aware of their departure. The new camp was on Wood's Creek at the site of today's Sonora High School grounds and extended upstream along present Columbia Way to the bridge crossing the creek. The new camp of Sonora was born.

It was a few days before the Americans became aware that nearly all of the Sonorians had suddenly disappeared. Knowing of their reputation for locating placer deposits, the Americans began an immediate search and soon found the new camp. While in the area, the Americans did some prospecting themselves and uncovered equally rich diggings along the branch of Wood's Creek that subsequently became known as Sonora Creek. An American camp soon came into existence along the creek in the area of today's Coffill Park expanding the boundaries of what would become the City of Sonora.

For a short time, the American camp was called "Scott Town," probably in honor of Charles G. Scott, a former soldier of the First Regiment of New York Volunteers in the Mexican War. The camp was soon engulfed by more numerous Sonorians and others of Hispanic origin and became known as the Sonorian Camp, later shortened to Sonora.

Thousands of eager gold seekers made their way to the new diggings discovered by the Sonorians bringing with them merchants with a wide variety of tools and supplies, butchers, bakers, mule packers, teamsters, those aiming to open restaurants and lodging houses, liquor dealers, gamblers, black legs, and speculators who were not particular about how they acquired their gold.

The largest foreign group was that of the Sonorians themselves who were joined by Chileans (Chilenos), Peruvians, and a few Argentines. All were attracted to the camp not only because of gold, but because it was known as a mining center where the Spanish language was spoken and the Catholic religion and familiar Latin customs were widely observed.

Newcomers made their camps on unoccupied land lying along the sides of an old Indian trail extending from Sonorian Camp on Wood's Creek down a dry ravine called Senorita Gulch to the American settlement along Sonora Creek. This trail later became today's Washington Street, the center of business activity for the mining camp and later, for the City of Sonora.

9.3.3. 1850s: Sawmills, City Incorporation, Miner's Tax and Depression

Sawmills

In August, 1850, the erection of a steam sawmill, by Henri Charbonelle & Co., changed the appearance of the camp and surrounding hills. The mill, located near today's intersection of Washington and Church Streets, immediately began to produce rough lumber sawed from the pine and cedar logs dragged down to the mill from the hillsides by oxen. The abundance of local lumber at a reasonable price followed by the erection of competing sawmills made lumber readily available for building. By early 1852, Sonora had assumed a cosmopolitan appearance with architecture reflecting the tastes of its American, European, and New World Hispanics far more than most of the other mining camps of the era.

I arrived at Sonora, the largest town of the southern mines. It consisted of a single street, extending for upwards of a mile along a sort of hollow between gently sloping hills. Most of the houses were of wood, a few were of canvas, and one or two were solid buildings of sun-dried bricks. The lower end of the town was very peculiar in appearance as compared with the prevailing style of California architecture. Ornament seemed to have been as much consulted as utility, and the different tastes of the French and Mexican builders were very plainly seen in the high-peaked overhanging roofs, the staircases outside the houses, the corridors round each story, and other peculiarities; giving the houses—which were painted, moreover, buff and pale blue—quite an old-fashioned air alongside of the staring white rectangular fronts of the American houses. There was less pretence and more honesty about them than about the American houses, for many of the latter were all front, and gave the idea of a much better house than the small rickety clapboard or canvas concern which was concealed behind it. But these facades were useful as well as ornamental, and were intended to support the large signs, which conveyed an immense deal of useful information. Some small stores, in fact, seemed bursting with intelligence, and were broken out all over with short spasmodic sentences in English, French, Spanish, German, covering all the available space save the door, and presenting to the passer-by a large amount of desultory reading as to the nature of the property within and the price at which it could be bought. This, however, was not by any means peculiar to Sonora—it was the general style of things throughout the country.

The Mexicans and the French also were very numerous, and there was an extensive assortment of other Europeans from all quarters, all of whom, save French, English and "Eyetalians," are in California classed under the general denomination of Dutchmen more frequently "d----d Dutchmen," merely for the sake of euphony.

J.D. Borthwick, Englishman, 1852

City Incorporation

California passed legislation dividing California into 27 counties and designating a seat of government for each county in February, 1850. While the residents of Sonoranian Camp, or Sonora, as it was increasingly being called, were satisfied with their camp being designated as the county seat, they were incensed to discover that the name Sonora had been changed to Stewart in honor of an assemblyman representing them. A petition signed by the camp's leading citizens and business owners was filed with the legislature, and that body responded by passing an amendatory act on April 15, 1850, naming Sonora as the county seat of Tuolumne County.

With statehood on September 9, 1850, the California Legislature approved the incorporation of the City of Sonora on May 1, 1851.¹⁷ The first city election was held May 19, 1851, to elect the common council in which 400 votes were cast to elect

¹⁷ 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.

Mayor Charles F. Dodge and aldermen A.F. Chatfield, Abraham Tuttle, Israel P. Yaney, Hiram W. Theall, R.S. Gladwin, H.T. Fuller and Lewis C. Gunn.

At the first meeting of the common council, the first city officers were appointed: Leander Quint, city recorder; Daniel Sayre, city treasurer; Ethan Allen, city assessor; James F. McFarland, city marshal; and Alexander W. Lockett, city clerk.

Foreign Miner's Tax and Depression

Two days prior to naming Sonora as the county seat, the legislature adopted the foreign miner's tax. The law was titled "An Act for the better regulation of the Mines, and the government of Foreign Miners." The act required each foreign miner to pay a monthly license fee of \$20 to mine for gold in California. The avowed intent of the law was to raise revenue for the infant state, but also had the object of reserving for American miners as much of the gold fields as possible.

Unable to afford the monthly taxes, thousands of foreigners, principally Mexicans, departed from the mines with a bitter hatred for the Americans. Their departure triggered a massive local financial depression in Sonora and the other county gold camps. It also greatly affected the supply center of Stockton economically, as well as the teamsters and pack train owners who moved supplies between the two points. Funds were raised by affected local business interests, and an attempt was made to have the law declared unconstitutional; but the damage was done, and it was not until a year later that the miners' tax act was repealed and then replaced with another in which a more moderate and reasonable tax was prescribed.

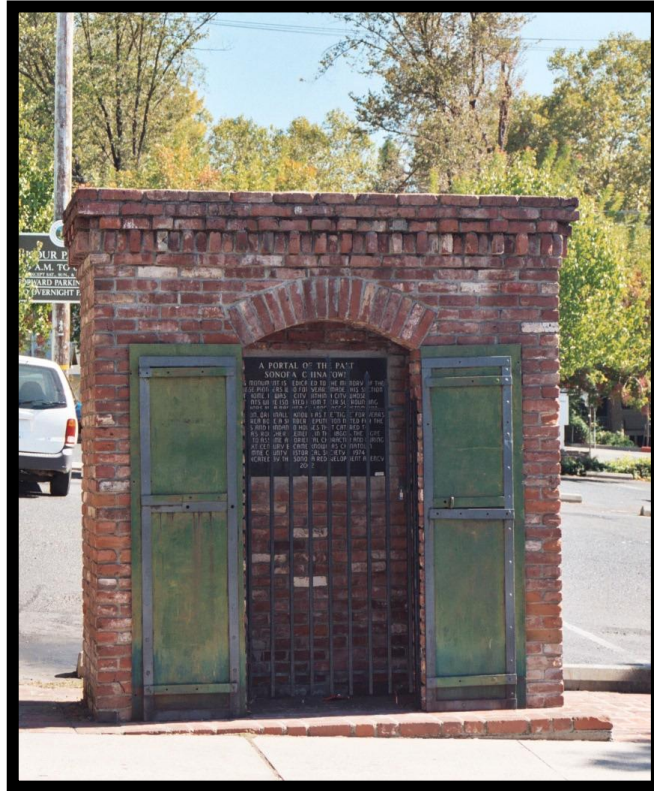
9.3.4. 1860s-1870s: Civil War and the Chinese

By the 1860s, the loss of population due to the exhaustion of the vast surface placer gold deposits that had sustained her for many years sent Sonora into an economic decline. The Civil War also had its effect as some men left to serve in the armed forces.

During the late 1860's and early 1870's, thousands of Chinese miners came once they were free to work unmolested in the abandoned placers to extract the remaining gold dust deposits. Many of the Orientals remained to enter other fields of work, usually menial, and resided in the area east of Stewart Street, lying generally between Lyons and East Bradford streets. Originally, this section had been occupied by Mexicans and Hispanics and was known as the "Tigre." Towards the end of the century, as Orientals became more numerous, it became Sonora's "Chinatown."

Well into the 1880s, the city's economy was based primarily upon nearby farming and ranching, some gold mining, lumber production and a slowly growing tourist trade, as visitors to the Calaveras Grove of Big Trees passed through Sonora en route to the Yosemite Valley; however, the future prospect for most residents was not encouraging.

Figure 23: Monument Commemorating Sonora's Chinatown of the 1860s and 1870s, Stewart Street



9.3.5. 1880s, 1890s and the Turn of the Century: the Second Gold Rush

In the late 1880s and early 1890s, there was a sudden and tremendous revival of prosperity accurately named the “Second Gold Rush” which transformed the county and brought it into the 20th Century with a booming economy and restored confidence.

With the availability of strong wire, rope, or cable, and improved machinery and milling processes, together with underground mining techniques developed in the Comstock Lode of Nevada, it became physically and financially possible to open many quartz gold mines and begin the era of hard-rock mining along the Mother Lode.

Captain William A. Nevills pioneered the way with his famous Rawhide Mine (located west of Sonora). He displayed his success at the 1894 mid-winter fair in San Francisco, thereby ignited a fire for quartz mining which resulted in investors pouring money into the development of known claims as well as prospecting for new veins.

Much of that activity took place in Tuolumne County where the population grew rapidly, and the assessed value of property on the county’s tax rolls increased several fold, fed by the erection of new quartz mills, installation of hoisting machinery and the establishment of new businesses as well as the construction of homes to house the workers. This activity was further spurred by the arrival of the Sierra Railway and the birth of giant lumbering industries in the mountains to the east of the Mother Lode. It resulted in a quarter-century of prosperity for both Tuolumne County and its center of business activity, the City of Sonora.

Sonora itself had experienced brief gold excitement about two decades previously when several huge quartz vein deposits of gold, known as “pockets,” were uncovered in the depth of the Bonanza Mine at the northern edge of the city. This strike had benefited principally only the owners; yet, evidence of some of that wealth, approaching a million dollars it is said, is still displayed locally in the Nicol Mansion at 313 South Stewart Street which was erected in 1887 by Julia Nicol, widow of Charles Clark, one of the three Bonanza Mine partners.



Figure 24: Nicol Mansion
Constructed 1887, 313
South Stewart Street

Some of the wealth extracted from the Bonanza mine also went into the erection of Sonora's Opera Hall on South Washington Street, now restored and playing an active role in community life.

Figure 25:
Sonora's Opera
Hall, Constructed
1885, 150 South
Washington Street
Formerly the Star
Flouring Mill



The increased tax revenues also brought about the construction of a long-needed county hospital in 1887, and within two years, the decrepit 1853 wooden courthouse was razed and replaced with a handsome new yellow pressed brick building that presently graces the center of the city.

Nor was education neglected. For the first time, local students could remain at home and receive a high school education in a new school erected at the northern edge of the city. Shortly later, a similar structure was provided for the city's elementary school students. Commonly known today as "The Dome," it stands overlooking the city on Barretta Street.

Figure 26: The Sonora "Dome", Constructed 1909, 251 South Barretta Street



There were also private investments in other buildings during those prosperous times. In 1896 Mrs. William A. Nevills erected the city's finest hostelry, the Victoria Hotel. Remodeled in the late 1920s and renamed the Sonora Inn, it still serves the traveling public. A second building born of that era is the 1903 brick Bradford Building at the southwest corner of Bradford Avenue and South Washington Street.

Figure 27: Bradford Building, Constructed 1903, 42 S. Washington Street



9.3.6. World War I to the Present

By World War I, most of the mines in Tuolumne County were again idle and many people moved away to work in the war-related industries in the San Francisco Bay Area. With the advent of the automobile and truck transportation, many agricultural products and manufactured items were imported rather than being produced locally. The Depression in 1929 sounded the death knell for most major industries including agriculture and timber, and the county slumbered along with the rest of the United States during the following decade.

