City of Sonora

Community Development Department
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DATE: December 16, 2019

TO: Honorable Mayor and Council Members

FROM: Rachelle Kellogg, Community Development Director

SUBJECT: Approving the Sonora General Plan Housing Element 2019-2024 and Safety Element.

RECOMMENDATIONS:

City Staff recommends that the City Council approve the following:

1) Resolution # 12-16-2019-A adopting the Sonora General Plan Housing Element 2019-2024 and Safety Element.

BACKGROUND

The State of California has declared that "...the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, the California Department of Housing and Community Development has adopted the following State Housing Goals:

1) Provision of new housing;
2) Preservation of existing housing and neighborhoods;
3) Reduction of housing costs; and
4) Improvement of housing conditions for special need groups.

The State is also strongly encouraging local government and the private sector to cooperate to provide a full range of housing opportunities and accommodate regional housing needs. While at the same time, local government's housing policy must recognize economic, environmental, fiscal factors, and community goals at the local level. Over the past few years numerous housing bills have been passed at the State level regulating local government's control over housing within their jurisdictional boundaries. In addition, several of these bills have added further requirements related to Housing Elements while providing teeth at the State level for noncompliance.

The Housing Element is one of the seven mandatory elements of the City's General Plan. The Housing Element has specific requirements and timelines for periodic updating and annual reporting. It is also the only element that is required to receive review and approval from a State agency. The California Department of Housing and Community Development (HCD) is the reviewing entity and HCD makes a specific determination in terms of whether or not the proposed element can be "certified" by their agency. HCD also reviews and approves the City's required Annual Housing Report. Certification from HCD is important because it can ultimately affect the City's eligibility for various state grants and other funding. It can also affect the City's ability to regulate development projects within the City.

In addition to complying new State laws related to the Housing Element, the City also was required, under Government Code Section 65302, to update the Safety Element in coordination with the adoption of the Housing Element. The Safety Element is also a mandatory element of the General Plan.

DISCUSSION:

The City of Sonora has prepared the update of the City's Housing Element and submitted it to HCD for review and approval. The Housing Element includes discussions regarding the availability and adequacy of sites for housing; financial and administrative resources to assist in the development of housing for all income levels; housing accomplishment since the 2014 Housing Element was adopted; housing goals and policies; a list of proposed goals, policies and implementation programs; and other demographic and housing characteristic information. The element also identifies the sites available to meet the City's Regional Housing Need Allocation (RHNA).

The Safety Element includes information regarding the natural conditions and the human activities that can potentially threaten public health and safety. The element also includes information concerning the anticipated changes in conditions related to the environment. This element is organized into issue areas with a brief description of the issue and related maps/graphics followed by the policies and programs to address that issue. As required, the Safety Element was submitted to the Board of Forestry and Fire Protection.

Staff anticipates that due to new laws that will go into effect in January additional changes will be required to these elements as the City moves forward with the proposed General Plan Update to be funded under the submitted SB2 planning grant application.

The City held a public workshop in July to solicit public input on the previous Housing Element and City's housing needs. The Planning Commission and City Council discussed the proposed draft Housing Element and Housing Condition Survey at their August Meetings. During the workshop and meetings, there was discussion about the content of the element, statutory requirements, the City's Regional Housing Need Allocation, along with the information gathered through the data collection process. The Planning Commission, at their October 15th meeting, recommended approval by the City Council of both the Housing Element and the Safety Element.

CEQA DETERMINATION:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – General Rule, as the Housing and Safety Element's updates would not generate new or more severe environmental impacts that those already analyzed in an earlier EIR/MND. Both documents are policy documents that would not alter the land uses designated in the General Plan.

Resolution Number: 12-16-2019-A

A RESOLUTION APPROVING THE SONORA GENERAL PLAN HOUSING ELEMENT 2019 – 2024 AND SAFETY ELEMENT

WHEREAS, the State of California requires periodic updates of the General Plan Housing Element pursuant to California Government Code Section 65588; and

WHEREAS, California Government Code Section 65302(g)(3) requires that upon the next revision of the City's Housing Element on or after January 1, 2014, the Safety Element is required to be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas and land classified as very high fire hazard severity zones; and

WHEREAS, amendments to the general plan are required from time to time to meet the City's goals, and to comply with State requirements and regulations, and up to four such changes are allowed annually and this is the second change to the General Plan undertaken in 2019; and

WHEREAS, the City considered the guidelines of the California Department of Housing and Community Development (HCD) during the preparation of the 2019-2024 Housing Element in accordance with the provisions of Section 65585(a) of the California Government Code; and

WHEREAS, the planning process included a community Open House and publicly noticed meetings of the Sonora Planning Commission and City Council.

WHEREAS, the Safety Element was submitted to the Board of Forestry and Fire Protection as required under the California Government Code; and

WHEREAS, the 2019 – 2024 Housing Element was reviewed by the California Department of Housing and Community Development (HCD) pursuant to the California Government Code Section 65585(b) and the Element has been revised to include their required changes; and

WHEREAS, at its regular meeting conducted on October 15, 2019, the Sonora Planning Commission conducted a public hearing to consider approving the updated Housing Element and Safety Element of the Sonora General Plan and recommended approval;

NOW, THEREFORE, BE IT RESOLVED THAT THE SONORA CITY COUNCIL HEREBY APPROVES the Sonora General Plan Housing Element 2019 – 2024 and Safety Element, based on the following findings:

A. The adoption of the Sonora General Plan Housing Element 2019 – 2024 and Safety Element is in the public interest and is necessary for the health, safety and welfare of the City;

B. It will not adversely affect the orderly development of property or the preservation of property values; and

C. The project has been reviewed in compliance with CEQA and the appropriate determination has been made.

PASSED, APPROVED AND ADOPTED as a Resolution by the Sonora City Council at a meeting held by the City Council on the 16th day of December, 2019, by the following vote:

AYES: _____

_____

NOES: _____

_____

ABSENT: _____

Dated: December 16, 2019

_____
James M. Garaventa, Mayor

ATTEST: _____
Colette Such, City Clerk Pro Tem

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Sonora City will conduct a public hearing at 5:00 PM, or shortly thereafter, on the 16th day of December, 2019, in the Sonora City Council Chambers, 94 North Washington Street, Sonora, CA for the purpose of considering the following:

1) **Adoption of the City's General Plan Housing and Safety Elements**
The Housing Element identifies and analyzes existing and projected housing needs in order to preserve, improve and develop housing for all economic segments of the community, including the special housing needs of large families, disabled, developmentally disabled, female-headed households, homeless and seniors. The Housing Element is a policy-level document that does not include site-specific development plans. The proposed Safety Element will update the General Plan to be consistent with the Government Code and to address the changes as required by State law. The updates to the Housing and Safety Elements do not propose any changes in land use designations of the Land Use Element of the General Plan.

The above projects are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – General Rule.

At its meeting of October 15, 2019, the City of Sonora Planning Commission held a public hearing on the Housing Element & Safety Element. Subsequent to the hearing, the Commission voted to recommend approval by the City Council.

At the above time and place, all persons interested in the above, either for or against, will be given the opportunity to be heard. Pursuant to State law, challenges in court to actions on the above proposal may be limited to issues raised at public hearings or meetings conducted on the matter, or in correspondence submitted at, or prior to, the hearing or meeting.

The project staff reports and all supporting documents are available for review at the City of Sonora Community Development Department, 94 North Washington Street, Sonora CA 95370 Monday through Friday, between the hours of 8:00 AM and 4:00 PM. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to this meeting (28CFR35.102-35.104ADA Title II). Questions regarding the project may be directed to Community Development Director Rachelle Kellogg at (209) 532-3508.

Rachelle Kellogg
Community Development Director

-v-

Publication Date: December 6, 2019

The Union Democrat
Sonora, CA

PLANNING COMMISSION RESOLUTION

RESOLUTION NO 10-15-2019-A

RESOLUTIONOF THE PLANNING COMMISSION OF THE CITYOF SONORA RECOMMENDING APPROVAL OF THE 2019-2024 HOUSING ELEMENT AND SAFETY ELEMENT UPDATES AS AN AMENDMENT TO THE GENERAL PLAN

The Planning Commission of the City of Sonora does resolve as follows:

Section 1. The Planning Commission of the City of Sonora finds and determines that:

A. Section 65302(c) of the Government Code of the State of California requires that each City shall adopt a General Plan containing a Housing Element.
B. The City considered the guidelines of the California Department of Housing and Community Development (HCD) during the preparation of the 2019-2024 Housing Element, in accordance with the provisions of Section 65585(a) of the Government Code of the State of California.
C. The 2019-2024 Housing Element will be reviewed by the California Department of Housing and Community Development pursuant to Government Code Section 65585(b) and with the proposed changes would be found to comply with all statutory requirements outlined in Article 10.6 of the Government Code.

