



City of Sonora

Community Development Department
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MEMORANDUM

Date: September 11, 2019
To: Tim Miller, City Administrator
From: Rachelle Kellogg, Community Development Director
Subject: Staff Report for August 2019

The following highlighted projects were undertaken by the Community Development Department:

HOUSING ELEMENT – Staff continues to work on the Housing Element update and the associated environmental document. Staff is also coordinating with the Police and Fire Department to update the Safety Element. As a result of California's wildfires, current State regulations require that it be updated in coordination with the Housing Element. Staff anticipates that the draft Housing Element will be presented to the Planning Commission at the October 15th Meeting and to the City Council at the October 21st Meeting.

UPCOMING EVENTS – Plans are underway for the City's Trick or Treat Street that will be held on Saturday, October 26th from 4 to 5:30 in downtown Sonora. Preparations are also underway for the Sonora Christmas Parade which will be on November 29th starting at 6 p.m.

FARMERS' MARKET – The attendance at the Sonora Certified Market has been great this year and we have several new vendors that have been very happy with their sales. The Market year is starting to wind down the last Market Day is October 12th.

BUILDING/PLANNING ACTIVITIES – The City has several small and large projects that are in the planning stage or under construction. This includes the Site Plan/Design Review Application for the Bank of Stockton Project at 549 S. Washington Street and the Design Review Application for the Plaza Shopping Center Façade Project. A Site Plan and Construction Permit Application from Adventist Health for a solar parking canopy at 900 Mono Way has also been submitted. Construction plans are currently under review for the Stewart Street Mini Storage Project and the Sonora KFC is currently under construction. Staff also finalized the draft Design Review Ordinance for presentation to the Planning Commission and the City Council.

DRAGOON GULCH TRAIL PROJECT – Preparations are underway for the V-O-CAL Dragoon Gulch Trail Project scheduled for October 12 – 13th. V-O-CAL representatives have met on-site with City staff to review the camping area at Woods Creek Park and the proposed trail location. They anticipate that they will be able to construct ¼ mile of single track trail during the weekend event. The City's Trail Caretaker, Kevin Anderson, has flagged the proposed trail section and will be getting it prepped for the trail crews. He will also be participating in the event and providing direction to event coordinators relating to trail construction.

MONTH OF AUGUST, 2019	COMMUNITY DEVELOPMENT DEPARTMENT		CITY OF SONORA 94 N. WASHINGTON ST. SONORA, CA 95370	
ACTIVITY REPORT				
NAME	LOCATION	TYPE	VALUATION	FEES
NEW RESIDENTIAL		TOTAL UNITS <u> 0 </u>		
SUBTOTAL <u> 0 </u>				
CDBG REHABS		TOTAL UNITS <u> 0 </u>		
SUBTOTAL <u> 0 </u>				
COMMERCIAL		TOTAL UNITS <u> 0 </u>		
SUBTOTAL <u> 0 </u>				

ALTERATIONS & ADDITIONS		TOTAL UNITS <u> 17 </u>		
Crossroads Enterprises	133 Old Wards Ferry, Suites G & J	Install backup generator for suites G & J	\$15,000	\$320.25
Chen Mei-Hwa TR.	1261 Mono Way	Replace Drive thru menu boards with new digital boards	\$14,000	\$482.46
Sonora Plaza 1 LLC	824 Mono Way	Repair minor damages to siding from vehicle into bldg.	\$3,775	\$119.10
Robert & Laurie Lehmann	215 W. Jackson St	Interior remodel of existing dwelling	\$20,000	\$745.11
Sonora Terrace	200 Greenley Road	Water heater replacement in bldg .B	\$4,500	\$161.25
Jeffrey Heath	199 S. Washington St	Interior remodel for new Edward Jones office	\$51,657	\$680.34
Wal-Mart Real Estate Bus. Trust	1101 Sanguinetti Road	Change ex. parking lot lighting & wall pack lighting to LED	\$6,000	\$150.25
Kaylash Investments LLC	350 S. Washington St	Repair damages from vehicle into bldg. (like for like)	\$9,000	\$119.95
Modesto Petroleum	15 Pesce Way	Remove & replace wall sign with new internally lit sign	\$4,500	\$241.01
Robin Hunt	745 Arbona Circle N	Install a 3.25 KW roof mount solar PV system	\$12,000	\$344.00
Jason & Mandy Tudor	486 Morning Star Dr.	Install a 7.4 KW roof mount solar PV system	\$20,000	\$393.50

Berit Keneta-Brown TR.	300 Bonanza Road	Install a 8.4 KW roof mount solar PV system w/new 100 amp main	\$20,000	\$386.25
David Winslow	253 Arbona Circle S.	Install a 3.6 KW roof mount solar PV system	\$12,810	\$300.00
201 Hospital Road, STE 210 LLC	201 Hospital Road	Remove old product line and replace with new	\$4,000	\$124.25
Gerald Turnshek	343 Hospital Road	Porch cover	\$750	\$132.22
Israel & Jessie Speer	237 Arbona Circle S.	Move plumbing & construct floor in basement area for future playroom	\$2,000	\$187.26
James & Melissa Oliver	301 S. Shepherd St	Replace 4 sinks, 2 toilets & 38 light troffers in T-bar ceiling	\$10,000	\$293.95

DEMOLITIONS		TOTAL UNITS <u> 1 </u>		
NAME	LOCATION	TYPE	VALUATION	FEE
Robert & Marcia Sandberg	862 Shaws Flat Road	Demo Garage	\$3,800	\$119.95
SUBTOTAL <u> 18 </u>				
MISCELLANEOUS REPAIRS				
NUMBER OF PERMITS	VALUATION \$		FEE	
12	\$72,765		\$2,089.32	

TOTAL NUMBER OF PERMITS ISSUED	30
TOTAL VALUATION	\$286,557
SUB TOTAL OF PERMIT FEES COLLECTED	\$7,390.42
TOTAL FIRE DEPARTMENT FEES COLLECTED	\$ 0
TOTAL TRAFFIC FEES COLLECTED	\$ 0
TOTAL PUBLIC SAFETY FEES COLLECTED	\$ 0
TOTAL PARKS & RECREATION FEES COLLECTED	\$ 0
TOTAL FEES COLLECTED	\$ 7,390.42

FISCAL YEAR TO DATE

TOTAL NUMBER OF PERMITS ISSUED	50
TOTAL VALUATION	\$712,476
TOTAL FIRE DEPARTMENT FEES COLLECTED	\$340.00
TOTAL PUBLIC SAFETY FEES COLLECTED	\$0
TOTAL PARKS & RECREATION FEES COLLECTED	\$0
TOTAL TRAFFIC MITIGATION FEES COLLECTED	\$0
TOTAL PERMIT FEES COLLECTED	\$14,539.27