Due to the increase in the price of gold and low operating costs during the Depression, a small mining boom occurred again during the mid-to-late 1930s (the nearest to Sonora to reopen being the Harvard Mine located between Sonora and Jamestown). World War II effectively put an end to any major mine reopenings and, with few exceptions, the mines of Tuolumne County were closed in 1942.

The centennials of the gold discovery in 1948 and statehood in 1950 brought a renewed interest in the gold country. Books were published, photographic and art exhibits mounted and tourists came in droves to see where it had all happened. The quaint towns with their narrow streets and frame buildings from another century were now a destination and Sonora was no exception.

At the height of the Gold Rush in 1852, the population of Tuolumne County is estimated to have numbered 17,000 individuals—a figure which was not reached again for 110 years when the 1963 population of the county again reached 17,000.

Additional information regarding milestones in Sonora's history, the city's newspapers, fire history and prominent people may be found in *General Plan 2020 Appendix 9K*.

9.3.7. Cultural Resource Studies

Many of the cultural resources of the city have been documented in the following studies:

- *Sonora Historic Resources Inventory, City of Sonora, Tuolumne County, California*; Foothill Resources, Ltd. With Historical Overview by Carlo M. De Ferrari, Tuolumne County Historian; November, 2003 (Sonora, 2003)
- Historic Inventory City of Sonora-Central Sierra Planning Council, Tuolumne County Historical Society, 1983

Sonora's Historic Resources Inventory recorded 209 properties within the study boundaries identified in *General Plan 2020 Appendix 9A* including those constructed prior to 1945 and excepting those so drastically altered that they lacked potential for future restoration. The 2003 inventory provides a good indication of the nature and extent of resources within the city:

9.3.8. Resource Types

Table 32: 2003 Historic Resources Inventory Resources by Type

(Does not equal 209 properties inventoried due to multiple uses of some buildings)

Type of Property	Total Number
Commercial (93)	
Industrial	1
Hotels	5
Commercial (including offices, stores, shops, restaurants, saloons)	66
Banks (Including express offices)	5
Transportation (Including Stables, Garages, Yosemite Transit Company)	10
Communication (Including newspaper, telephone, telegraph offices)	5
Service (18)	
Government	1
Churches	2
Lodges	4
Hospitals	2
Social (Including a church, social hall, scout hut, libraries, private club, opera hall, theatre and memorial hall)	9
Residential (125)	
Single-Family	120
Multi-Family	5

9.4. Architectural Styles ¹⁸

The architectural history of Sonora strongly reflects the availability of construction materials and the ability of the city's inhabitants to use those materials.

The architectural style of the dwellings of the first inhabitants of Sonora is unknown. Descriptions and illustrations of the structures of the Me-Wuk, who resided in the central Sierra foothills at the time of the Gold Rush, included conical brush and bark shelters held together with grapevines and a central fire for warmth. Other structures included ceremonial roundhouses, sweat lodges, and acorn granaries. None of these structures remain in the City of Sonora.

The discovery of gold brought tent cities with tents of white canvas and log cabins. The Sonorans from Mexico built brush houses where miners left their families during the week.

The Sonorans also brought their expertise in adobe construction and numerous adobe cabins, homes and businesses were built in the earliest years of the Gold Rush. Three buildings with adobe portions remain in the city today:

- Central portion of the Gunn House, Inventory No. 57, built 1852
- Portion of the Sugg-McDonald House, Inventory No. 155; constructed 1857
- South wall of the City Hotel, Inventory No. 119, built 1852

Figure 28: Sugg-McDonald House, Constructed 1857, 37 Theall Street



The original portion of the home was built from adobe-type bricks made on the property by William Sugg, a Negro. The home was expanded to two stories in size as the family grew and later became a boarding house. Sugg's descendants owned and occupied the home for over 120 years (*Sonora...A Guide to Yesterday*, Tuolumne County Historical Society)

¹⁸ This architectural History of Sonora is a summary of that included in the *Sonora Historic Resources Inventory, City of Sonora, Tuolumne County, California*; Foothill Resources, Ltd. With Historical Overview by Carlo M. De Ferrari, Tuolumne County Historian; November, 2003.



Figure 29: Gunn House, Constructed 1852, 186 South Washington Street, A Sonora adobe – Believed to be the oldest building in Sonora, Served as the county hospital in 1852 and later as Bisordi's Rosa Italia Hotel



Prefabricated Frame Houses/Greek Revival
With the advent of sawmills, came prefabricated frame houses, usually in the Greek Revival style and shipped from the east to San Francisco. The Cady House is an excellent example of this era. The home came around Cape Horn in the 1850s and its numbered pieces were reconstructed in Sonora.

Figure 30: Cady House, 72 North Norlin Street

Neoclassical (*California Rustic*)

The first frame homes in Sonora were simple, one-story vernacular Neoclassical, also referred to as *California Rustic*. The homes had a basic Neoclassical study with gable roofs, horizontal siding, surrounding porches, central entries flanked by multi-paned windows, and a shed-roofed kitchen at the rear. The style remained one of the most popular in Sonora from the Gold Rush to the early 1900s.

After the loss of numerous buildings to the fires of 1852, 1853 and 1861, affluent merchants began to introduce the use of brick and stone in their structures and iron shutters for protection from both fire and thievery. The Italian and French stonemasons, experienced in the use of stone in construction from their homeland, built the majority of stone structures in the California foothills. The first substantially stone building in Sonora was the City Hotel, completed in 1853.



Figure 31: City Hotel, Constructed 1853, 139-145 South Washington Street, One of Sonora's first substantially stone buildings

By the mid-1860s, brick and lime kilns using local supplies of clay and limestone produced Neoclassical buildings with gable roofs, false fronts with simple corncicing, brick and stone relieving arches over the windows and doorways. Examples remaining today include:

- Linoberg Building, Inventory No. 109, constructed 1856 (front), 1900 (rear)
- Servente's, Inventory No. 40, constructed 1856

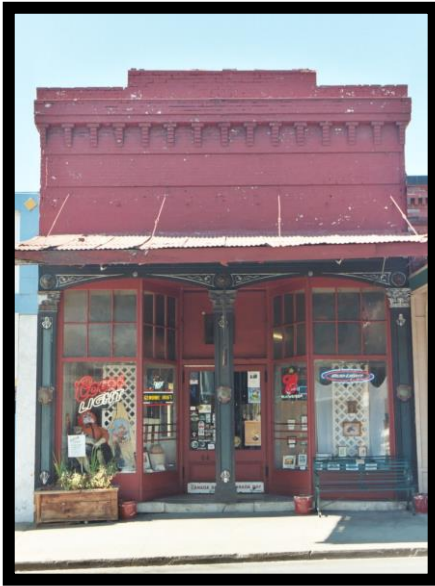


Figure 32: Servente's Constructed 1856, 64 S. Washington, The only remaining building in Tuolumne County with an iron storefront (by Sutler Iron Works). Formerly Charles Freidenberg Dry Goods; Haag's Cigars & Groceries; Presently Servente's Groceries & Liquors.

Figure 33: Linoberg Building, Constructed 1856, 87 South Washington Street, Building by Emanuel Linoberg as a Wells Fargo Office



Italianate, Eastlake, Queen Anne

Commencing in the 1880s and extending through World War I, Tuolumne County saw a second Gold Rush based on hard-rock mining. With this boom in mining, came numerous false-front commercial and Italianate, Eastlake and Queen Anne residences. Two of these, designed by architect C.W. Ayres, include the Street-Morgan Mansion and the Bradford-Rosasco residence.



Figure 34:
Street/Morgan
Mansion, C.W.
Ayres, Architect,
An example of
Sonora's Queen
Anne
architecture

Figure 35:
Bradford/Rosasco
House, C.W.
Ayres, Architect,
An Example of
Sonora's Queen
Anne Architecture



Romanesque

Tuolumne County did not readily embrace the Romanesque style of the early 1900s. The county courthouse, designed by William Mooser of San Francisco, is one of the few constructed in this style.

Figure 36: Tuolumne County Courthouse - William Mooser, Architect



Craftsman

Following World War I, numerous Craftsman bungalows were constructed and a number of examples of this style remain today. Most Craftsmen structures appear to have been built by local carpenters from style books produced by architects such as Greene and Greene, Gustav Stickley and others.

Figure 37: The Webster-Meuli Home, 173 W. Bradford St., One of Sonora's Craftsman Bungalows



Mission Revival/Spanish Eclectic

In the 1920s and 1930s, romantic nostalgia for the Hispanic culture culminated in the development of the Mission Revival and Spanish Eclectic styles used for both commercial and residential architecture. The style generally made use of brick or stucco, with colonnades, arches, pillars, tile roofs, decorative tile work, flooring and metalwork.

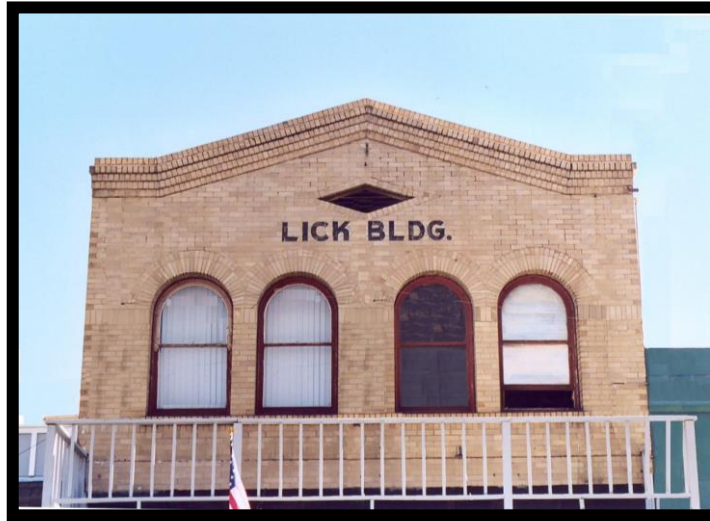
Figure 38: Masonic Hall, Spanish Eclectic, Built 1858, Remodeled 1929, 16 South Washington Street



Art Moderne/Art Deco

The Lick Building of the 1930s provides an example of the city's Art Deco era.

Figure 39: Lick Building, Constructed 1930s, 157 South Washington Street



Colonial Revival



Figure 40: Veterans Memorial Hall, Constructed 1933, 9 North Washington Street, An example of Sonora's Colonial Revival Architecture

Architects

Few homes in Sonora were designed by architects; the Segerstrom home on Knowles Hill in Sonora (1927) was designed by Stockton architect Davis Pearce. The Tuolumne County Courthouse was designed by San Francisco Architect William Mooser. Craftsmen style structures in Sonora appear to have been built by local carpenters from style books produced by architects such as Greene and Greene, Gustav Stickley and others.



Figure 41: Segerstrom Home, Knowles Hills House, 1927, Designed by Stockton Architect, Davis Pearce

Table 33: 2003 Historic Resources Inventory by Architectural Type

Architectural Style	Total Number
Commercial/Religious/Social (84)	
Neoclassical/Classical Revival	43
Neoclassical with Spanish Eclectic Facades	11
Spanish Eclectic	6
Art Moderne/Art Deco	11
Gothic Revival	2
Craftsman	3
Queen Anne	7
Half-dugout	1
Residential (118)	
Neoclassical/Classical Revival	31
Neoclassical with Spanish Eclectic Facades	11
Neoclassical w/Art Deco Facades	7
Italianate	0
Eastlake	1
Queen Anne	28
National Folk	2
Folk Victorian	3
Colonial Revival	0
Craftsman	29
Mission Revival	0
Spanish Eclectic	0
Tudor Revival	2
Art Moderne/Art Deco	1
Minimal Traditional	0
Barn/Stable	3

9.5. Goals, Policies and Implementation Programs

Identification & Evaluation of Resources

Goal:

- 9.A Preserve and promote the City of Sonora's cultural heritage through the identification and evaluation of its cultural resources.

Policies:

- 9.A.1 Survey, record, inventory and evaluate the significance of cultural resources in the city to assist in guiding cultural resources management activities.
- 9.A.2 Prepare cultural resources inventories consistent with the standards and guidelines of the State Office of Historic Preservation.
- 9.A.3 Identify the city's important individual cultural resources and districts so that they may be preserved.
- 9.A.4 Provide consideration for the rights of private property owners within the city's cultural resources management programs.
- 9.A.5 Recognize the importance of heritage tourism to the economy of the city.