Section 2. The Planning Commission of the City of Sonora finds and determines that the Safety Element has been updated to include the information related natural conditions and human activities such as potential for wildland fire, utility failures, flooding, hazardous materials, geologic conditions, and emergency evacuations.

Section 3. The Planning Commission hereby recommends approval of the 2019-2024 Housing Element and Safety Element of the General Plan, attached hereto as Exhibit A and Exhibit B and by the reference incorporated herein.

PASSED AND ADOPTED this 15th day of October, 2019, by the following vote:

AYES: Commissioners: G. Anderson, Richardson, K. Anderson, Jensen

NOES: Commissioners: _____

ABSENT: Commissioners: Garnin

ABSTAIN: Commissioners: _____

Chris Garnin, Chairman
Planning Commission

ATTEST:

Rachelle Kellogg, Secretary
Planning Commission

City of Sonora
2019-2024 Housing Element

Adopted by City Council: Draft

City of Sonora

Community Development Department

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Sonora, CA 95370

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3.1 Introduction

The 2019-2024 Housing Element provides for the identification and analysis of existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City of Sonora. The Housing Element is the only General Plan Element that requires review and certification by the State of California.

Purpose and Content of Housing Element

The Housing Element describes and analyzes the housing needs of Sonora residents and the issues confronted by the City. This Housing Element also outlines the official City response to addressing the community's housing needs in relation to availability, adequacy, and affordability.

The Housing Element is a five-year plan for the 2019-2024 period, which differs from other General Plan elements that are intended to govern development of the City through 2020. The Housing Element serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy.

California Government Code Section 65583 requires a jurisdiction's Housing Element include the following components:

- A review of the previous Element's goals, policies, objectives, and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies, and quantified objectives related to the maintenance, preservation, improvement, and development of housing; and
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake implementing the policies set forth in the Housing Element.

State Requirements

State law requires housing elements to be updated at least every five years (unless otherwise extended by State law) to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element Law is the ability of a jurisdiction to accommodate its "fair share" of the regional housing needs as established in the Regional Housing Needs Plan (RHNP). The term "fair share" refers to the fair and equitable distribution of growth between cities and unincorporated areas as well as the fair and equitable diversity of different income groups within a community.

General Plan Consistency

The California Government Code requires internal consistency among the various elements of a General Plan. Section 6S300.5 of the Government Code states that the General Plan's various elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan. The City of Sonora is not recognized as having a disadvantaged population base.

3.2 Needs Assessment

This section analyzes the demographic, household, employment and housing stock statistics and trends of Sonora. It is the basis for the City's housing goals, policies and programs as it identifies housing issues, needs and opportunities as required by State law. Specifically, the information presented in this section summarizes the following:

1. Population and employment trends;
2. Household characteristics analysis;
3. Housing stock characteristics;
4. Special housing needs analysis;
5. Analysis of opportunities for energy conservation in residential development;
6. Analysis of existing housing projects at-risk of converting to non-low income uses; and
7. Projected housing needs, including the City's share of the regional housing needs, progress toward Regional Housing Needs Assessment (RHNA) and documenting affordability based on rents, sales prices, or other mechanisms that ensure affordability.

The Housing Needs Assessment is completed in conformance with Housing and Community Development (HCD) guidelines. The information provided in this analysis is based on the most up-to-date data available from the following sources: Housing and Community Development (HDC) 6th Cycle Data Package; US Census; California State Department of Finance, California Employment Development Department; and the City's Community Development Department.

Population Characteristics

The type and amount of housing needed in a community is largely determined by population growth and various demographic variables. Factors such as age, occupation, and income level of the residents combine to influence the type of housing needed in a community and the affordability of housing provided.

Population Trends

The City's population has experienced a number of changes through the years, but it has not experienced the large increases that other areas of the State have seen. While the population decreased in the 1870s as a result of the waning of the gold mines, overall the population has experienced an increase each year until the 2000's with the exception of the decade between 1910 and 1920 when Sonora experienced an approximate 2% decrease. Sonora's population reached 4,000 in the 1990s and slowly increased till about 2008 when there was a 0.8% decrease. The population has been stable with a small decline since 2010.

Table 3-1: Population Growth Trends

	2010	2018	2019	2010-2019 %Change	2018-2019 %Change
Sonora	4,903	4,887	4,877	-0.01	-0.01
Tuolumne County	55,365	54,721	54,590	-0.01	-0.01

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2010-2019, Census with 2010 Census Benchmark. Sacramento, California, August 2019

Age Characteristics

Housing needs in the community are determined in part by the age characteristics of its current and future residents. Each age group tends to have distinct lifestyle, family type and size, income levels, and housing preferences. As people move through each stage, their housing needs and preferences also change. As a result, evaluating the age characteristics of a community is important in determining and addressing housing needs.

Table 3-2 summarizes the age characteristics of Sonora residents. Approximately 20% of the population is under 18 years old while another approximately 20% is over 65 years old. A majority of the residents of Sonora are adults between the ages of 18 and 65. Table 3-3 shows the distribution of households by tenure and age. Sonora has more households living in renter occupied (59%) housing than owner occupied (41%).

Table 3-2: Population by Age (2017)

	Total	Percent
Total Population	4,824	100
Median Age (years)	40.6	
Under 18	947	19.6
18 and over	3,877	80.4
21 and over	3,789	78.5
62 and over	1,157	24
65 years and over	934	19.4

Source: US Census, American FactFinder

Table 3-3: Households by Tenure and Age (2017)

	Owner Occupied	Renter Occupied
Householder 15-34	113	451
Householder 35-64	463	565
Householder 65 and over	284	213
Total	860	1,229

Source: US Census, American FactFinder

Employment Market

Employment has an important impact on housing needs to the extent that different occupations and the associated income levels determine the type and size of housing different households can afford. In addition, employment growth is a major factor affecting the demand for housing in a community.

Table 3-4 provides an employment profile of Sonora residents. Sonora's jobs market is varied with workers in a wide variety of jobs. As of 2017, educational / health / social services occupations employed the largest share of City residents. These jobs typically are higher paying which would provide Sonora residents engaged in those occupations with a higher income. Retail trade is the next largest share with 15.8% followed closely by professional, scientific and management and administrative, and arts, entertainment, and recreation and accommodation both of which categories have 13.1% of the workforce.

Table 3-4: Employment by Industry (2017)		
Total Employed Population (16 and over)	2,042	100%
Agriculture, forestry, fishing and hunting, and mining	24	1.2%
Construction	154	7.5%
Manufacturing	86	4.2%
Wholesale trade	9	0.4%
Retail trade	322	15.8%
Transportation and warehousing and utilities	77	3.8%
Information	34	1.7%
Finance and insurance, and real estate and rental and leasing	86	4.2%
Professional, scientific, and management and administrative	268	13.1%
Educational services, and health care and social assistance	492	24.1%
Arts, entertainment, and recreation and accommodation	268	13.1%
Other services, except public administration	87	4.3%
Public Administration	135	6.6%

Source: US Census, American FactFinder

Table 3-5: Annual Wage Profile 2019	
Occupational Title	**Mean Annual Wage**
Total all Occupations	$49,871
Management Occupations	$92,264
Business and Financial Operations	$65,291
Computer and Mathematical Occupations	$75,807
Architecture and Engineering Occupations	$83,184
Life, Physical, and Social Science Occupations	$63,761
Community and Social Services Occupations	$52,977
Education, Training and Library Occupations	$61,940
Arts, Design, Entertainment, Sports and Media	$52,224
Healthcare Practitioners and Technical Occupations	$100,480
Healthcare Support Occupations	$39,766
Protective Service Occupations	$67,798
Food Preparation and Serving-Related Occupations	$29,404
Building and Grounds Cleaning and Maintenance	$32,160
Personal Care and Service Occupations	$31,004
Sales and Related Occupations	$34,938
Office and Administrative Support Occupations	$39,660
Farming, Fishing, and Forestry Occupations	$36,097
Construction and Extraction Occupations	$55,773
Installation, Maintenance and Repair Occupations	$51,546
Production Occupations	$45,025
Transportation and Material Moving Occupations	$38,637

Source: State of California EDD, OES Employment and Wages (as of 2019, Sonora is included in the Eastern Sierra-Mother Lode Region)

Table 3-5 provides an annual wage profile for the Eastern Sierra-Mother Lode Region. In 2019, the State of California Employment Development Department combined the Tuolumne County information into the regional category. An analysis of Table 3-4 and Table 3-5 shows that category with the most jobs in Sonora is educational services, and health care and social assistance jobs. The Mean Annual Wage for these job categories ranges from $100,480 to $39,766.

According to the California Employment Development Department, Sonora's unemployment rate in August 2019 was 4.4%. The statewide unemployment rate was 4.1%. As noted below, the unemployment in the Tuolumne County region was comparable to the state average with the Mi Wuk Village CDP and Columbia areas having the highest unemployment of over 23% and 11% respectively.

Table 3-6: Unemployment Rates, 2019	
Tuolumne County	4.3%
Sonora	4.4%
Jamestown	3.4%
Columbia	11.6%
Mi Wuk Village	23.5%
California	4.1%

Source: California EDD, August 2019

Household Characteristics

There are a variety of sources for the number of households within the city of Sonora (US Census, California Department of Finance, California Department of Housing and Community Development and the City of Sonora Housing and Income Survey). Each source was generated on a specific date with its information reflecting the status at that time, reports a different level of detail and focuses on a specific household analysis. The following information and tables utilize information from all these housing sources in an attempt to give the most inclusive analysis and information. Therefore, the number of households may differ from table to table depending on the source of the information, but each source is noted and the information is accurate as to what that source reported.

"Household" is defined by the US Census as any group of people occupying a housing unit, which may include related family members and unrelated people. A household can be a family, a person living alone, or unrelated persons living together. Household type and size, income level, the presence of special needs populations, and other household characteristics determine the type of housing needed by the residents. The following discussion details the various household characteristics affecting housing needs.

Household Type

According to the 2017 Census Bureau's Population Estimations based on the American Community Survey (ACS) and as shown in Table 3-7, Sonora was home to 2,523 households, of which 50.7% were families. Families are comprised of married couple families with or without children, as well as other family types such as female-headed families with or without children. The other family category (23.2%) includes both male and female householders where there is not a wife or husband present. Non-families, including singles and other households, made up the remaining 32.1% of households in Sonora.

Table 3-7 Household Characteristics, 2017		
Household Type	**Number**	**Percentage**
Total Households	2,523	100%
Family Households	1,278	50.7%
Other Family	434	17.2%
Non-Family Households	811	32.1%

Source: American Fact Finder, 2017 ACS

Household Size

Household size has a direct relationship to type of housing. The larger the household the larger the house needed. Overall, Sonora needs more of all types of housing units. The City needs one and two-bedroom units to accommodate the large number of people living alone and the 2-person households. As indicated in Table 3-8 below, the largest number of households in Sonora are 2-person households which is 42% of the households in the City. When combined with the 1-person households this makes up 73% of the City's households. Furthermore, as indicated below, 59% of the households in Sonora are renters. According to the information gathered in the 2019 Housing Survey, there are no vacancies in the multifamily units with many complexes having 3 year waiting lists. The City continues to face a housing shortage and the City has added numerous new programs to this Housing Element update to address the issue.

Table 3-8: Household Size by Tenure (2017)			
Household Size	**Owner-Occupied**	**Renter Occupied**	**Total Units**
1-person household	209	426	635
2-person household	433	448	881
3-person household	105	177	282
4 or more person	113	178	291

Source: US Census, American FactFinder

Household Income

Household income is the most important factor affecting housing opportunity, determining a household's ability to purchase or rent housing and balance housing costs with other basic necessities. Income levels can vary considerably among households, affecting preferences for tenure, location and housing type. According to the Census, Sonora's overall median household income was $42,052. As shown in the table below, the median household income within the City of Sonora is approximately $12,000 less than the surrounding County households.

Table 3-9: Median Household Income (2107)	
Jurisdiction	**Median Income**
Sonora	$42,052
Tuolumne County	$54,325

Source: US Census, American FactFinder

Households Overpaying for Housing

Housing is generally the greatest, single expense for families in Sonora. Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or "cost burdened."

The State and Federal governments classify household income into several groupings based upon the relationship to the Area Median Income (AMI), adjusting for household size. The State of California utilizes the following income groups:

- Extremely Low 0-30% AMI
- Very Low 31-50% AMI
- Low S1-80% AMI
- Moderate 81-120% AMI
- Above Moderate over 120% AMI

For purposes of evaluating housing affordability, housing need and eligibility for housing assistance income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Tuolumne County, the area median income (AMI) for a family of four in 2019 is $66,700.

Table 3-10: Income Limits, 2019

Income	Household Size							
Category	**1 person**	**2 person**	**3 person**	**4 person**	**5 person**	**6 person**	**7 person**	**8 person**
Extremely Low	$13,950	$15,950	$17,950	**$19,900**	$21,500	$23,100	$24,700	$26,300
Very Low	$23,250	$26,600	$29,900	**$33,200**	$35,900	$38,550	$41,200	$43,850
Low	$37,200	$42,500	$47,800	**$53,100**	$57,350	$61,600	$65,850	$70,100
Median	$46,700	$53,350	$60,050	**$66,700**	$72,050	$77,350	$82,700	$88,050
Moderate	$56,050	$64,050	$72,050	**$80,050**	$86,450	$92,850	$99,250	$105,650

Source: California Department of Housing and Community Development, 2019

Approximately 44% of the Sonora owner-occupied households and 8% of the renter-occupied households earned moderate and above moderate incomes. According to Table 3-11, 54.3% of Households that rent are overpaying and 15.8% of owner-occupied Households are overpaying for a total of 1,555 households in Sonora that are overpaying or considered cost burdened by their housing. That means that 70% of the households within the City of Sonora are in the "cost burdened" category.

Housing affordability is an urgent issue in the City of Sonora, regionally and throughout the State. It is a complex issue with multiple factors including demographic factors such as, retirees with fixed incomes and increased health costs, young people burdened with student loan debt and unable to save for down payments, low wage service sector jobs, etc. From the perspective of developers and home builders, the lack of Federal or State funding and / or subsidies to support housing that low income and moderate-income families can afford make construction costs prohibitive.

Table 3-11: Overpayment by Income Category		
Total Households Characteristics	**Number**	**Percent of Total Households**
Total occupied units (households)	2,220	100.0%
Total Renter households	1,365	61.5%
Total Owner households	855	38.5%
Total lower income (0-80% of HAMFI) households	1,165	52.5%
Lower income renters (0-80%)	900	40.5%
Lower income owners (0-80%)	265	11.9%
Extremely low income renters (0-30%)	435	19.6%
Extremely low income owners (0-30%)	40	1.8%
Lower income households paying more than 50%	575	25.9%
Lower income renter HH severely overpaying	465	20.9%
Lower income owner HH severely overpaying	110	5.0%
Extremely Low Income (0-30%)	300	13.5%
ELI Renter HH severely overpaying	280	12.6%
ELI Owner HH severely overpaying	20	0.9%
Income between 30%-50%	155	7.0%
Income between 50% -80%	120	5.4%
Lower income households paying more than 30%	945	42.6%
Lower income renter HH overpaying	745	33.6%
Lower income owner HH overpaying	200	9.0%
Extremely Low Income (0-30%)	330	14.9%
Income between 30%-50%	280	12.6%
Income between 50% -80%	335	15.1%
Total Households Overpaying	1,555	70.0%
Total Renter Households Overpaying	1,205	54.3%
Total Owner Households Overpaying	350	15.8%

Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

Overpaying by Lower and Extremely Low Income Households

The median income of households defined as lower income is $53,100 or less for a family of four and $19,900 or less for a family of four is extremely low income. As shown in the following table, lower income households are more likely to be renters with 65.9% in this category renting. Overpaying for housing is a major issue for the extremely-low and low-income households in Sonora. In order to address the needs of these populations, several programs have been included in this Housing Element.

Table 3-12: Lower and Extremely Low Income Household Characteristics		
	Number	Percent
Total Lower Income Households (0-80% of HAMFI)		
Renters	900	65.9%
Owners	265	31%
Paying more than 30%		
Low Income Renters	250	18.3%
Extremely Low Income Renters	30	2.2%
Low Income Owners	90	10.5%
Extremely Low Income Owners	0	
Paying more than 50%		
Low Income Renters	185	13.5%
Extremely Low Income Renters	280	20.5%
Low Income Owners	90	2.9%
Extremely Low Income Owners	20	10%

Housing Stock Characteristics

This section addresses various housing characteristics and conditions that affect the well-being of Sonora residents. Housing factors evaluated include: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

The following analysis contains a variety of time horizons (annual and decade). With the variations in the housing market, the growth may be averaged over a time period when the timeline is expanded to match the Census data horizons.

Housing Growth, Type and Vacancy

Housing growth in Sonora in the last 8 years between 2010 and 2018 has been practically non-existent with seven new units being constructed during that time as shown in Table 3-15.

Table 3-13: Housing Growth 2010-2018						
	Total Units	Single	Multiple	Mobile Homes	Vacant Units	Vacancy Rate
Sonora 2018	2,470	1,498	949	23	146	3.4%
Sonora 2010	2,463	1,497	944	22	264	10.72%
Tuolumne County 2018	29,103	23,936	1,722	3,445	7,186	3.3%
Tuolumne County 2010	28,781	23,706	1,714	3,361	8,824	30.66%

Source : State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018

Single-family detached homes comprised approximately 61% of Sonora's housing stock in 2018, while multi-family structures comprised another 38% (Table 3-1S). Mobile homes represented a smaller 1%.