Implementation Programs:

- 9.A.b ***Establish Professional Standards***
In conjunction with preparation of a Cultural Resources Management Ordinance, (**Program 9.B.a**) include a provision requiring that cultural resources studies be conducted by qualified professionals as established in *General Plan 2020 Appendix 9C*.
- 9.A.c ***Adopt Cultural Resources Study Standards***
In conjunction with preparation of a Cultural Resources Management Ordinance (**Program 9.B.a**), include standards for preparing cultural resources studies as established in *General Plan 2020 Appendix 9D*.
- 9.A.e ***Establish a Sonora Register of Cultural Resources***
Establish a Sonora Register of Cultural Resources for the purposes of implementing incentive programs pursuant to the Cultural Resources Management Ordinance (**Program 9.B.a**). The register will include properties:

- i. Listed on the National Register of Historic Places
- ii. Listed on the California Register of Historical Resources
- iii. Properties contained within cultural resources inventories prepared by the city which have been or are assigned a California Register designation (*General Plan 2020 Appendix 9J*) or National Register designation of 1 (listed on the National Register), 2 (determined eligible for listing by formal process involving federal agencies), 3 (appears to be eligible for listing in the judgment of the person completing the form), 4 (might become eligible for listing) or 5 (ineligible for listing, but of local interest and eligible for the Sonora City Register)

Inclusion in the Register will require zoning to: H (Historic Combining) as described in **Program 9.A.g** and property owner consent as described in **Program 9.A.f**.

9.A.g *Address Property Owner Consent*

Address requirements for property owner consent prior to zoning property to the :H (Historic Combining) District and requiring consent of a simple majority of property owners for designation of an Historic District.

9.A.j *Update the City's Historic District Boundaries*

As the city completes historic inventories and evaluations, enlist a qualified professional to provide the city with recommendations for establishing historic districts within the city.

9.A.k *Include Inventoried Properties in an Electronic Database*

To facilitate the use of the city's cultural resources inventories, establish an electronic database, tied to parcel, which includes information pertaining to cultural resources on individual parcels. It is recommended that the city incorporate inventory data for individual parcels using the city's Geographic Information System (GIS) Database.

9.A.l *Encourage Interpretive Programs*

Identify funding sources for and establish programs to identify and promote the city's cultural resources. Plaques or similar identifying structures installed on buildings or structures pursuant to interpretive programs within the historic district will be subject to design review.

Resources Management

Goal:

- 9.B Maintain the City of Sonora's cultural heritage, through the enlightened management, preservation, use, enhancement, restoration and study of its cultural resources.

Policies:

- 9.B.1 Assist in retaining the special character of historic buildings, structures and districts and promote compatible development within historic districts by providing flexible development standards to encourage preservation of historic buildings, structures and districts.
- 9.B.2 Emphasize the provision of incentives to encourage the retention, reuse and restoration of historic structures.
- 9.B.3 Seek the expertise of qualified professionals in evaluating potential impacts of proposed projects on cultural resources.
- 9.B.4 Manage the city's cultural resources in a manner consistent with the Secretary of the Interior's Standards and Guidelines.
- 9.B.5 Establish the tools necessary for the city to pursue, to the maximum extent feasible, funding sources and incentive programs essential to the preservation of the city's cultural resources.
- 9.B.6 Recognize and use cultural resources management as a tool for achieving other goals and implementing other programs of *Sonora General Plan 2020*.
- 9.B.7 Recognize the importance of cultural resources management to the economic development of the city's downtown.
- 9.B.8 Recognize the importance of cultural resources management to the character and livability of the city's neighborhoods.

Implementation Programs:

- 9.B.a ***Prepare a Cultural Resources Management Ordinance (CRM)***
Prepare a Cultural Resources Management Ordinance (CRM) using the guidelines provided by the State Offices of Historic Preservation (OHP) for format and content of a Cultural Resources Management Ordinance (*General Plan 2020 Appendix 9F*). It is anticipated that the CRM will address, but not be limited to, the following:

- i. Voluntary preservation incentives (See **Program 9.B.b**)
- ii. Demolition and relocation criteria for buildings, structures and archaeological resources 50 years of age or older (See **Program 9.B.f**)
- iii. Guidelines for rehabilitation or restoration of historic structures (See **Program 9.B.g**)
- iv. Review procedures for projects involving cultural resources (See **Program 9.B.h, 9.B.o.**)
- v. Establishment of an Historic Resources Committee (See **Program 9.B.h**)

9.B.b *Provide Historic Preservation Incentives*

Adopt an incentive program for those properties including, but not limited to:

- i. Properties designated historic
- ii. Properties listed on the Sonora Register
- iii. Properties listed on the California Register
- iv. Properties listed on the National Register
- v. Projects consistent with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation

Financial incentives which may be considered for historic preservation, depending upon the availability of funding, are included in *General Plan 2020 Appendix 9G*.

9.B.c *Maintain a Façade Easement Program*

Maintain a façade easement program allowing the city, or appropriate nonprofit to purchase, or to accept through donation, easements on building facades.

9.B.d *Allow Modified Development Standards*

Allow modified development standards with a determination that waiver or reduction of the development standard furthers the intent and purpose of this element. The program will consider allowing eligibility for expanded uses in residential zones.

Modified development standards shall not alter conformance requirements of appropriate building, construction or fire codes (e.g., State Historic Building Code, Uniform Building Code, Uniform Fire Code, Uniform Code for Building Conservation). City building officials and fire officials are encouraged to liberally construe pertinent portions of the codes in furtherance of this element to the extent that interpretations do not endanger health and safety.

9.B.e ***Establish Criteria for CEQA Exemptions for Projects Involving Cultural Resources***

Adopt the following standard for exempting projects involving cultural resources:

Projects undertaken within any cultural /historical resource, site or district shall be considered categorically exempt from the California Environmental Quality Act (CEQA) so long as such work is in compliance with the provisions of the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation

9.B.f ***Adopt Demolition and Relocation Procedures for Buildings and Structures 50 Years of Age and Older***

Adopt demolition and relocation procedures for structures 50 years of age or older. Procedures may address, but not be limited to:

- i. The necessity for a building permit or site development plan for a replacement structure or other project be issued prior to demolition and relocation
- ii. Health and safety
- iii. Economic hardship criteria
- iv. Demolition stays for significant historic resources (the definition of "significant" to be defined in the enabling ordinance)
- v. Acquisition of a Certificate of Appropriateness prior to demolition or relocation
- vi. Review procedure for considering Certificates of Appropriateness (see **Program 9.B.h**)

9.B.g ***Design Review and Design Assistance Program for Historic Structures***

Establish a procedure for reviewing restorations, alterations or additions to historic structures. Design review procedures for historic structures will consider the following:

- i. Preparation of illustrated Sonora Historic Design Guidelines
- ii. Review process for alterations, rehabilitations or additions to significant historic resources (See **Program 9.B.h**)
- iii. Criteria for staff approval of certain alterations
- iv. Design Assistance Program. Provide advisory design assistance for historic properties 50 years of age or older which are otherwise not listed or designated as eligible for listing on or for the National Register of Historic Places, California Register, Sonora City Register, or which are not

otherwise zoned :H, or :HD

- v. Adopting the Secretary of the Interior's Standards and Guidelines for Rehabilitation and Historic Preservation Projects as a guide for evaluating development proposals including, but not limited to, restoration, alteration of, and additions to existing historic structures (*General Plan 2020 Appendix 9G*)
- vi. Adopt design criteria for landscaping, lighting and the design of new buildings and structures located within an historic district or located outside of an historic district, adjacent to a cultural resource.

9.B.h ***Consider Establishment of an Historic Resources Committee***

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

- i. Include members meeting the criteria for designation as a Certified Local Government (CLG) if the city decides to proceed with seeking CLG designation (**See Program 9.B.i**)
- ii. Review and provide input to the city for Certificates of Appropriateness for demolitions and relocations
- iii. Review and provide input to the city for development proposals involving significant historic resources
- iv. Coordinate preparation of grant applications for funding available through the CLG Program to further the cultural resources objectives of this element, if the city pursues CLG Designation
- v. Oversee the preparation of cultural resources inventories and evaluations of the city's cultural resources and maintain that system for the survey and inventory of historic properties
- vi. Enforce appropriate state and local legislation for the designation and protection of historic properties
- vii. Provide for adequate public participation in the local historic preservation program, including the process of reviewing and recommending properties for nomination to the National Register of Historic Places, California Register and Sonora City Register
- viii. Other duties as assigned by the city

9.B.i ***Pursue Certified Local Government (CLG) Designation***

Investigate the pros and cons of seeking city designation as a Certified Local Government (CLG) consistent with the standards established by the U.S. Department of the Interior, National Park

Service (*General Plan 2020 Appendix 9I*). Provide a report to the Sonora Planning Commission and Sonora City Council with the findings of the investigation and recommendations. If the city proceeds with seeking CLG designation, then membership of the HRC (**Program 9.B.h**) will reflect the membership requirements of a CLG.

9.B.j ***Adopt the Mills Act***

Adopt the Mills Act for implementation in the City of Sonora in compliance with California Government Code, Article 12, Sections 50280-50290 for the reduction of property taxes through historic preservation (*General Plan 2020 Appendix 9G*).

9.B.k ***Encourage Pursuit of Federal Historic Preservation Tax Incentives (aka 1986 Tax Reform Act)***

Prepare a list of properties in the City of Sonora, as inventories are completed, which could benefit from the 1986 Tax Reform Act and notify and assist property owners with information for taking advantage of this Act which provides federal income tax credit for income producing properties on or eligible for the National Register of Historic Places (*General Plan 2020 Appendix 9G*).

9.B.l ***Review of Projects Involving Federal Assistance (Section 106)***

Maintain a procedure for city review of projects for consistency with Section 106 of the National Historic Preservation Act (NHPA).¹⁹ Designate the Historic Resources Committee (**Program 9.B.h**) as the appropriate advisory agency for these reviews if the city pursues Certified Local Government Designation (**Program 9.B.i**).

9.B.m ***Notify Property Owners of Available Incentives***

Upon completion of cultural resources inventories, provide participating landowners with a copy of property evaluation and listing of incentive programs available for the property if listed on the Sonora Register, California Register of Historical Resources or the National Register of Historic Places.

9.B.n ***Procedures for Addressing Unanticipated Cultural Resources***

Include, for projects with conditions of approval related to the management of cultural resources, a requirement for preconstruction meetings with project contractors, the developer, or his representative, Native American representative, the project's qualified cultural resources professional, the Planning Department and other agencies responsible for overseeing the construction phase of a development project (including demolitions) to review procedures as

¹⁹ These include projects in which federal assistance is provided either through the provision of federal funding or the issuance of a permit from a federal agency.

required pursuant to CEQA should cultural resources be discovered during the construction process.

9.B.o ***Integrate Cultural Resources Management Goals and Recreation Goals***

Emphasize the historic nature of recreational resources (e.g., ditch and creek trails) as a means to enhance funding opportunities, in particular, funding through the Transportation Enhancement Act (TEA). Potential recreational facilities with cultural resources value will be made a priority for development pursuant to both the Cultural Resources Element and the Recreation Element of *Sonora General Plan 2020*.

9.B.p ***Integrate Affordable Housing Goals and Cultural Resources Goals***

Emphasize the historic nature of resources which may be rehabilitated for use as single and multi-family housing for low and very-low income households as a means to enhance funding opportunities, available tax credits and other incentive programs.

9.B.q ***Review Telecommunications Facilities***

Amend the municipal code to require a conditional use permit for telecommunication facilities within the city's designated historic districts to minimize their effects on the city's historic character.

Chapter 10. Economics

10.1. Requirements

An Economics Element is an optional general plan element.

10.2. Issues and Opportunities

10.2.1. Economic Development Organizations and Agencies

Multiple organizations and agencies assist in encouraging a healthy business environment in Tuolumne County and the City of Sonora. These organizations include, but are not limited to, the following:

10.2.1.1. TUOLUMNE COUNTY CHAMBER OF COMMERCE

The Tuolumne County Chamber of Commerce assists in the economic development of the county through pursuit of the following mission:

The Chamber of Commerce's mission is to provide leadership for a healthy and vibrant business environment and encourage responsible economic growth that respects Tuolumne County's quality of life.

The City of Sonora provides representation on the Chamber of Commerce's Intergovernmental Affairs Committee.