Vacancy rate is a measure of the availability of and demand for housing in a housing market. The City's overall vacancy rate was 3.4% in 2018, not noticeably different than the countywide level of 3.3%. As discussed previously, availability of housing stock is an issue in Sonora and surrounding area.

Housing Age and Condition

Housing age is an important indicator of housing condition and quality within a community. If not properly and regularly maintained, housing can deteriorate over time, discouraging reinvestment, depressing neighboring property values and eventually impacting the quality of life in a neighborhood. Thus maintaining and improving housing quality is an important goal for the City.

Table 3-16 provides a breakdown of the housing stock by the year built. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain the quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order. As of 2018, approximately 18% of housing units in Sonora were over 30 years old and 40% were over 50 years old. 16% of Sonora homes have been built since 1990.

Table 3-14: Year Units Built

Period Built	Number of Units	Percent
2010 or later	7	0.1%
2000 to 2009	271	10.4%
1990 to 1999	1S0	5.8%
1980 to 1989	292	11.3%
1970 to 1979	319	12.3%
1960 to 1969	347	13.4%
1950 to 1959	413	15.9%
1940 to 1949	166	6.4%
1939 or earlier	636	24.5%
Total	**2,594**	**100%**
30 years or older	2,125	18%
50 years or older	1,562	40%

Source: American Fact Finder DP04 2017

The 2019 Housing Survey found that for approximately two-thirds of the housing stock included in the survey did not need repair. Minor repairs were identified in a variety of categories for approximately 15 % of the units. These are common conditions typical of an older housing stock. As indicated in Table 3-16, 40% of the housing stock is older than 50 years. Maintaining these older homes is an important part of the housing stock in Sonora.

Table 3-15 Housing Condition Survey Results (2019)
Number of Units by Housing Condition *(% of Total Units – Completed Surveys)*

Window Condition		
No Repair Needed	487	67%
Minor Repair	134	19%
Replacement Needed	98	14%
Roof Condition		
No Repair Needed	514	72%
Minor Repair	114	16%
Replacement Needed	80	11%
Home Exterior Siding / Stucco		
No Repair Needed	426	60%
Minor Repair / Needs Re-Painting	253	36%
Replacement Needed	30	4%
Home Plumbing		
No Repair Needed	528	74%
Minor Repair	137	19%
Replacement Needed	46	6%
Home Electrical		
No Repair Needed	549	76%
Minor Repair	125	17%
Replacement Needed	42	6%
Home Walls and Ceilings		
No Repair Needed	516	72%
Needs Repainting	94	13%
Needs to be Patched / Repainted	77	11%
Needs Replacement and Painting	22	3%
Home Flooring		
No Repair Needed	503	70%
Minor Repair	201	28%
Floor Coverings Needed	2	1%
Structural Repairs Needed	8	1%

Housing Costs

The cost of housing potentially causes housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of cost burden and overcrowding. As discussed previously 70% of the households in Sonora are cost burdened with housing costs. This section summarizes the cost and affordability of the Sonora housing stock to residents.

Sales and Rental Survey

In 2019, there were 37 single-family residential homes for sale for an average amount of $338,602. Table 3-18 provides a summary of asking prices and rental rates for housing in Sonora. These listings included resale homes. The average asking price for a single-family home was $434,499 for a one-bedroom unit, $277,333 for a two-bedroom unit, $330,044 for a three-bedroom unit, and $371,590 for a four-bedroom unit.

Apartment rents vary by location as well as the quality and level of amenities available. According to an apartment survey conducted by City staff in 2019, the average asking rents for market-rate apartment units in Sonora are as follows: $650 for a one-bedroom unit, $808 for a two-bedroom unit, and $750 for a three-bedroom unit (Table 3-18). Based on these rents, rental housing on the market are affordable to moderate income households, as compared to the affordable housing costs later shown in Table 3-20. At the time of the survey there was one unit available for rent.

Table 3-16: Market Home Sales and Apartment Rents

Housing Type	Bedrooms	Units Listed	Range	Average
Homes[1]	1	2	$394,000-$475,000	$434,499
	2	6	$179,000-$379,000	$277,333
	3	18	$170,000-$499,000	$330,044
	4	10	$230,000-$564,000	$371,590
Apartments[2]	1	1	$595-$760	$650
	2	0	$695-$880	$808
	3	0	$750	$750

Sources:

1. Metrolist, Trulia.com accessed August 2019
2. Apartment Survey, Sonora Community Development Department, 2019

Overcrowding

When housing becomes unaffordable to residents in a community overcrowding can occur. Overcrowding can lead to accelerated deterioration of the housing stock and infrastructure.

For purposes of the Housing Element, a housing unit is overcrowded when occupied by more than one person per room, counting bedrooms, living and dining rooms but excluding bathrooms and kitchens. However, some State and federal housing programs use a different definition of overcrowding – a housing unit is considered overcrowded if it is occupied by more than two persons per bedroom plus one extra person.

Overcrowding occurs when housing costs are so high relative to income that families need to double up in a housing unit to afford rents and pay for other basic needs, such as food and medical care. Overcrowding tends to result in accelerated deterioration of homes, a shortage of parking, and additional traffic. Thus, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in a community.

According to the 2012-2016 ACS Table B25014 data, overcrowding was not a significant issue in Sonora. The overall level of overcrowding in Sonora was less than 1% (49 households) in 2012-2016. Only 9 owner-households (>0.01%) and 40 renter-households (0.02%) were considered overcrowded. Overcrowding rates vary significantly by household income, type, and size. Generally, lower income households and large families exhibit higher levels of overcrowding.

Development of At-Risk Conversions

Housing that receives governmental assistance is often a significant source of affordable housing in many communities. Because of its significance, California Housing Element Law requires all jurisdictions to include a study of all low-income housing units which are at risk to be lost, due to the expiration of affordability restrictions. The law requires that the analysis and study cover a 5-year and 10-year period, coinciding with updates to the Housing Element. The California Department of Housing & Community Development maintains a list of qualified entities on their website at https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml. This section of the

Housing Element identifies publicly assisted rental housing in Sonora, evaluates the potential of such housing to convert to market rates during a ten-year planning period (2019-2029), and analyzes the cost to preserve those units.

Assisted Housing Inventory

Table 3-21 is an inventory of publicly assisted rental housing projects in Sonora. A total of 257 assisted rental units are provided within 6 developments, including units assisted through a variety of federal programs. These programs include HUD Section 8 (project-based)[1], Section 515 (rural rental housing and rural cooperative housing), Community Development Block Grants, and previous redevelopment set-aside funds.

Loss of Assisted Housing

Covenants and deed restrictions are the typical mechanisms used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower and moderate income households in the long term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. As the relatively tight housing market continues to put upward pressure on market rents, property owners are more inclined to discontinue public subsidies and convert the assisted units to market-rate housing.

Table 3-17: Inventory of Publicly Assisted Rental Housing

Name	Number of Units	Target Population	Funding	Earliest Expiration of Affordability
Stewart Street Apartments Stewart Street.	7	All	CDBG	2046
Blackberry Oaks Apartments	42	Senior	Section 515	2028
Sonora Garden Apartments 100 Greenley Road	34	All	Section 515	2028
Sonora Terrace Apartments 200 Greenley Road	46	All	Section 515 No Rental Subsidy	2029
Greenwood Village 420 Greenley Road	48	All	Section 515 Mortgage Section 8 RDA	2034 USDA 2062 RDA
Sierra Village Apartments 250 Greenley Road	80	All	Section 515	2035
Total	**257**			

Estimate of Replacement vs Preservation Costs

There are three projects, Blackberry Oaks Apartments, Sonora Garden Apartments and Sonora Terrace Apartments, at-risk within the 10-year planning period totally 122 units. As no housing units are at risk until 2028, it is difficult to estimate

[1] This is project-based Section 8 rental assistance that is tied to the units. It is different from the tenant-based Section 8 Housing Choice Vouchers which is portable with the voucher recipients. For example, a household assisted by the project-based Section 8 program will lose the rental assistance if he/she moves out of the assisted unit. However, a Section 8 voucher recipient can take the voucher and use it to rent different housing units as long as the owners are willing to accept it.

preservation versus replacement costs, as it is very difficult to anticipate what governmental programs will be in place in 2030 to assist with preservation. Likewise, it is very difficult to estimate replacement costs nine years into the future.

Current funding programs that can assist in the preservation of at-risk projects include:

1) The Home Program
2) Multi-Family Housing Program (MHP)
3) Preservation Opportunity Program
4) Community Development Block Grant Program
5) Low-Income Housing Tax Credit Program
6) The Preservation Financing Program
7) U5DA Section 515 – Rural Rental Housing Program

To maintain the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. 5tate Government Code Section 65863.10 requires owners of federally and state funded affordable housing projects to provide at least a twelve-month notice of contract termination or prepayment of Federal assistance to tenants and public agencies. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants using non-federal funding sources; and 3) purchase of affordability covenants. Based on current housing trends, it is assumed to be cheaper to preserve the existing housing units than it would be to build new units.