10.2.1.2. HISTORIC SONORA CHAMBER OF COMMERCE

The Purpose of the Historic Sonora Chamber of Commerce is to continue to develop an economically prosperous business district while maintaining the character and integrity of Historic Sonora, making it the "heartbeat" of the community, through a united effort to promote commerce, culture, trade, good fellowship and cooperative relationships amidst diverse individuals and businesses.

The Historic Sonora Chamber of Commerce is a membership organization representing the community of Sonora which concentrates its marketing efforts within the Sonora area. The majority of the membership of the chamber is made up of individuals and businesses within the city limits of Sonora.

The Historic Sonora Chamber of Commerce is also dedicated to raising the awareness of the Sonora area through tourism, and markets the area as a tourism destination.

10.2.1.3. TUOLUMNE COUNTY VISITOR'S BUREAU

The Tuolumne County Visitor's Bureau promotes the tourism economy of Tuolumne County, including the City of Sonora. The organization maintains a website at www.visittuolumne.com. The site includes a history of Sonora and a listing of events, restaurants, services, bed and breakfast and lodging establishments in the City of Sonora.

10.2.1.4. CITY OF SONORA SPECIAL PROGRAMS

The City of Sonora's Special Programs Division is responsible for organizing many of the special events and ongoing activities which promote economic development in the City of Sonora. A few of these events and activities are:



- Spring Festival (Spring event featuring local artists)
- Sonora's Certified Farmer's Market
- Magic of the Night (Summertime event featuring live music, street dancing, food and more)
- Trick or Treat Street (Little ones in costume visit participating merchants for goodies)
- Annual Historic Downtown Sonora Christmas Parade

Figure 42: Sonora's Certified Farmers Market

10.2.2. Employers

Employers with more than ten employees within the city, as reported by the Economic Development Company of Tuolumne County 9/1/2004 with supplemental information provided by a phone survey conducted 9/29-30/04 by the City of Sonora, are as follows:

Table 34: City of Sonora Employers (10+ Employees)

Source: (Economic Development Company of Tuolumne County 9/1/2004 and City of Sonora Phone Survey 9/29/04-10/5/04)

Employer	Number of Employees Within the City Limits (approximate)/a/
Tuolumne County (Including Tuolumne General Hospital prior to 2007 closure)	1,300/b/
Sonora Regional Medical Center	744
Tuolumne County Schools (1,416 employees countywide)	400-500
Wal-Mart	250
Savemart (both stores)	140
Pak'n' Save	130
Mervyn's (year-round)	110
Applebee's	80
Amador-Tuolumne Community Action Agency	60-80
Andy's Home Center	65
J.S. West & Symons (both locations)	65
Orchard Supply Hardware	60
Union Democrat (excluding carriers)	60
City of Sonora	55
Clark Pest Control	39
Perko's	35
T-5 Enterprises, Inc.	30
Carl's Junior	30
Yosemite Title	28
Alfredo's	25-30
Sonora Carpet Mart	25
Back Street Bar and Grill	25
Cost-U-Less	24
Cutler-Segerstrom Insurance	24
Signature Theatres	24
Prudential California Real Estate (Sonora agents)	21
Rite Aid	23

Employer	Number of Employees Within the City Limits (approximate)/a/
Starbuck's	23
Sonora Townhouse	22
Staples	20
California Gold/Prudential CA Real Estate (Salaried employees)	18
Big 5 Sporting Goods	17
Century 21 Segerstrom Real Estate	17-21
Wells Fargo Bank (Sonora Branch)	17
Superior Sign Company	16
Sonora Family Bowl	16
Kragen's	16
Gold Country Gas and Corner Gas: 6 at Gold Country Gas 10 at Corner Gas	16
Sierra Veterinary Care	15
Auto-B-Craft	14
First American Title	14
Sonora Inn/Motel	13
Blockbuster	13
Mother Lode Bank	12
Mother Lode Internet	12
Sonora Trading Post (all 3 locations)	12
Banny's (Restaurant)	11
California State Automobile Association	11
Day-O Espresso	10-12
General Plumbing Supply Co.	10
Simply Country Home Furnishings & Design	10
Denny's	more than 10
Melodie's Restaurant	more than 10
Sonora Express Mart	more than 10

/a/ Numbers reported are number of agents in each office

/b/ A small percentage of workers have offices outside of the city limits (e.g., Columbia Airport, Air Pollution Control District)

10.2.3. Fastest Growth Occupations

The following table lists the three largest absolute-growth industries for Tuolumne County, based on industry projections and including projected wage rates. Within those industries, the occupations included are those likely to have the most job gains. Tuolumne County's occupational projections are combined with Amador, Calaveras and Mariposa counties (the Mother Lode Consortium) with the number of job openings reflecting the total for all four counties.

Table 35: Fastest-Growing Absolute Growth Occupations Regional Projections through 2006

Job Description	Projected # Openings	Training Required	Median Hourly Wage
Services Projected Growth: 8.2%			
Instructors and Coaches, Sports and Physical Training Athletic trainers Fitness Trainers Aerobics instructors	150	Moderate-term on-the-job training	\$16.55
Maids and Housekeeping Cleaners	140	Short-term on-the-job training	\$7.42
Registered Nurses	120	Associate degree	\$24.11
Amusement and Recreation Attendants	110	Short-term on-the-job training	\$6.95
Retail Trade Projected Growth Rate 4.7%			
Cashiers	290	Short-term on-the-job training	\$7.97
Retail salespersons	230	Short-term on-the-job training	\$8.15
First-Line Supervisors/Managers of Retail Sales Workers	60	Work experience	\$11.56
Food Preparation Workers	60	Short-term on-the-job training	\$7.99
Government Projected Growth 2.1%			
Correctional Officers and Jailers	200	Long-term on-the-job training	\$N/A
Police & Sheriff's Patrol Officers	50	Long-term on-the-job training	\$25.26

Job Description	Projected # Openings	Training Required	Median Hourly Wage
Recreation workers (conduct recreation activities w/groups in public, private and volunteer agencies and recreational facilities; Organize and promote activities such as arts and crafts, sports, games, music, dramatics, social recreation, camping and hobbies)	20	Bachelor's Degree	\$9.43
Office Clerks, General	20	Short-term on-the-job training	\$9.69

Table 36: Fastest-Growth Occupations, Regional Projections 1999-2006

SOC Code(s)/a/	Occupation	% Change (Projected)	Education/Experience	2003 Mean Annual Wage/b/
15-1041	Computer support specialists	71.4	Bachelor's degree	\$37,782
15-1051	Systems analysts, electronic data processing	57.1	Bachelor's degree	\$51,936
41-2021	Counter & rental clerks	50.0	Short-term on-the-job training	\$22,437
41-9041	Telemarketers, solicitors & related	50.0	Short-term on-the-job training	\$23,564
31-9092	Medical assistants	50.0	Moderate-term on-the-job training	\$29,362
31-1011	Home health care workers	44.4	Short-term on-the-job training	\$18,480
41-4011	Sales reps, scientific and technical	42.9	Moderate-term on-the-job training	\$46,743
25-2011	Teachers, preschool	37.5	Bachelor's degree	\$28,449
51-2099	Assemblers, fabricators, except mach, electrical	33.3	Short-term on-the-job training	\$26,037
21-1021 21-1022	Social workers, except medical, psychiatric	33.3	Bachelor's degree	\$41,353- \$44,082
43-4151	Order clerks, materials, services	33.3	Short-term on-the-job training	\$27,711
33-3051	Police patrol officers	30.2	Long-term on-the-job training	\$50,640
25-9041	Teacher assistants	29.8	Associate degree	\$25,360
41-4012	Sales reps, except technical and scientific products	28.6	Moderate-term on-the-job training	\$49,044
11-9111	Medicine, health services managers	28.6	Work exp, and Bachelor's degree or higher	\$79,112
21-1022	Social workers, medical, public health	28.6	Master's Degree	\$41,353
21-1093	Social and human services assistants	28.6	Moderate-term on-the-job training	\$31,216
33-1012	First line supervisors: police & detective managers	28.6	Work experience	\$77,800
32-2015	Cooks, short order	28.6	Short-term on-the-job training	\$17,649
13-1041	Compliance officers, except agriculture, construction, health and safety, and transportation	28.6	Work experience	\$50,974
39-9011	Child care workers	27.3	Short-term on-the-job training	\$20,359
27-2022	Instructors & coaches, sports	26.7	Moderate-term on-the-job training	\$25,404

SOC Code(s)/a/	Occupation	% Change (Projected)	Education/Experience	2003 Mean Annual Wage/b/
33-3012	Correction officers, jailers	26.4	Long-term on-the-job training	\$52,076
53-3033	Truck drivers, light	25.0	Short-term on-the-job training	\$26,938
25-2041 25-2042 25-2043	Teachers, special education	25.0	Bachelor's degree	\$38,834- \$56,197
53-7064	Hand packers & packagers	25.0	Short-term on-the-job training	\$17,520
25-9041	Teacher assistants	25.0	Short-term on-the-job training	\$25,360
39-3091	Amusement, recreation attendants	25.0	Short-term on-the-job training	\$22,329
21-1012	Vocational & educational & school counselors	25.0	Master's degree	\$52,951
35-9031	Hosts & hostesses, restaurants, lounge & coffee shop	25.0	Short-term on-the-job training	\$16,463
31-9091	Dental assistants	25.0	Moderate-term on-the-job training	\$29,457
29-2021	Dental hygienists	25.0	Associate degree	\$80,800
51-1011	First-line supervisor/manager: production & operating & maintenance workers	25.0	Work experience	\$43,520
47-2141	Painters, construction	25.0	Moderate-term on-the-job training	\$28,912
37-3011	Landscaping, grounds keeping workers	24.4	Short-term on-the-job training	\$24,640
49-3023	Automotive service technicians & mechanics	23.8	Long-term on-the-job training	\$45,144
41-2011	Cashiers	23.4	Short-term on-the-job training	\$18,898
29-1069	Physicians & surgeons	22.2	First professional degree	\$94,459
51-3011	Bakers	22.2	Moderate-term on-the-job training	\$24,566
31-1012	Nursing aides, orderlies, and attendants	21.9	Short-term on-the-job training	\$22,234
13-2011	Accountants & auditors	21.4	Bachelor's degree	\$47,874
43-4171	Receptionists, information clerks	21.2	Short-term on-the-job training	\$22,024
25-2031	Teachers, secondary school (except special & vocational education)	21.1	Bachelor's degree	\$54,262
35-2011	Cooks, fast food	21.1	Short-term on-the-job training	\$16,015
39-9032	Recreation workers	20.7	Bachelor's degree	\$20,629
41-2031	Salesperson, retail	20.2	Short-term on-the-job training	\$21,842

SOC Code(s)/a/	Occupation	% Change (Projected)	Education/Experience	2003 Mean Annual Wage/b/
11-1021	General & operations managers	20.0	Work exp., plus a Bachelor's or higher	\$77,443
35-3022	Counter attendants, cafeteria food concession & coffee shop	20.0	Short-term on-the-job training	\$19,366
33-9032	Security guards	20.0	Short-term on-the-job training	\$23,968

/a/ Standard Occupational Classification (SOC)

/b/ Employment Development Department, Labor Market Information - Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono and Tuolumne Counties) - [www.calmis.ca.gov/file/occup\\$/oeswages/MLRegoes2001.htm](http://www.calmis.ca.gov/file/occup$/oeswages/MLRegoes2001.htm)

10.3. Goals, Policies and Implementation Programs

Goal:

- 10.A Maintain and enhance the city's economic vitality while conserving the city's social, cultural, environmental, and aesthetic resources.

Policies:

- 10.A.1 Encourage a mixture of uses and activities that will maintain the vitality of the downtown area.
- 10.A.2 Recognize the economic impacts of new commercial development on existing businesses within the city limits.
- 10.A.3 Continue to maintain an efficient permit processing system at the city.
- 10.A.4 Support transportation system improvements which facilitate economic development.
- 10.A.5 Continue to provide financial assistance to support economic development.
- 10.A.6 Encourage home occupations consistent with neighborhood character.
- 10.A.7 Continue to recognize the importance of the tourism industry to the city.
- 10.A.8 Promote locally produced products.
- 10.A.9 Promote the development of housing for all income levels within the city.

Implementation Programs:

- 10.A.e ***Monitor Jobs-Housing Balance***
- Establish and maintain a program to monitor the jobs-housing balance in the City of Sonora in conjunction with updates to the city's housing element. The program should include monitoring the following elements:
- i. Annual changes and five-year trends for the number of jobs and number of housing units and, if available, workers per household

- ii. Annual changes and five-year trends for household incomes compared with the median prices and rents of housing
- iii. Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting

10.A.f ***Facilitate and Promote Moderate-Wage-Job-Training Efforts Compatible with the City's Employment Projections***

Continue to support the efforts of the Economic Development Company of Tuolumne County, Columbia College, Job Connection Tuolumne County, Mother Lode Job Training, Amador-Tuolumne Community Action Agency, Sonora High School Regional Occupation Program, and other regional employment and education centers to provide training for low-wage earners to move up to moderate-wage jobs consistent with the city's employment needs.

Facilitate job-training compatible with the city's employment need projections at locations within or near the city limits. For example, increased training opportunities for registered nurses and laboratory technicians may assist in serving the high demand for health care workers in health care facilities within the city. Similarly, coordinate with regional colleges to expand the availability of computer & electronics training and to encourage pursuit of this occupation.

Anticipated activities may include, but are not limited to:

- i. Continuing to cooperate with applicable agencies on the location of an education center in the city through continued active participation by the city on the Board of Directors of the Amador-Tuolumne Community Action Agency
- ii. Support for televised or other local instruction at the Tuolumne County Superintendent of Schools Office or the Mother Lode Fairgrounds
- iii. Cooperation and assistance with grant funding
- iv. Supporting outreach to low-wage earners within the city
- v. Supporting job fairs at local high schools to encourage students to pursue medium-wage jobs which are locally in demand

The city shall facilitate implementation of this program through implementation of the following program:

Establish, on the city website, a page with links and contact information to the region's job training and job assistance organizations.

10.A.g *Provide Jobs/Housing Statistics*

Request applications for commercial development (development size to be determined) to include the projected number of jobs to be created (as available), the salary range for those positions and the number of local hires anticipated by the new commercial development. This information will be used in the city's jobs/housing analysis.

10.A.h *Consider Adopting Bonding Standards for Non-Historic Large Retail Facilities*

Consider adopting a provision in the Sonora Municipal Code to require bonding for large retail facilities sufficient to fund the removal of non-historic large, vacant retail space and adaptive reuse of large buildings and spaces should they become vacant.

10.A.i *Consider Formulating a Telecommunications Ordinance*

Consider formulating a telecommunications ordinance which preserves the historic character of the city while providing state-of-the-art communications infrastructure necessary to the city's economy.

10.A.j *Continue to Provide Funding Assistance for Small Businesses*

Continue to earmark funds in the city's Community Development Block Grant Program Income Reuse Plan in support of small business development (e.g., small business revolving loan fund)

10.A.k *Maintain Provisions Allowing Home Occupations*

Continue to allow home occupations pursuant to an in-house permitting process subject to the standards established in the Municipal Code (**Chapter 17.52**). Continue to provide public handouts summarizing the requirements for home occupations.

10.A.l *Continue to Encourage Recreation-Related Commercial Uses*

Continue to maintain bicycle rental facilities (and similar recreational uses) as a permitted use within Commercial and Recreational zoning districts.

10.A.m *Continue to Promote and Support Special Events*

Continue to promote and support special events (e.g., Farmer's Market, Christmas Parade, Magic of the Night, Mother Lode Fair and similar events) which bring visitors and residents downtown and support the economic development objectives of the city.

10.A.n *Maintain a Façade Improvement Program*

Continue to implement the city's business façade improvement program.

10.A.q ***Continue to Support Economic Development Organizations***

Continue to support organizations which enhance economic development which benefits the City of Sonora (e.g., Tuolumne County Visitor's Bureau, Historic Sonora Chamber of Commerce, Tuolumne County Chamber of Commerce)

Chapter 11. Community Identity

On December 1, 2003, the City of Sonora, adopted the following vision statement which reflects the identity of the community and provides the basis for the City of Sonora *General Plan 2020*:

City of Sonora Vision Statement

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

11.1. Requirements

A Community Identity Element is an optional general plan element. The purpose of this element is to assist in the preservation of those aspects of the city's natural, scenic and cultural character which contribute to Sonora's quality of life.

11.2. Issues and Opportunities

The city implements the following programs which assist in the preservation of the city's unique character:

11.2.1. Hillside Preservation Ordinance

A hillside preservation ordinance, adopted June 3, 1996, governs residential development on hillsides and hilltops in the city. The *Sonora General Plan 2020* Land Use Map reflects the slope/density standards prescribed in the ordinance. Development standards for hillsides and hilltops in the ordinance also address: grading, vegetation management and the optimal location of structures as necessary to retain visual quality.

11.2.2. Tree City, USA

Sonora received official designation as a Tree City USA in 1995. Tree City USA is a program established by the National Arbor Day Foundation and the National Association of State Foresters. The purpose of the program is to establish standards which ensure that qualifying communities will have a viable tree management plan and program. This program consists of four components:

- A Tree Board or Department
- A Tree Care Ordinance
- A Community Forestry program With an Annual Budget of at Least \$2 Per Capita
- An Arbor Day Observance and Proclamation

Benefits of the Tree City USA program include:

- Helping a community start towards annual, systematic management of its tree resources
- Education, including technical advice and assistance from professionals
- Enhances the public image of the community
- Increasing citizen pride
- Financial assistance
- Publicity

11.2.3. Sonora Parks, Recreation and Beautification Committee (PR&B)

The Sonora Parks, Recreation and Beautification Committee is governed by Chapter 12.20 of the Sonora Municipal Code and is charged with:

- Providing guidelines for review and approval of landscape plans per city ordinance, including tree preservation and proposed tree removal within the City of Sonora and make recommendations to the City of Sonora Planning Commission and/or City of Sonora City Council. The PR&B also reviews the location and materials to be used for man-made structures, including retaining walls, sidewalk paving, fencing and similar structures.
- Makes recommendations to the city regarding the use of open space and public recreation spaces.
- Makes recommendations to the city for the beautification of existing city properties, parks and undeveloped open space areas of the city.
- Makes available and provides direction for educational materials advocating best management practices for vegetation maintenance, construction on slopes and similar activities.

11.2.4. Scenic Highways

In addition to the preceding programs, the state has designated two state transportation corridors which traverse Sonora as eligible for scenic-highway status in recognition of the outstanding scenic vistas visible from both routes:

- State Route 49 from State Route 120 to near Grass Valley
- Highway 108 from State Route 49 near Sonora to State Route 395

11.2.5. Cultural Resources

The City of Sonora recently completed Phase I of the *Sonora Historic Resources Inventory; City of Sonora, Tuolumne County, California* by Marvin et.al.; November, 2003. This inventory and future inventories, identify some of the cultural resources located within the city limits that help to define the character of the city.

11.3. Goals, Policies and Implementation Programs

Goal:

- 11.A Preserve and enhance the natural, scenic and cultural resources and rural character of Sonora.

Policies:

- 11.A.1 Conserve the city's natural, scenic and cultural resources.
- 11.A.2 Conserve the scenic qualities of hillsides and hilltops.
- 11.A.3 Encourage new development to blend with the existing landscape and streetscape.
- 11.A.4 Provide guidance to developers in the application of Best Management Practices for grading, vegetation retention and similar practices which may affect visual quality.
- 11.A.5 Consider aesthetics when reviewing development proposals.
- 11.A.6 Organize future commercial uses into planned, grouped concentrations.
- 11.A.7 Encourage adaptive renovation and reuse of existing buildings.
- 11.A.8 Require screening and buffering of commercial developments from adjoining residential uses.
- 11.A.9 Promote integrated, rather than scattered, visitor-serving commercial developments.
- 11.A.10 Encourage new commercial development to integrate natural and cultural features into project design taking advantage of, to the maximum extent feasible, creeks, hillsides, scenic views, mature vegetation.
- 11.A.11 Require new commercial development to be designed to minimize the visual impact of parking areas from transportation routes and other land uses.
- 11.A.12 Ensure that new commercial development within historic districts is designed to be compatible with the scale and architectural style of the historic district.

- 11.A.13 Avoid degeneration of the city's commercial districts resulting from vacant large, non-historic retail facilities.
- 11.A.14 Protect, maintain, and enhance wildlife and trail corridors through Sonora including Sonora Creek, Woods Creek and Dragoon Gulch.
- 11.A.15 Locate new industrial development away from established residential areas.
- 11.A.16 Minimize the visibility of industrial areas from public transportation routes.
- 11.A.17 Enhance the appearance of existing industrial establishments which include extensive outdoor storage visible from public transportation routes.
- 11.A.18 Maintain the City of Sonora as the county's center for the provision of public services and facilities.

Implementation Programs:

11.A.I *Develop a Master Plan for Context Sensitive Solutions*

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

- type, size, location and planting technique for street trees
- location and design of bulbouts and pedestrian crossings
- location and design of parking
- location for civic buildings and other public facilities and amenities
- approaches to restoring historic buildings
- location and design of transit stops and ride-share centers
- street lighting
- similar programs

11.A.m *Consider Establishing an Annexation Priority for Scenic Corridors*

Consider establishing, as priorities for annexation, main corridors into the City of Sonora. For example, consider annexing the area contained within the Sonora sphere of influence to encompass that area north of the city extending from Highway 49, east to the Shaw's

Flat ditch as a priority to ensure conservation of the scenic qualities of this corridor.

11.A.p ***Consider Adopting Bonding Standards for Non-Historic Large Retail Facilities***

Consider adopting a provision in the Sonora Municipal Code to require bonding for large retail facilities sufficient to fund the removal of non-historic large, vacant retail space and adaptive reuse of large buildings and spaces should they become vacant.

11.A.r ***Preserve Cultural Resources***

Implement the programs contained in *General Plan 2020* (Chapter 9, Cultural Resources Element) to preserve cultural resources.

11.A.s ***Keep Appraised of Future Expansion/Relocation Plans of Service Providers***

Continue to keep apprised of the future expansion or relocation plans of schools, county, state, federal and other service providers located within the city as necessary to accommodate those plans in future updates of *Sonora General Plan 2020* and ensure that Sonora retains its status as the county's center for the provision of services.

Chapter 12. Parks & Recreation

12.1. Requirements

The Park and Recreation element is an optional general plan element. However, over one-third of the cities and 40 percent of the counties in California have adopted park and recreation elements reflecting the importance placed upon parks and recreation facilities by local jurisdictions.²⁰

In addition, Park and Recreation elements are often included as part of a general plan in partial fulfillment of the requirements of the general plan's Conservation and Open Space Element. Pursuant to Government Code Section 65563, the Conservation and Open Space Element must address open space uses including:

Open-space for outdoor recreation including, but not limited to:

- Areas of outstanding scenic, historic and cultural value
- Areas particularly suited for park and recreation purposes including access to lake shores, beaches and rivers and streams
- Areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors

12.2. Issues and Opportunities

The City of Sonora's park and recreation facilities can provide multiple benefits which include:

- Contributing to the city's character
- Providing a visual "break" along large expanses of commercial or medium-to-high density residential uses
- Enhancing economic development
- Promoting a sense of mental and physical well-being for residents and visitors
- Implementing strategies of *Sonora General Plan 2020's* Conservation and Open Space Element for managing sensitive resources (e.g., historical, cultural, biological, scenic)
- Implementing strategies of *Sonora General Plan 2020's* Circulation Element by providing linkages with non-motorized transportation facilities

²⁰ California Office of Planning and Research, 1996 local government planning survey.

(e.g., pedestrian and bike trails)

- Enhancing educational opportunities for local schools
- Encouraging work-live commercial/housing land uses
- Promoting a sense of community by providing spaces for community assembly and special events
- Providing spaces for special events promoting economic development in the city

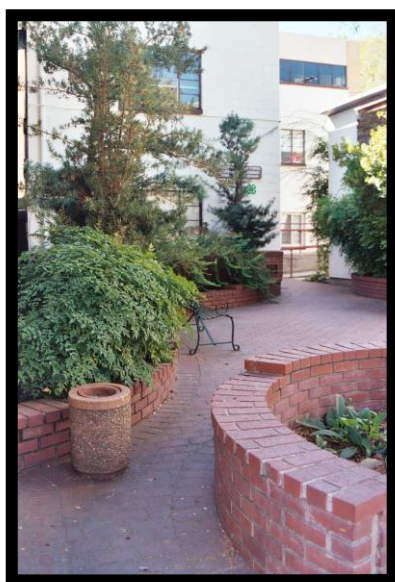
There following categories of park and recreation facilities can provide these benefits:

City/Community Parks

These parks are designed primarily for use by residents located within one-half to three miles, but are normally located within one mile of their target user. These parks normally range in size from 6-25 acres and provide similar amenities to those found in regional parks, but on a smaller scale. Woods Creek Rotary Park is an example of a City/Community Park.