Identification of Policies to Preserve Affordable Housing

In an effort to preserve all 257 affordable housing units the City will retain Policy 1.4 and 1.6 from the 2014 Housing Element. Additionally, this Housing Element establishes the following new programs in support of unit retention.

- Policy 1.2 Monitor Units At-Risk. 122 units are currently at risk in the City of Sonora. All units are guaranteed to remain affordable through 2029. The City will monitor annually the units that are at risk in the 2030 decade to ensure that they remain affordable.
- Policy 1.5 Work with Potential Purchasers. Establish contact with public and nonprofit agencies interested in purchasing and / or managing units at-risk in the 2029 timeframe to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation and gap funding for affordable development.

Special Housing Needs Assessment Analysis

Certain groups have greater difficulty in finding decent, affordable housing due to their unique needs and/or circumstances. Special circumstances may be related to one's household characteristics, disability, employment and income, among others. As a result, certain segments of Sonora residents are more likely to be lower income and face housing cost burden, overcrowding, and/or other housing problems.

The State Housing Element law identifies the following "special needs" groups: senior households, disabled persons, large households, single-parent headed households, families and persons in need of emergency shelter, and

farmworkers. The following discussions detail the housing and supportive services needs of each particular group, as well as the major programs and services available to address their needs.

Table 3-18: Special Needs Groups

Special Needs Group	Number	% of Households / Population
Owner-occupied Senior-Headed Households (65+)	284	14%
Renter-occupied Senior-Headed Households (65+)	213	10%
Single-Parent Households	434	21%
Large Households	93	4%
Persons with Disability including persons with developmnetal disabilities	1,078	52%
Homeless*	367	>1%
Farmworkers*	44	>1%

*Numbers are representative of the surrounding County and not limited to the City of Sonora
Source: US Census Data 2017 and Central Sierra Continuum of Care Point in Time Homeless Count 2017

Senior Households

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and disabilities. As shown in Table 3-12, 14% of owner-occupied households and 10% of renter-occupied households in Sonora were headed by persons aged 65 and older. Because of physical and/or other limitations, senior homeowners may have difficulty performing regular home maintenance or repair activities. In addition, because many seniors have fixed or limited income, they may have difficulty in making monthly mortgage or rent payments.

Various programs can assist senior needs, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities and senior housing with supportive services can help to ensure continued or extended independent living. Assisted living facilities represent another housing option for seniors in Sonora. These facilities are typically for the more frail elderly and offer daily assistance with personal and household tasks.

There are existing facilities within the City of Sonora that serve the senior population. The Senior Center located on Greenley Road next to the Main Branch of the county library also provides space for the seniors in the community.

Single-Parent Households

Single-parent households require special considerations and assistance because of their greater need for day care, health care and other facilities. Approximately 21% of the Sonora households were headed by single parents in 2017; the majority of which were headed by females (60%). Female-headed households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care and other supportive services. Because of their relatively lower income and higher living expenses, such households usually have more limited opportunities for finding affordable and decent housing.

Sonora was home to 262 female-headed households in 2017, representing 13% of households in the City. Single mothers with children are a particularly vulnerable group because they must balance the needs of the children with work responsibilities. In 2017, 15% of female-headed families with children lived in poverty, compared to 39% of all families. Battered women with children typically comprise a sub-group of female-headed households that are especially in need.

Large Households

Large households are defined as households with five or more members residing in a housing unit. These households constitute a special need group because the supply of adequately sized, affordable housing units in a community is often limited. In order to save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding[2]. A total of 93 large households lived in Sonora in 2017, 71% of which were renter-households. Large households represented approximately 4% of households in the City.

Housing needs of large households are typically met through larger units with three or more bedrooms, which could reasonably accommodate large families without overcrowding. To address overcrowding, communities can provide incentives to facilitate the development of larger apartments and condominiums with three or more bedrooms for large households or to accommodate multiple roommates. A shortage of large rental units may also be alleviated through the provision of affordable ownership housing opportunities, such as first-time homebuyer programs and self-help housing (e.g., Habitat for Humanity), to move renters into homeownership. Financial assistance for room additions may also help to relieve overcrowding.

Persons with disabilities including persons with developmental disabilities

Persons with disabilities including persons with developmental disabilities have special housing needs because of their generally fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disabilities. Disabilities are defined as mental, physical or health conditions that last over six months.

An estimated 17% of Sonora's population over 5 years old had one or more disabilities. Among those with disabilities, approximately 34% were seniors (65+). Employment disabilities were the most common among persons aged 5 to 64, closely followed by mental and physical disabilities. Go-outside-home disability and physical disabilities were the most common for persons over 65 years of age (Table 3-13).

Table 3-19: Disabilities Tallied

Total Disabilities Tallied	814	100%
Total Disabilities Ages 5-64	540	66.34%
Hearing Difficulty	55	6.76%
Vision Difficulty	80	9.83%
Cognitive Difficulty	279	34.28%
Ambulatroy Difficulty	244	29.98%
Self- Care Difficulty	123	15.11%
Independent Living Difficulty	198	24.32%
Total Disabilities for Over Age 65	274	33.66%

[2] Overcrowding is defined and discussed in depth in the Housing Problems section.

Hearing Difficulty	132	16.22%
Vision Difficulty	68	8.35%
Cognitive Difficulty	132	16.22%
Ambulatroy Difficulty	152	18.67%
Self- Care Difficulty	49	6.02%
Independent Living Difficulty	135	16.58%

Source: ACS S1810 (2012-2016)

Several factors limit the supply of housing for persons with disabilities including persons with developmental disabilities, including affordability, accessibility, location, and discrimination. The most obvious housing need for persons with disabilities including persons with developmental disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Location of housing is also an important factor for many persons with disabilities including persons with developmental disabilities, as they often rely upon public transportation.

Persons with Developmental Disabilities

Senate Bill 812 (SB 812, Ashburn, 2010) requires the City to include in its analysis of "Special Needs Groups" the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.

It includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled persons require a group living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Table 3-20: Development Disabilities

	Home of Parent / Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster/ Family Home
Sonora	156	68	40	0	<11

Source: http://www.dds.ca.gov/FactsStats/QuarterlyCounty.cfm

Table 3-21: Development Disabilities by Age

0-17	18 and over	Total
89	180	269

Source: http://www.dds.ca.gov/FactsStats/QuarterlyCounty.cfm

Tuolumne County WATCH

WATCH serves developmentally disabled individuals and has clients in Tuolumne and Calaveras Counties. They provide work and life skills training, sheltered employment, transportation and social activities. These services help developmentally disabled individuals to remain as Independent as possible.

Valley Mountain Regional Center

The California Department of Developmental Services (CDDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of twenty-one regional centers, four developmental centers, and two community-based facilities. The Valley Mountain Regional Center provides point of entry services for people with developmental disabilities within the counties of Amador, Calaveras, San Joaquin, Stanislaus, and Tuolumne. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

County of Tuolumne Behavioral Health Department

The County of Tuolumne Behavioral Health Department operates supportive housing for people with mental illness in a downtown location which was opened in 2012. The County Behavioral Health Department successfully utilized California Mental Health Services Act (MHSA) funding to purchase two homes in downtown Sonora to serve 6 people with mental illness. All of the beds are occupied. They provide case management and off-site services, activities and referrals.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this group's need. Incorporating "barrier free" design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with development disabilities, the City will implement programs to coordinate housing activities and outreach with the Valley Mountain Regional Center, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities including persons with developmental disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Homeless

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.

The Central Sierra Continuum of Care oversaw the preparation of the Central Sierra 2019 Point-in-Time Homeless Census for Tuolumne County (as part of a tri-county effort). According to the Count, Tuolumne County has 418 homeless people. Approximately 26% of the people identified as homeless were children under 17 years old or younger. Of the three counties involved, Tuolumne County has the most homeless with 45% compared to Amador County (25%) and Calaveras County (22%). According to the Police Chief, approximately 75% of the homeless people counted are in the area of the City. As a regional issue, it is difficult to determine the exact amount within the City as there are homeless encampments along the city limits on both sides of the boundary.

Many individuals and families move in and out of homelessness and shelters over the course of a year. Generally, three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing:

- Emergency Shelter: A facility that provides overnight shelter and fulfills a client's basic needs (such as food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day to six months, depending upon whether the shelter is short-term or long-term.
- Transitional Housing: A residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling, and life skills training.
- Permanent Supportive Housing: Permanent housing that is affordable in the community or service-enriched housing that is linked with on-going supportive services (on-site or off- site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

The most common service needs identified (but unable to obtain) were identified as housing assistance or shelter and employment or employment training. Similarly, the top three services that would have helped prevent homelessness were identified as employment or employment training, housing assistance or shelter and legal assistance.