Work-Live Parks

These parks are similar to neighborhood parks, but are specifically designed to serve a particular neighborhood—populations living in an apartment-type setting in close proximity to their work (e.g., a commercial center, nearby office complex, or mixed commercial/residential use zone). Parks located within 750 feet of housing receive the greatest use. These parks are well-suited to serve as visual breaks along long expanses of buildings and should be an important tool in redevelopment of strip commercial developments or development of new land uses emphasizing the location of residential uses in close proximity to work centers. Parks vary widely in size, but normally average between two and six acres. Facilities should include tot lots, small picnic areas, generous landscaping, rest areas and, where feasible, small expanses of hard courts and large expanses of grass play areas.



Pocket Parks

These small facilities normally provide pedestrian rest areas, landscaped welcomes at community gateways, visitor services (e.g., information kiosks, rest areas, restrooms) and visual breaks to large expanses of buildings. These parks are also regularly used for the display of unique cultural or natural resources which contribute to community character (e.g., a train, mining equipment, significant tree). Pocket parks generally range in size from 0.1 to 0.5 acre and serve pedestrians within a radius of 1/8th mile. Pocket parks in Sonora include the Foster Center Prospector Park and the U.C. Cooperative Extension Park.

Figure 43: Pocket Park

Tot Lots and Children's Adventure Parks

Tot lots range between 0.5 and 2.0 acres in size. Tot lots serve individuals located within ¼ mile of the facility. Children's adventure parks, similar to the children's park adjacent to the Sonora's Main Branch of the Tuolumne County Library, are similar in size to tot lots, but provide unique recreational facilities in a setting which often reflects a theme popular to children. These parks may become destination points for parents and grandparents serving populations throughout the county and even from neighboring counties.

Regional Parks

These parks range in size from 25 to 1,000 acres, but average between 100 and 250 acres. Individuals normally drive between 20 minutes and one hour to reach these facilities which are designed to serve all ages and interests with a wide variety of recreational facilities which can include multiple ball fields (often sponsoring league play), soccer fields, large picnic areas, swimming pools, expanses of landscaped areas with mature trees, tennis courts, tot lots, play areas for grammar school students (jungle gyms, swings), skate parks, golf courses and any other recreational facility which appeals to the community. It is anticipated that, given the city's central location and concentrated population, Sonora (either within the city limits or within its sphere of influence) could become a logical place to locate a new regional park to serve both city and county residents. Standard Park is an example of one of the county's few regional parks.

Trails

These linear parks are more frequently being rated at or near the top of desirable recreational facilities in local, state and community recreation surveys. These facilities provide opportunities for quiet observation (e.g., nature study, bird watching), hiking through natural lands within an urban setting, protecting natural resources (e.g., creeks), conserving cultural resources (e.g., miner's ditches), attracting visitors, non-motorized transportation (e.g., bicycle, pedestrian, equestrian use), and other benefits. While numerous standards exist to guide trail widths, few standards exist for trail length. Current standards recommend at least one regional trail system per community. The recently-acquired Dragoon Gulch trail parcel within the city is one example.

12.3. Facility Needs

Park land acquisition for residential subdivisions is governed by the California Government Code Section 66477 et. seq. (the Quimby Act). The statute specifies the ratio of parkland acreage to population that may be used to establish dedication requirements or calculate fees in lieu of dedication for residential subdivisions. The Quimby Act standard for *acquisition* of parkland is 3.0 to 5.0 acres of parkland per 1,000 residents.

Alternative standards for the *development* of recreational facilities (excluding *acquisition* of parklands addressed by the Quimby Act) occur throughout the United States. For consistency with the provisions of the Quimby Act in California, recreational facility master plans in Northern California for the development of parkland are typically based on a standard at or near five acres of parkland per 1,000

population although this number typically ranges between 3 acres and 15 acres per 1,000 population (See *General Plan 2020 Appendix 12D*).²¹

The city's projected resident population by 2020 is expected to grow to between 5,144 and 5,948 individuals by the year 2020. Applying the county's projected growth rate, the city's projected population would be approximately 5,656 individuals. For the purposes of *General Plan 2020* and this analysis, the population for the City of Sonora is expected to reach between 5,144 and 5,948 resident individuals in the city limits.

As the county seat, and the major employment and commercial center of Tuolumne County, the City of Sonora sees a daily influx of non-resident population that increases the city's daytime population. The city estimates that the daytime population could increase to between 22,000 and 25,000 individuals. This non-resident population competes with residents for use of the city's park and recreation facilities in many ways, including:

- Visitors use picnic facilities at parks, their children use tot lots
- Shoppers may pause at tot lots and adventure play areas with their children during shopping trips
- Workers take breaks and eat their lunches in city parks while many take fitness walks during the lunch hour, and
- County residents often assemble at Courthouse Park for special events

To reflect this pattern of park and recreation facility use by both city residents and non-residents, the city has opted for a park and recreation facility ratio approximately double the parkland acquisition standards of the Quimby Act: 10 acres of parkland per every 1000 residents. Recognizing the city's resident and non-resident population in planning for recreational facilities will reduce competition by non-residents for recreational facilities while providing an attraction for the workers, shoppers and visitors so vital to the city's economic vitality.

Based on the city's goal of providing 10 acres of parkland for every 1,000 residents, the city's total park and recreational needs in the year 2020 are projected to range between 51 and 60 acres (depending upon actual population in 2020). A portion of that need already has been filled by the city as illustrated in **Table 102**.

²¹ The five-acre standard is applied by cities for both *acquisition* of recreational property—in conjunction with new residential development pursuant to the Quimby Act; and is applied, separately, as the standard for the provision of *developed* recreational facilities—separate from the acquisition standards established pursuant to the Quimby Act.

12.4. Existing Facilities

The following park and recreation facilities exist within the city limits:

Table 37: Developed Park and Recreation Facilities in the City of Sonora (2004)

Facility	Location/Description	Acreage (approximate)
Municipal and subregional parks		
Courthouse Park	001-184-01	0.3
Coffill Park	001-202-01, 001-202-04, 001-202-05	0.2
Woods Creek Rotary Park	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	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
Pocket Parks		
UC Cooperative Extension pocket park	1-184-09 Landscaping, benches	0.1
Bonanza Mine Monument	001-091-18 Monument	0.1
Foster Prospector Park	001-253-21	0.1
North Washington St. (and Columbia Way)	001-184-09 Landscaped median, "Welcome to Sonora"	0.1
Ralph Grigsby Park	001-253-11 Children's play area, tables, public bathrooms	0.1
Salvation Army North Highway 49	35-230-43 & 44 (easement) Landscaped area	0.1
Rother's Corner Pocket Park	1-181-14 Landscaped area, monument, benches	0.1
Greenley Road South	56-170-04 Landscaped area	0.1
Public School Facilities/b/		
Sonora High School	001-011-12, 001-011-15, 001-012-03, 035-	6.0

Facility	Location/Description	Acreage (approximate)
	230-12, 035-230-06 Football, track and field, tennis courts, baseball field, pool, picnic areas; (12 acres total)	
Sonora Elementary School	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)	002-160-04, 002-160-03 Lighted baseball diamond, soccer field (3.9 acres total)	2.0
Youth Centers		
Sonora Youth Center	056-082-06	0.8
TOTAL Existing Facilities		54.6/c/

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

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

With 54.6± acres of recreational facilities existing in the city limits and a projected need for approximately 51 to 60 acres of recreational facilities by the year 2020, the city has likely met its recreation facility needs through 2020. However, should population increases within the city reach the maximum projected 5,948, up to 5.4± acres of additional park and recreation facilities may be needed.

12.5. Options and Opportunities for Future Park and Recreation Facilities

To fill the potential need for 5.4± acres of new park and recreation facilities by the year 2020, the city has identified multiple opportunities and alternatives as summarized in **Table 103**.

Table 38: Sonora Park and Recreation Facility Options (See Map, *Sonora General Plan 2020 Appendix 12A*)

Facility	Location/ Description	Acres
Mono Way (Hospital Road)	Below existing pedestrian facility along Hospital Road	0.1±
Woods Creek Park (Mill Villa -Woods Creek Park)	Along Woods Creek adjacent to the southeastern tip of the city limits (currently located outside the city limits)	19.2±
Woods Creek Trail/a/	Woods Creek from the southwestern corner of the High School to Woods Creek Park at the west end of the By-pass includes 10,800 feet (2.0 miles)	6.0±
Sonora Creek Trail/a/	Along Sonora Creek (detours at some points are anticipated) from Greenley Road to the confluence of Sonora Creek with Woods Creek. Includes recommendations for re-exposure of some portions of the creek. 7,200 feet (1.4 miles)	4.2±
Northcam Heights Dane Gardens Irrigation Dam	035-230-18	0.7±
Work-Live Parks	Located within commercial/residential mixed use areas. See <i>General Plan 2020 Appendix 12A</i> . Two parks recommended.	5.0±
Dodge Pocket Park	Dodge Ave. from Washington St. east to Stewart St.	0.2±
Shaw's Flat Ditch Trail /a/	Approximately 3,000 feet (.6 mile) from the TUD facility on Assessor's Parcel 44-140-08 north/northeastward to the northern city limits, then through the United States Bureau of Land Management parcel 44-020-21 (adjacent to the city limits) and along that portion of the ditch to a terminus in the vicinity of 44-020-04.	1.8±
Sierra Railroad Trail /a/	9,000 feet (1.7 miles) of this trail are located within the city limits	5.1±
Trail Staging Areas	Parking and access sites for trail system (Woods Creek, Sonora Creek, Dragoon Gulch, Shaw's Flat Ditch, Sierra RR, Campo Seco, Bald Mountain,)	10.0±
Regional Park	Anticipated to be part of a larger facility constructed through a county/city partnership. Potential sites in or near the city limits are indicated in <i>General Plan 2020 Appendix 12A</i> .	25.0+
Total Acres:		77.3

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

The city intends to use **Table 103** as a menu of options for filling its projected park and recreation needs. The preceding park and recreation facilities meet the objectives of Sonora's Park and Recreation Element. Additional park locations, trail routes, priorities, opportunities, needs and facilities may be identified and developed as guided by the goals, policies, and implementation programs of this element and its subsequent updates.

The following goals, policies and implementation programs will guide the development, funding, location, promotion, design and management of the City of Sonora's existing and planned park and recreational facilities.

12.6. Goals, Policies and Implementation Programs

Goal:

- 12.A Provide an adequate supply and equitable distribution of park and recreation facilities providing multiple benefits to the city's residents and non-residents while enhancing the city's economy, community design, visual quality, jobs/housing balance, conservation of natural and cultural resources and circulation as funding permits for maintenance and acquisition opportunities.

Recreation Facility Funding

Policy:

- 12.A.1 Pursue multiple funding sources for ongoing funding, acquisition, construction and maintenance of park and recreation facilities.

Implementation Programs:

- 12.A.a ***Consider Formation of a New or Participation In an Existing Recreation District***

Consider the formation of a city park district or similar entity exclusive of existing community recreation and park districts and community services districts which provide public recreational facilities, to oversee the acquisition, construction and maintenance of recreational facilities. Alternatively, participate in a regional recreation district if one is established for implementation of the county's park and recreation master plan.

- 12.A.b ***Investigate Formation of a Landscaping and Lighting District***

Investigate the feasibility of establishing a Landscaping and Lighting Assessment District for the purpose of financing the installation, construction and maintenance of landscaping, park and recreational improvements and for the purchase of land improvements related to

parks, lighting and landscaping in compliance with state law governing the formation of Landscaping and Lighting Districts.

12.A.d ***Pursue Grant Funding***

Include a current list of potential funding sources suited to the acquisition and development of the city's highest ranked (top 10) park and recreation facilities as part of the Park and Recreation Master Plan. A partial list of currently available funding sources is included in *General Plan 2020 Appendix 12C*.