Table 3-22: Homeless Facilities*

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal
Emergency Shelter	22	76	27	0
Transitional Housing	10	32	19	NA
Permanent Supportive Housing	0	0	21	NA
Rapid Rehousing	13	42	28	NA
Total	45	150	95	0

*Note: Numbers are provided for the Tuolumne, Amador, Calaveras, Mariposa Counties Continuum of Care for which Tuolumne County is a participating member. Numbers represent homeless needs for the total Continuum of Care area.

Source: Continuum of Care or HUD; CoC_HIC_State_CA_2017

Homeless Support Services

David Lambert Community Center/Drop-in Center

This facility provides a place for socialization for the mentally ill and other homeless individuals. The center is located in the former Department of Motor Vehicles office at 347 W. Jackson St., Sonora.

American Red Cross

The Tuolumne County office of the American Red Cross assists residents with temporary housing, food, and clothing in response to disasters. In addition to assisting individual households, the American Red Cross has played an important role in the county in response to county disasters, in particular, wildfires.

Churches/Salvatian Army/Dorcas Society: Meals/Food Pantries/Clothing/Computer

Other organizations within the City have limited funds set aside for 1-2 night motel accommodations for the homeless (e.g., St. Patrick's Church, the Salvation Army). Free community meals are provided at the Red Church, St. Patrick's Church and at a local coffee house, the Heart Rock Café. Food pantries are available in the City limits at: the Dorcas Society, Red Church, Sonora Baptist Church and St. Patrick's Church. Clothing, linens and toiletries can be obtained in the City at the Dorcas Society, Red Church, St. Patrick's Church and Salvation Army Reach. Computer access is available at the David Lambert Drop in Center in the City and at the main branch of the Tuolumne County Library in Sonora. The Salvation Army Reach program also provides auto repair, assistance with energy and utilities, minor home repairs, transit tickets and related services. The Dorcas Society provides similar assistance with rent and utilities.

Amador-Tuolumne Community Actian Agency (ATCAA)

ATCAA offices are based in the cities of Sonora (for Tuolumne County) and Jackson (for Amador County). ATCAA also works with the Calaveras-Mariposa Community Action Agency to implement programs in Calaveras County. ATCAA operates a homeless shelter in the City of Sonora. ATCAA has assisted the homeless in Sonora and Tuolumne County since 1981 and obtained its first shelter in 1984. ATCAA successfully worked with the City to acquire ownership of the existing homeless shelter and undertake shelter rehabilitation. ATCAA provides adults and children with emergency and transitional shelter in Tuolumne County, Homeless Prevention rent and utility assistance and Housing and Budget Counseling.

ATCAA provides a deposit assistance program that provides funding for individuals and families covering the necessary funds required for security deposits on rental units. The program provides an opportunity for people to enter into rental housing who are not able to afford the initial investment of a security deposit and first month rent payment.

ATCAA operates the county food bank, based in Jamestown. The food bank solicits, transports, stores and distributes emergency and supplemental foods to individuals and families. The food bank assists community church pantries with emergency food supplies. ATCAA also implements a Home Energy Assistance Program (HEAP) assisting with energy-saving home improvements such as home weatherization, appliance replacement and providing education on reducing energy costs.

Center for a Non-Violent Community

The Mountain Women's Resource Center has been providing services to victims of domestic violence and sexual assault in Tuolumne County since 1978. Initial funding for a shelter was obtained in 1980. Since that time, shelter usage has increased from 75 women and children in 1981 to an annual population of 200. The shelter is owned by the City of Sonora and is offered to the Center for a Non-Violent Community rent free. The principal funding sources for the shelter are the Office of Criminal Justice Planning, Community Development Block Grants, and fund raising. The average client profile is a white married woman under 30 with at least one child under the age of six, in the very low income category. As with the homeless shelter, clients are offered a variety of counseling services and life skills. The Battered Women's Shelter provides 11 beds and the length of stay is 30 days. The Center for a Non-Violent Community also operates a transitional housing facility in the County which provides 20 beds. This facility was funded with an Emergency Housing and Assistance Program Capital Development loan.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may hire migrant workers.

According to the Census American FactFinder, there were 42 people employed in agriculture, forestry, fishing and hunting, and mining occupations – less than 1% of the City's employed population. Consistent with the 2019-2024 Regional Housing Needs Assessment, the City of Sonora will provide approximately 18% of the county's total housing.

Given the extended distance between the City and agricultural destinations for workers, and that migrant and seasonal workers are often without private transportation; farmworker housing units should be located along primarily public transportation routes which provide regular service to Twain Harte and higher elevations so that workers may meet with other workers to be transported to work sites by their employers. Implementation Program 3.D.j (Facilitate the Provision of Farm Worker Housing) establishes the City's strategy and implementation program removing governmental constraints to the provision of farm worker housing.

Opportunities for Energy Conservation

State law requires local government, in preparing a housing element, to address energy conservation measures with respect to residential developments within their jurisdiction. The City of Sonora has taken several measures to implement energy conservation programs in residential projects. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed to maximize solar access and energy conservation.

Energy conservation is achieved through implementation measures on different levels. The first level includes requiring new residential development to meet applicable energy standards of Title 24 of the California Administrative Code. Building additions or alterations must also meet Title 24 standards if they increase the heated or cooled floor space of the building. Builders of these units may achieve compliance either by calculating the energy performance in a prescribed manner or by selecting from alternative component packages that prescribe a fixed method of energy compliance. The City's Building and Code Compliance Division checks all proposed residential units for design and construction compliance with Title 24 energy standards.

The level of energy conservation implementation occurs during review and approval of residential subdivisions to ensure they are designed to maximize passive or natural heating and cooling opportunities. This can be achieved by encouraging

the incorporation of techniques to maximize use of solar energy. Passive cooling opportunities are listed and included in the design of lots to allow the appropriate orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include design of lots to allow structures to be aligned in an east-west direction for southern exposure. Section 66473.1 of the State Subdivision Map Act requires that the design of a subdivision for which a tentative map is required shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Although no precise standards are given, the State Attorney General issued an opinion in 1981 that "a tentative map of a subdivision must be disapproved if it fails to meet the design requirement of Government Code Section 66473.1."

Another way to advance energy conservation is through implementation of various programs that encourage weatherization of residential structures (i.e., to improve conditions of existing structures and to decrease their energy demand). The most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; thermostats at night; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The Department of Energy, Weatherization Assistance Program (DOE WAP) has long served as the core program for delivering energy conservation services to lower-income Californians. The Weatherization Assistance Program reduces the heating and cooling costs for lower-income families by improving the energy efficiency of their homes and ensuring their health and safety. Among low-income households, the program focuses on those with elderly residents, individuals with disabilities, and families with children. The City also provides assistance to lower income homeowners for rehabilitation, including weatherization. In addition, each new residential unit built must have solar included in the build.

Pacific Gas & Electric provides electricity to residential consumers in Tuolumne County, including the City of Sonora. PG&E also participates in several other energy assistance programs which help qualified homeowners and renters conserve energy and control costs. These include:

- The California Alternate Rates for Energy Program (CARE) provides a 20% monthly discount on energy rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.
- The Relief for Energy Assistance through Community Help (REACH) Program is administered by the Salvation Army and provides one-time energy assistance to lower-income customers. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to $200, credit amount based on the past due amount of the bill. REACH assistance may be available once within an 18 month period, but exceptions can be made for seniors, the physically challenged and the terminally ill.
- Family Electric Rate Assistance (FERA) provides a monthly discount on electric bills for income qualified households of three or more people.

Regional Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) provides a regional housing goal number. In allocating the region's future housing needs to jurisdictions, the following factors must be taken into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;

- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower-income households; and
- Geological and topographical constraints.

The RHNP addresses housing issues that are related to future growth in the region. The RHNP allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The Plan covers an 8.5-year period.

The major goal of the RHNP is to assure a fair distribution of housing among cities and counties, so that every community provides an opportunity for a mix of housing affordable to all economic segments. This share of regional housing needs is known as Regional Housing Needs Assessment (RHNA). RHNA targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. RHNA targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community.

The RHNA allocates future (construction) needs by each income category in a way that meets the State mandate to reduce the over-concentration of lower-income households in one community versus another community. According to the RHNP, Sonora's RHNA is a total of 115 new units for the 2019 to 2024 period. This allocation is distributed into five income categories, as shown in Table 3-23.

Table 3-23: Projected Needs (RHNA)

Jurisdiction	Very Low	Low	Moderate	Above-Moderate		Total
Sonora	25	20	20	50		115
% of Total	22%	17%	17%	43%	100%	18%
Tuolumne Co.	125	93	87	220		525
% of Total	24%	18%	17%	42%	100%	82%
Area Total	150	113	107	270		640

Note: The City has a RHNP allocation of 25 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs bosed on Census income distribution or assume 50% of the very low income units as extremely low. Using the 50% assumption method, the City's RHNP allocation of 25 very low income units may be split into 13 extremely low and 12 very low income units. However, for purposes of identifying adequate sites for the RHNP allocation, State law does not mandate the separate accounting for the extremely low income category.

Public Participation

Public participation in preparation of the Housing Element is required under Government Code Section 65588(c). This Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, and the City Council. Public input was received through a noticed workshop conducted by the City staff and two Planning Commission meetings. Subsequently, public hearings for adoption of the Housing Element were conducted by the Planning Commission on October 12, 2019 and with the City Council on December 16, 2019. Flyers were distributed around town and a Public Service Announcement was conducted on the local radio station. Notices were published in the Union Democrat. In addition, organizations that represent the interests of low-income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this Housing Element. In addition, the City conducted a Housing Conditions Survey which was

advertised in both the local newspaper and radio encouraging residents to participate. Numerous written comments were received and have been included within the Housing Condition Survey included within Appendix A.

The draft Housing Element has been available in City Hall and was posted on the City's website for review and comments. At the workshop, seven people from the public attended, noting interest in a variety of housing types and the inclusion of residential units in historic structures. Details of the public participation process, including letters, notices and public agency information, can be referenced in the Appendix of this document.

The City will actively engage the community in the progress of the Housing Element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

3.3 Site Inventory Analysis and Zoning

Residential Land Inventory

This residential site inventory identifies parcels potentially suitable for residential use, especially multiple-family units. Staff utilized a recent aerial photo, the parcel inventory form the 2014 Housing Element, and staff knowledge to create an updated map and table with up-to-date vacant land which can accommodate residential development. All parcels are located in developed areas within the City with access to water and sewer service.

RHNP Requirement

Under the Regional Housing Needs Plan (RHNP), Sonora has been assigned a housing need target or its share of regional housing needs. This housing target refers to the City's share of new housing needed to accommodate population and employment growth in the region. As discussed previously, State law requires each community to play a role in meeting the region's housing needs. As such, the City of Sonora housing production goals between 2019 and 2024 have been establish as 115 units. This section discusses how Sonora will provide adequate residential site capacity within the community to accommodate its share of regional housing needs during the planning period as shown on Table 3-23.

Sites for Residential Development: Suitability and Available Land

There is a substantial amount of undeveloped land in Sonora. As part of this Housing Element update, the City identified sites designated for residential development and Table 3-33 lists sites and identifies the zoning, acreage, and unit potential (number of units that can be accommodated) on each site to create an available sites inventory demonstrating that assigned RHNA numbers can be accommodated. Each of the site listed below has undergone analysis as part of a proposed development project that took into consideration the slope, botanical , utility and access issue constraints. The sites available vary in size.

Although the general plan designations allow for a range in density, the City has used the minimum density of the designation or zone as a conservative assumption unless a specific entitlement has been issued.

Table 3-24: Available Vacant Sites for Residential Development

Site Name	APN	Zoning/ General Pla	Approx. Acreage	Permitted Density*	Unit Potential	Affordability
Lemke	044-430-055	R3/HDR	11.05**	16-21.75	106	Low / Very low
Cuesta Heights	035-070-055	R1/SFR	21.78	7.2	48	Above Moderate
Oak Park	035-190-028 035-170-071	R1/SFR	18.71	7.2	58	50 Units - Moderate 8 Units – Above Moderate

**Based on 11.6 du/acre average development density for existing multi-family developments in the City.*

*** Based on the site constraints and the topography of the area, the portion of this parcel that falls within the range of 0-15% slope and would be developable is 9.19 acres. The City is working with a developer an the project and has identified project alternatives that would allow a multi-fomily project. Further, is part of a limited number of sites that has easy access to both sewer and water.*

Availability and Adequacy of Public Services and Infrastructure

Infrastructure necessary to support future development is in place within the City of Sonora. All vacant land designated for single-family, medium-high or high-density residential use is served by sewer and water lines, streets, storm drains, telephone, electrical lines or they can be extended to serve the properties. To ensure the availability and adequacy of public facilities and services for future development, the City, along with other providers of public services, will continue to carry out regular infrastructure improvements and upgrading.

As shown in Table 3-24, the City has an adequate array of sites which have the appropriate densities and are unencumbered by development constraints to meet the current Regional Housing Needs Assessment (RHNA) requirements. State law (SB 1019) requires the City to zone an adequate number of sites that permit multi-family residential uses without a conditional use permit to all the City to meet its housing need for very-low and low income households. Multifamily units are permitted by right in the R-3 district. Likewise, state law (Government Code 65583.2(c)(3)) requires sufficient vacant land for lower-income households.

The Lemke site, included in the inventory, is large enough to accommodate 106 units, far in excess of the 45 units (25 very-low and 20 low) in the City's RHNA. This parcel was created in 2012 and rezoned to R-3, as such, it was not included within the City's Cycle 4 Housing Element. In total the City has sufficient vacant property that once developed would result in 212 units across the income categories which is more than enough to satisfy the 115 units in the current RHNA.

CEQA: Likely Level of Environmental Review Required for Each Vacant Parcel

5ites located within the City of would likely be subject to a negative declaration or mitigated negative declaration. Two of the three site have previously gone through the entitlement process and have associated CEQA documentation. The third site has been part of pre-development discussion and has had a number of technical studies completed including biological and cultural resources. Additionally, for affordable housing projects, many of the sites would be exempt from CEQA. None of the vacant parcels are subject to pending litigation on environmental grounds that could impact the availability for development over the next eight years.

Non-Vacant Site Analysis

As the City has adequate vacant sites to accommodate the RHNA for low income units, the City has not included a non-vacant site analysis in the report as it is not necessary.

Financial Resources For Housing

Sonora has access to a variety of existing and potential funding sources available for affordable housing activities. These include programs from local, State, federal and private resources. The following section describes the primary housing funding sources available to the City of Sonora for housing production, rehabilitation, or preservation: HUD CDBG funds, and Section 8 Housing Choice Vouchers program.

Housing And Urban Development (HUD)/Community Development Black Grant (CDBG) Funds

The HUD CDBG program provides funds for a range of community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and also clearance activities.

The City will have to submit a competitive grant application to the State Department of Housing and Community Development (HCD) for CDBG funding through the Small Cities program.

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The program offers a voucher to income-qualified tenants that pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g. 30% of their income). A voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost.

Habitat For Humanity

Habitat for Humanity is a non-profit, faith-based private, non-governmental organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat builds and repairs homes with the partner families and the help of volunteers. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals usually donate land for new homes.

3.4 CONSTRAINTS

Land costs, construction costs, and market financing can potentially hinder the production of new residential projects. Although many factors limiting housing production are market driven, jurisdictions have some control in instituting policies and programs to address the constraints or limiting factors.

MARKET CONSTRAINTS

DEVELOPMENT COSTS

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others.

Land costs in Sonora is generally less than in other parts of the State. Data gathered from Trulia.com in August 2019 indicates that land in Sonora ranges from $28,900 for 0.83 acres to $595,000 for 17.96 acres (Table 3-24).

Table 3-25: 2019 Land Costs

Lot Size (ac)	Listing Price
0. 33	$59,000
0.46	$105,00
0.40	$74,000
0.35	$49,500
0.83	$28,900
17.96	$595,000
0.25	$34,900
2.99	$119,000
8.89	$139,000
2.99	$135,000
0.32	$72,500
0.39	$79,500
10	$249,900
9.34	$249,000
6.49	$149,000

Source: Trulia.com, August 2019

Mortgage And Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the refinancing, whether financed at market rate or with government assistance.

Table 3-26 summarizes the disposition of loan applications submitted to financial institutions for home purchase, refinance, and home improvement loans within Tuolumne County in 2017. Included is information on loans for home improvements, home purchase and refinancing.

Table 3-26: Home Loans in Tuolumne County*		
Loan Purpose	**Property Type**	**Number**
Home Improvement	1-4 family dwelling	7
Home Purchase	Manufactured housing	3
Home Purchase	1-4 family dwelling	90
Refinancing	Manufactured housing	2
Refinancing	1-4 family dwelling	70

Source: Home Mortgage Disclosure Act (HMDA) data 2017

*Census Tracts that include the city limits of Sonora

Home Purchase Loans

In 2017, a total of 165 households applied for loans to purchase homes in Tuolumne County within the Census Tracts where Sonora is located. To be eligible for government backed loans such as FHA and VA loans, residents must meet the established income standards and the home prices must not exceed a certain limit. Of the 165 loan applications 5 were for manufactured homes. The data was provided on the Census Tract level and was unavailable at the more specific City level so some of these households could be located outside of the city limits of Sonora.

Home Improvement Loans

The smallest number of loans during this time period were for home improvement loans. The small number of loans may be explained by the nature of these loans. Whereas the common home equity line of credit is secured by equity in a home, most home improvement loans are unsecured loans and can be more risky for lenders.