12.A.e ***Facilitate and Support Community-Based Park and Recreation Efforts***

Facilitate and support community-based efforts to establish recreational facilities within the city limits. Such efforts already have demonstrated positive results within the city limits at a significant reduction (even elimination) of costs to public entities (e.g., community-based groups constructed the skate park and children's park adjacent to the county library on Greenley Road). For those park and recreational projects endorsed by the Sonora City Council in the city limits, the city shall undertake special efforts to fast-track permitting and provide assistance in meeting special needs during construction. In addition, when needed, the city shall provide community groups with references to agencies and consultants who have participated or specialize in providing oversight and guidance for community organizations seeking to establish park and recreation facilities.²²

12.A.f ***Support and Encourage Adopt-A-Park Programs/Endowments***

Encourage community groups, commercial sponsors and similar entities to "Adopt-A Park" for maintenance of completed park and recreational facilities. Similarly, consider requesting endowments to assist in maintaining park facilities which may be dedicated or donated to the city.

12.A.g ***Consider the Impacts of New Development on the City's Recreational Facilities***

Revise the city's ordinance code pertaining to land dedications and/or payment of in-lieu fees for new development's contribution to providing recreational facilities consistent with Government Code Section 66477 et seq.

²² The children's park effort was guided by the nationally-recognized Leathers and Associates of Ithaca, NY (www.leathersassociates.com)

12.A.h ***Promote Shared Use to Expand the Variety and Quantity of Available Facilities and Distribute Costs and Manpower to Acquire and Maintain Facilities***

Promote partnerships with schools, utility agencies community groups, the county, state and federal agencies and others to share the costs, management and maintenance of existing and new facilities for mutually beneficial recreational use. Link or incorporate recreational facilities from other entities with city facilities whenever feasible. Examples of these partnerships include, but are not limited to:

- i. Partnering with the Tuolumne Utilities District (TUD) to share maintenance with and use TUD utility easements (e.g., sewer easements, water line easements, ditches)
- ii. Cooperatively developing the Dragoon Gulch Park and Trail with the Mother Lode Adventist Junior Academy to provide vital linkages through the school site between Dragoon Gulch Trail and the proposed Woods Creek Trail while developing educational and interpretive opportunities within the trail system for local schools (e.g., biological studies of natural resources within the trail/park system, study examples of California Gold Rush history located throughout the trail system)
- iii. Team with TUD to undertake a pilot program opening up a portion of the Shaw's Flat Ditch for recreation while potentially providing opportunities for TUD facility expansion adjacent to TUD's existing facilities within the city.
- iv. Locate trails adjacent to existing public rights-of-way where they may be easily maintained in conjunction with maintenance of pre-existing facilities (e.g., roadways).
- v. Partner with schools to assist in facility maintenance in exchange for opening recreational facilities for public use; or jointly plan recreational facilities with schools to locate and design facilities which serve both students and the city's population.

Recreation General

Policy:

- 12.B Acquire and develop 5.4± acres of park and recreational facilities to fulfill the city's projected unmet needs based on a goal of 10 acres of recreational facilities per 1,000 residents and based on a maximum population projection of 5,948 by the year 2020.

Implementation Programs:

- 12.B.a ***Develop and Adopt a Park and Recreation Master Plan***
Develop and adopt a Park and Recreation Master Plan describing the general locations, designs, costs, priorities, potential funding sources, management agencies, strategies for protecting future trail corridors, and uses for 5.4± acres of future park and recreation facilities in the city including those facility options listed in **Table 103**.
- 12.B.b ***Establish a Trail System Integrated with Regionally-Planned Facilities Located Within the City's Sphere of Influence***
Integrate new trails located within the city's sphere of influence with trails in the county's proposed regional trail system. Continue coordination with the county to ensure recognition of proposed city trails in the county's recreation master plan (see 4.E.f.). The *Draft Tuolumne County Recreation Master Plan* proposes the following regional trails located in the city's sphere of influence: Woods Creek Trail, Sierra Railroad Trail, Dragoon Gulch Trail, Shaw's Flat Saratoga Rd. Trail, Bald Mountain Rd. Trail, Jamestown Ditch Trail, Campo Seco Road Trail, Shaw's Flat Ditch Trail, and the Racetrack Road Trail (see map *General Plan 2020 Appendix 12B*).
- 12.B.d ***Sierra Railroad Trail***
Continue city participation on the county planning committee investigating the feasibility of the Sierra Railroad Trail. Incorporate programs in Sonora's Park and Recreation Master Plan as necessary for trail development within the city limits.
- 12.B.e ***Support Establishment of a Regional Park Facility Within or Near the City's Sphere of Influence***
Support partnerships with the county and/or other agencies to establish a regional park facility serving city and county residents located near or within the city's sphere of influence. Based on population projections for the city and the county through 2020; the city's estimated pro rata share of such a facility (or facilities) would be approximately 7.9 % – 9.1%. See *General Plan 2020 Appendix 12A*

for regional park facility options and opportunities within the city's sphere of influence.

12.B.f ***Update Facility Inventory and Needs Projections***

Update the Sonora Park and Recreation Master Plan at least once every ten years. Updates shall address, at a minimum, the changing park and recreation needs of city residents and visitors, new potential funding sources, revised cost estimates for proposed park facilities, population projections, changes in population composition, new opportunities for partnerships and updates to the inventory of park facilities including both acreages removed from recreational use and acreages added for recreational use.

12.B.g ***Promote the Use of Public Lands***

Design park and recreation facilities adjacent to existing public lands whenever feasible to allow for future expansion of those facilities and to encourage partnerships for funding, developing and maintaining new recreational facilities. Within the city's sphere of influence, these opportunities may exist on parcels adjacent to land owned by the United States Bureau of Land Management (BLM). BLM lands are located adjacent to the city's northern/northeast boundaries near the proposed Woods Creek and Dragoon Gulch trails and in the northwest near the proposed Shaw's Flat Ditch trail.

Recreation Integration with Other General Plan 2020 Elements

Policy:

- 12.C Design and locate park and recreation facilities to further the goals of other *Sonora General Plan 2020* elements.

Implementation Programs:

12.C.c ***Establish Parks Facilitating the Implementation of Sonora General Plan 2020's Land Use and Housing Elements***

Create parks adjacent to commercial/residential mixed uses (or adjacent uses) to provide recreational opportunities for affordable housing pursuant to the Land Use (Chapter 1) and Housing (Chapter 3) Elements of the *Sonora General Plan 2020*. These parks will generally be 1-2 acres in size, be located within 750 feet of housing and provide landscaped open spaces, tot lots, benches, small picnic facilities and other facilities suitable to the size and use of the facility (see *General Plan 2020 Appendix 12A*).

12.C.d ***Prioritize Trails which Promote Circulation and the Non-Motorized Element of the Regional Transportation Plan***

Give priority to establishing trail routes with linkages:

- i. To existing pedestrian and bicycle facilities
- ii. To pedestrian and bicycle facilities proposed in the Non-Motorized Element of the Regional Transportation Plan
- iii. Between recreational facilities and schools, commercial centers, neighborhoods, libraries, public facilities, moderate-to-high density housing and similar high-use areas over distances of less than two miles

12.C.e ***Locate Parks and Recreation Facilities Where They Will Assist in Defining Community Character and in Enhancing Visual Quality***

Locate park and recreation facilities, in particular parks serving adjacent residential/commercial land uses, to provide a visual “break” between large expanses of commercial or high-density residential uses. Locate park and recreation facilities, especially pocket parks, to provide visually appealing spaces at the gateways to the city. (See map, *General Plan 2020 Appendix 12A*).

12.C.f ***Encourage Visitor Access to the Regional Trail System***

Encourage visitor access to regional trail systems, once trails are established. Specific activities may include, but are not limited to:

- i. Preparing a trail map brochure describing trails and their access points from Washington Street for distribution to the visitor’s center and commercial establishments throughout the city
- ii. Providing directional indicators to trail heads for visitors (e.g., signs from Washington Street to trail heads; a kiosk trail map on Washington Street)

12.C.g ***Continue to Encourage Recreation-Related Commercial Uses***

Continue to maintain bicycle rental facilities (and similar recreational uses) as a permitted use within Commercial and Recreational zoning districts.

12.C.h ***Encourage Recreation-Related Events***

Encourage recreation-based events which bring visitors and residents downtown and support the economic development objectives of the city.

12.C.i ***Establish Pocket Parks Providing Visitor Amenities***

Establish pocket parks along Washington Street’s commercial district and within one block of Washington Street which provide rest areas,

bathrooms, information kiosks and similar visitor amenities. Pocket parks should make use of existing low-use areas (e.g., Dodge Lane between Washington and Stewart Streets). Parks should include benches, landscaping, lighting and, where feasible, information kiosks to assist visitors and public restrooms.

Recreation Facility Design and Location

Policy:

- 12.D Consider topography, private property rights and access in the design of park and recreation facilities.

Implementation Programs:

- 12.D.a ***Select Park and Recreation Facility Sites and Designs Consistent with Existing Design Facilities to Minimize Changes in Topography and Vegetation***

Give priority to acquiring park and recreation facility sites requiring minimal grading and vegetation removal by making use of existing utility easements for trails, targeting park sites with average slopes of less than 12%, and acquiring sites which require minimal removal of mature trees.

- 12.D.b ***Design Facilities to Minimize Impacts to Adjoining Land Uses***

Consider impacts to homeowners located adjacent to park and recreation facilities by:

- i. Establishing buffers between residential and park uses
- ii. Acquiring park and recreation facility sites with existing natural buffers between residences and proposed park uses
- iii. Implementing the tested property protection strategies used by successful trail conservancies²³

²³ For example: Rails-to-Trails Conservancy. 1998. *Rails-Trails and Community Sentiment-A Study of Opposition to Rail-Trails and Strategies for Success*, Susan Doherty.

Chapter 13. Glossary

Above Moderate Income Household

Above moderate income households are those households whose incomes are greater than one hundred twenty percent (120%) of the county median household income.

Adaptive Reuse

Adaptive reuse means the conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of a former hospital or school building to residential use or the conversion of an historic single-family home to office use.

Affordable Housing

Affordable housing means housing which costs 30% or less of a household's gross annual income. Within the context of the Housing Element, "Affordable Housing" generally is used to describe housing affordable to the city's low and very low income households.

Ambient Noise

Ambient noise is the composite of noise from all sources near and far. Ambient noise levels are the normal or existing level of environmental noise at a given location.

Automatic Aid (See Also Mutual Aid)

Automatic aid agreements are similar to mutual aid except that the signatory agencies automatically respond to alarms within all or a portion of each others' jurisdiction within the operational guidelines of the agreement. Automatic aid resources are dispatched with the first alarm assigned.

Average

An average is the result obtained by dividing the sum total of a set of figures by the number of figures.

A-Weighted Sound Level (dBA)

A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards use A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

California Register of Historical Resources (CRHR)

The California Register of Historical Resources is a comprehensive listing of California's historical resources including those listed in or formally determined eligible for the National Register of Historic Places, California Registered Landmarks No. 770 onward, and California Points of Historical Interest (commencing with those designated in January 1998). In addition, the CRHR, includes resources nominated for listing and determined eligible in accordance with procedures adopted by the State Historical Resources Commission (SHRC), including individual historic

resources and historic districts; resources identified as significant in historical resources surveys which meet certain criteria; and resources and districts designated as city or county landmarks pursuant to a city or county ordinance when the designation criteria are consistent with the California Register criteria.

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state or national level under one or more the following criteria:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- Associated with the lives of persons important to local, California, or national history;
- Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- Yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance (i.e., resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Central California Information Center (CCIC)

The Central California Information Center (CCIC) is the resource inventory maintained by the Central California Information Center at California State University at Stanislaus, in Turlock.

Certificate of Appropriateness

A certificate of appropriateness is a certificate, normally issued in conjunction with a building permit prior to a demolition or relocation of an important historic structure. A local government adopts standards which are used to determine the “appropriateness” of issuing such a certificate for a demolition or relocation.

Certified Local Government

The Certified Local Government (CLG) program is a program sponsored by the California Office of Historic Preservation (SHPO) and the United States Department of the Interior that provides funding and technical assistance for local historic preservation programs and requires adoption of a county cultural resources protection ordinance and maintenance of a cultural resources inventory.

Civilian Workers

The total number of civilian workers (per the US Census) equals the sum of all private industry, state and local workers. Federal, military and agricultural workers are not included in these totals.

Community Noise Equivalent Level (CNEL)

The community noise equivalent level is the average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. NOTE: CNEL and L_{dn} represent daily levels of noise exposure averaged on an annual or daily basis. L_{eq} represents the equivalent energy noise exposure for a shorter time period, typically one hour.

Committed Assistance (Housing)

Committed assistance is defined as when a local government has entered into a legally enforceable agreement during the first two years of the housing element planning period that obligates sufficient available funds to provide the assistance necessary to make the identified units affordable and that the units be made available for occupancy within two years of the execution of the agreement.

Context, Contextual History

Context, or historic context, is a management tool which categorizes information about related important cultural resources based on a specific theme, geographic limits, and chronology. (U.S. Department of the Interior, *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines*; September 29, 1983)

“A historic context thus describes one or more aspects of historical development in an area, identifying the significant patterns which individual resources represent. Contexts such as these are the cornerstone of the historic preservation planning process, since the goal of such planning is the identification, evaluation and treatment of a whole range of cultural resources rather than preservation of a few, or perhaps biased sample of properties. Historic contexts should be developed to allow subsequent identification and frameworks for evaluation of resources located at a later time.” [Contextual History of Tuolumne County, Davis-King et. al, 1994]

Conversion (Housing)

Conversion is one method of increasing the availability of affordable housing consistent with a jurisdiction's Housing Element. Housing units are considered to be “converted” when they meet the following criteria:

Multifamily units in a rental complex of 16 or more units that are converted from not affordable to affordable with committed assistance by acquisition of the unit or the purchase of affordability covenants and restrictions providing the units are not acquired by eminent domain and that the acquisition provides a net increase in the stock of housing affordable to low-and very low income households. To qualify for “conversion,” units must be made available at affordable housing costs; the units cannot be currently occupied by low-or very low income households; the units must be in decent, safe and sanitary conditions when occupied; the acquisition price cannot be greater than 120% of the median price for housing units in the city or county; and the units must have long-term affordability covenants for not less than 30 years. Converted residential units meeting this criteria may count as one-to-one credit toward fulfilling a jurisdictions affordable housing goals

Cultural Resource

Cultural resources relate only to remains and sites associated with human activities and include the following:

- Prehistoric and ethnohistoric Native American sites
- Historic archaeological sites
- Historic buildings
- Elements or areas of the natural landscape which have traditional cultural significance to the citizens of the City of Sonora, Tuolumne County, the State of California, the foothill region or the nation.

Day/Night Average Sound Level (L_{dn})

The day/night average sound level is the average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m. NOTE: $CNEL$ and L_{dn} represent daily levels of noise exposure averaged on an annual or daily basis. L_{eq} represents the equivalent energy noise exposure for a shorter time period, typically one hour.

Decibel (dB)

A decibel is a unit of measure describing the amplitude of sound which is used to express the relative intensity of a sound as it is heard by the human ear. The decibel scale expresses sound level relative to a reference sound pressure of 20 microneutons per square meter, which is the threshold of human hearing. Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 10 decibels represents a 10-fold increase in acoustic energy, and an increase of 20 decibels corresponds to a 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

Defensible Space

Defensible space means an area either natural or manmade where material capable of causing a fire to spread unchecked has been treated, cleared, reduced or changed in order to act as a barrier between the advancing wildfire and the loss to life, property or resources.

Effective Date

The Effective Date of *Sonora General Plan 2020* is May 30, 2007.

Equivalent Sound Level (L_{eq})

Equivalent sound level is the sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8, and 24-hour sample periods. NOTE: $CNEL$ and L_{dn} represent daily levels of noise exposure averaged on an annual or daily basis. L_{eq} represents the equivalent energy noise exposure for a shorter time period, typically one hour.

Entryway

An entryway is an area within the city limits where the city has located or plans to locate a structure and/or landscaping which welcomes, gives direction to, or provides assistance or other information for residents and visitors to the city. An entryway is smaller in area than a gateway

Façade Easement

A façade easement is an agreement between the owner of an historic structure or cultural resource and a government agency or preservation organization pursuant to which the agency or organization is given the right to review and approve changes to the exterior of the historic structure or resource before such changes may be sought or commenced. In exchange for granting a façade easement, the property owner may receive tax benefits in the form of a charitable contribution for conservation purposes.

Family (Housing Element)

A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together. The number of families is equal to the number of family households; however, the count of family members differs from the county of family household members because family household members include any non-relatives living in the household.

Floor-Area-Ratio (FAR)

Floor-Area-Ratio is the ratio of the gross building square footage permitted on a parcel to the square footage of the parcel (i.e., the gross floor area of all buildings permitted on a lot divided by the area of the lot). To determine the permitted floor area for all buildings in a particular zoning district; multiply the maximum FAR specified for the zoning district by the total area of the parcel.

For example, on a 40,000 square foot parcel:

A permitted FAR of 2 would allow the construction of 80,000 square feet of gross floor area ($40,000 \times 2 = 80,000$). This construction could occur in many alternative configurations (e.g., as a two-story building with 40,000 square feet of gross area per floor, a four-story building with 20,000 square feet gross area per floor, or some alternative combination totaling 80,000 square feet of gross floor area).

A permitted FAR of 1.0 would allow construction of buildings totaling 40,000 square feet of gross floor area (20,000 square feet of gross floor area per floor on two floors or 40,000 square feet of gross floor area on a single floor or some alternative combination totaling 40,000 square feet of gross floor area).

A permitted FAR of 0.50 would allow the construction of buildings totaling 20,000 square feet of gross floor area on 40,000 square feet of land.

A permitted FAR of 0.25 would allow 10,000 square feet of gross floor area for all buildings on 40,000 square feet of land.

Gateway

A gateway is that area along a roadway entering the city where a motorist gains a sense of approaching and entering the city.

Heritage Corridor

A heritage corridor is a designation of the California Recreational Trails Act (Public Resources Code Sections 5070-5077.8). A heritage corridor is a regional, state, or nationwide alignment of historical, natural, or conservation education significance, with roads, state and other parks, greenways, or parallel recreational trails, intended to have guidebooks, signs, and other features to enable self-guiding tourism, and environmental conservation education along most of its length and of all or some of the facilities open to the public along its length, with an emphasis on facilities whose physical and interpretive accessibility meet “whole-access” goals.

Heritage Tourism

The National Trust defines cultural heritage tourism as traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources.

Historic, Historical

Historical refers to a historic building or site that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts dating from and after 1750.

Homeless

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

Homeless individuals within the city include, but are not limited to: victims of domestic violence, persons with mental illness, persons suffering from addiction disorders, those with inadequate incomes, families with single-heads of households, and unaccompanied minors.

Household

A household is a person or group of people who occupy a housing unit as their usual place of residence. The number of households equals the number of occupied housing units in the Census.

L10

L10 is the A-weighted sound level exceeded 10 percent of the sample time. Similarly, L50 is the A-weighted sound level exceeded 50 percent of the sample time and L90 is the A-weighted sound level exceeded 90 percent of the sample time.

Low Income Household

Low income households are those households whose incomes are fifty-one percent (51%) to 80% of the county median household income.

Mean

The mean is the value midway between the highest and lowest value. The mean may be equal to the average.

Median

A median is the value in a series below and above which there are an equal number of values or which is the average of the two middle values if there is no one middle number.

Mills Act

The Mills Act is state legislation that provides an alternative tax formula for assessing and taxing qualified historic properties if the owner is willing to restore and maintain the property.

Moderate Income Household

Moderate income households are those households whose incomes are eighty-one percent (81%) to one hundred twenty percent (120%) of the county median household income.

Mutual Aid

Mutual aid agreements allow jurisdictions to assist each other on an as-needed basis. Agreements are generally structured so that aid is provided only upon request of the agency having jurisdiction. Assistance provided pursuant to mutual aid agreements are generally at no cost to the responsible jurisdiction for the first 24 hours of commitment.

National Historic Preservation Act (NHPA)

The National Historic Preservation Act is a 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and which authorized grants-in-aid for preserving historic properties.

National Register of Historic Places (NRHP)

The National Register of Historic Places is the official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

National Register Designation of 1 – listed on the National Register

National Register Designation of 2 – determined eligible for listing by formal process involving federal agencies

National Register Designation of 3 – appears to be eligible for listing in the judgment of the person completing the form

National Register Designation of 4 – might become eligible for listing

National Register Designation of 5 – ineligible for listing, but of local interest and eligible for listing on the City of Sonora Register

Net Increase (Housing)

Net increase means only those units that were not provided committed assistance in the immediately prior planning period.

Noise Contours

Noise contours are lines drawn about a noise source indicating equal levels of noise exposure. CNEL and L_{dn} are the metrics used to describe annoyance due to noise and to establish land use planning criteria for noise.

Noise-Sensitive Land Uses

Noise-sensitive land uses include, but are not limited to: urban residential land uses, transient lodging, schools, libraries, churches, hospitals and nursing homes. Recent court decisions have also indicated the need to include sensitive wildlife habitat including the habitat of rare, threatened, or endangered species.

Non-family Household

A non-family household is a household which is **not** composed of two or more people related by birth, marriage, or adoption and residing together. Individuals living alone are an example of a non-family household.

Park-and-Ride Facility

A Park-and-Ride Facility is a location where individuals gather by vehicle, bicycle, or other means convenient in order to consolidate into multi-occupant vehicle, transit, or rail systems. These can vary in size, and have been classified as small (5-25 vehicles), medium (25-100 vehicles) and large (more than 100 vehicles).

Prehistoric

Prehistoric means pre-1750.

Preservation (Affordable Housing)

Preservation is one method of increasing the availability of affordable housing consistent with a jurisdiction's Housing Element. Housing units are considered to be "Preserved" when they meet the following criteria:

Units shall be preserved at affordable housing costs to low or very-low income households by acquisition of the unit or purchase of affordability covenants for the units. Preserved units must have long-term affordability covenants and restrictions for at least 40 years; have received governmental assistance under specified programs; be eligible and reasonably expected to convert to non low-income uses (as determined by a public hearing); and be in decent, safe and sanitary condition. When units are identified for preservation, they must be available at affordable costs to persons and families of low or very low income. Preserved residential units meeting this criteria may count as one-to-one credit toward fulfilling a jurisdictions affordable housing goals.

Rehabilitation (Affordable Housing)

Rehabilitation (or, Substantial Rehabilitation) is one method of increasing the availability of affordable housing consistent with a jurisdiction's Housing Element. Housing units are considered to be "Substantially Rehabilitated" when they meet the following criteria:

Units to be substantially rehabilitated must result in a net increase in the stock of housing affordable to low and very low income households and be at imminent risk of loss to the housing stock. Relocation assistance must be provided to any occupants temporarily or permanently displaced and the local government must require that any displaced occupant will have the right to reoccupy the rehabilitated units. Units are to have been found by the code enforcement agency or a court to be unfit for human habitation and vacated or subject to being vacated for at least 120 days because of the existence of at least four of the following conditions in Health and Safety Code Section 17995.3:

- Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruption or termination is not caused by the tenant's failure to pay such gas, water or electric bills
- Serious defects or lack of adequate space and water heating
- Serious rodent, vermin or insect infestation
- Severe deterioration, rendering significant portions of the structure unsafe or unsanitary
- Inadequate numbers of garbage receptacles or service
- Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal
- Inoperable hallway lighting

Rehabilitated units must have long-term affordability covenants and restrictions requiring the units to be available to, and occupied by low and very low income households for at least 20 years or the time required by any applicable federal or state law or regulation.

Units protected by long-term affordability covenants may count as one-to-one credit toward fulfilling a jurisdiction's affordable housing goals. Substantially rehabilitated units with affordability covenants and restrictions of less than 20 years may be substituted at the rate of three rehabilitated units for one credit of affordable housing. No credit is provided for units with less than 10-year affordability restrictions.

Secretary of the Interior's Standards and Guidelines

The Secretary of the Interior's Standards and Guidelines are the standards and guidelines prepared by the U.S. Department of the Interior, National Park Service, for rehabilitating, preserving, identifying, evaluating, registering, reviewing and managing cultural resources.

Special Needs Households

Special needs households include households with a resident or residents 65 years of age or older, households headed by a single parent, households with a mentally or physically disabled resident or residents, farm worker households, and similar households.

Substantially Rehabilitated (Housing)

See “Rehabilitated.”

Very Low Income Household

Very low income households are those households whose incomes are 50% or lower than the county median household income.

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