To address potential private market lending constraints and expand home improvement opportunities, the City of Sonora offers and/or participates in a variety of programs. Such programs assist lower and moderate income residents by increasing access to favorable loan terms to improve their homes.

Governmental Constraints

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Sonora.

Land Use Controls

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. Table 3-26 shows the land use categories in Sonora that permit residential uses. The City of Sonora does not have an inclusionary provision in the Zoning Ordinance for low income housing.

Table 3-27: Land Use Categories Permitting Residential Use		
General Plan Designation	**Zoning District**	**Density**
Estate Residential - ER	Agricultural/Residential - AR Residential Estate - RE	1 unit / acre
Single-Family Residential - SFR	Single-Family Residential - R-1	1 unit / 6,000 sq.ft.
Medium Density Residential-MDR	Limited Multifamily Residential - R-2	1 unit / 4,000 sq.ft.
High Density Residential -HDR	Multifamily Residential - R-3	1 unit / 2,000 sq.ft.
Historic Mixed Use -HMU	Single-Family Residential - R-1	1 unit / 6,000 sq.ft.
Historic Mixed Density Residential -HMR	Limited Multifamily Residential - R-2 Multifamily Residential - R-3	1 unit / 4,000 sq.ft. 1 unit / 2,000 sq.ft.
Mixed Use - MU	Planned Development -PD	Varies by proposal, but averages 4.3 units/acre
Commercial	Commercial	No limit on the number of units above the ground floor

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The Ordinance sets forth specific residential development standards, which are summarized in Table 3-27.

Generally, development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. By limiting the number of units that could be constructed, the per unit land costs would necessarily be higher and, all other factors being equal, result in higher development costs that could impact housing affordability.

Table 3-28: Parking Zoning Requirements	
Residential Use Type	**Parking Requirements**
Single-family and Multifamily Dwelling with Two to Four Units	Two stalls per Dwelling Unit
Multifamily Dwelling with Five or More Units	1.5 stalls per Dwelling Unit for studio, one and 2 bedroom units, 2 stalls per unit for Three or More Bedrooms, no guest parking is required
Roominghouse, Boardinghouse, Motel, Hotel	One stall for Each Unit

Overall, development standards in Sonora are comparable to similar communities. To facilitate affordable housing development, the City offers a variety of incentives, including reduction/waiver of parking requirements. Specifically, for apartment units that are affordable to lower income households, the requirement for two spaces per unit and visitor parking is waived at the request of the applicant. Pursuant to State Density Bonus law (SB 1818), projects meeting the requirements of the Density Incentive Program are eligible to receive density increases, use of State parking standards, and may also receive additional regulatory concessions.

Table 3-29: Residential Development Standards					
Zoning District	**Maximum Building Height**	**Minimum Lot Area**	**Minimum Lot Width**	**Setbacks (ft); Front, Side, Rear,**	**Maximum Lot Coverage**
AR	35ft/2 stories	5 acres	150 feet	50, 20,50	None
RE	35ft/2 stories	1 acre	100 feet	20, 10,30	35%
R1	35ft/2 stories	6,000 sq.ft.	60 feet	10, 10% or 10 ft, 20	35%
R2	35ft/2 stories	5,000 sq.ft.	50 feet	10, 10% or 10 ft, 15	50%
R3	35ft, higher with use permit	6,000 sq.ft.	60 feet	10, 5, 10, +5 ft for additional stories over 2 stories	50%
PD	Varies	Varies	Varies	Varies	Varies

Note: Multifamily residential is also allowed in the CO-Tourist and Administrative zone and the C-Commercial zone.
PD: The underlining combining district regulations apply.

Flexibility in Development Standards

The City offers various mechanisms to provide relief from development standards that are typically required of all residential projects under the Zoning Ordinance. These mechanisms include the Density Bonus and Planned Development (PD) Zone.

Density Increase Incentive Program: To facilitate the development of housing for lower and moderate income households, the City offers the Density Increase Incentive Program. Under this program, the City may offer a density increase over the otherwise maximum allowable residential density of a location. Additional incentives may also be provided, including the use of federal and State funds when available. SB 1818 and SB 435 changed the State Density Bonus Law to allow a bonus of up to 35% and other incentives at the request of applicants who restrict a portion of proposed units for lower or moderate income households consistent with State law. In addition, in compliance with State law, the City allows for a density bonus for projects that will provide senior housing.

Planned Development or PD Zone / Mixed Use Areas: The PD zone was adopted in order to provide for the efficient and economical use of existing buildings, structures and land. It is intended that the PD zone be combined with other districts to allow for flexibility in the enforcement of land use regulations. Various land uses may be combined in a planned development zone, including combinations of residential, commercial, industrial, utility, institutional, education, cultural, recreational, and other uses. The practical (i.e., likely) density of development on multi-family residential land (or land designated Planned Development used for multi-family residential developments) in the City of Sonora can be estimated to be: 13.7 dwelling units per acre. In general, older apartment complexes have higher densities (11-81 du/acre) and more recent apartment complexes have lower densities (10-13 du/acre). Older apartment complexes tend to have relatively narrow ingress and egress that may present constraints under current safety standards or older complexes have on-street parking—also potentially a constraint. Therefore, the most likely yield is projected to be somewhat lower than 13.7 dwelling units per acre, or 11.6 dwelling units per acre (based on those projects most recently approved). Based on

calculations for single-family residential yields and these high density multi-family yields, medium density multi-family yields are expected to be approximately 7.7 dwelling units per acre.

The General Plan Land Use Element has a designation for Mixed Use. This designation was developed to encourage development which creates a diverse, walkable, compact, and vibrant project with integrated design compatible with the physical characteristics of the property. Since Sonora is located in a rural area and has a diverse topography, this land use designation provides for a greater range of development and density with a reduction in lot area, setbacks, lot width and an increase in lot coverage and building height. The current implementing district for this designation is the Planned Development or PD Zone.

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, second units, mobile homes, emergency shelters and transitional housing, among others. Table 3-30 below summarizes the various housing types permitted within the City's zoning districts. Besides single-family homes, the City provides for various other housing types to meet the special needs of the community, including persons earning lower income, seniors, the disabled, the homeless, and agricultural workers, among others.

Table 3-30: Housing Types Permitted by Zone

Single-family**	AR, RE, R-1, R-2, R-3, CO, PD
Secondary Unit	AR, RE, R-1, R-2, R-3, CO, PD
Single Room Occupancy Units	R-2, R-3, CO, C, PD
Mobile Home Parks	CO ***
Manufactured Homes	AR, RE, R-1, R-2, R-3, CO, PD
Child Care Facilities 7+ persons*	C, CG, CO, ML
Duplexes	R-2, R-3, PD
Apartments	R-2, R-3, CO, C, PD
Emergency Shelters	C***

**** Requires a Use Permit (remaining are allowed by right in the identified zoning district)*
***Community Care Facilities and Transitian Housing are permitted in the same areas as other similar residential uses.*
**Facilities less than 6 people are permitted in all districts that residential uses are allowed in*

Single Family Homes

Single family homes are permitted within all residential zones. As discussed below, manufactured homes are likewise permitted in all zones that allow single family homes and are permitted as single family homes.

Accessory Dwelling Units

Second units are a permitted use in all residential zoning districts where a single-family residential unit is permitted. There are significant opportunities for secondary units as they are permitted by right where single family homes are allowed.

Mobile Home Parks

Mobile homes offer an affordable housing option to many low and moderate income households. According to the State Department of Finance (2017), approximately >1% of Sonora's housing stock consists of mobile homes. Mobile home parks are permitted in the CO zone with the approval of a use permit, subject to the following criteria:

- A minimum of 3 acres
- Minimum area of 3,000 square feet per mobile home site, exclusive of the roadway
- One community open space of a minimum 200 square feet per mobile home site
- Mobile home should be set back a minimum of 5 feet from the interior roadway
- Solid wall or fence six feet high on project boundaries
- No structure within 6 feet of the mobile home
- Roadway and public utilities provided to the mobile home sites.

Manufactured Housing/Mobile Homes

Manufactured housing units/mobile homes are permitted within all single-family residential districts and should comply with all of the following criteria:

- Only be used as a single-family residence
- Subject to provisions of zoning applicable to a residential structure
- Attach to a permanent perimeter foundation system
- Minimum width of twenty feet
- Compatibility with the architectural design of two-thirds of conventional homes within two hundred feet:
    - Pitched roof
    - Eave overhangs
    - Roofing material
    - Siding material
    - Number of stories

Community Care Facilities

Sections 5115 and 5116 of the California Welfare and Institutions Code declare that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A State-authorized, certified or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

The City of Sonora does not currently define group quarters (group homes for the disabled) nor does it specify zoning districts for the location of these facilities. Currently the City does not distinguish between these uses and other residential uses in residential districts. The City will continue to comply with State law with regard to group homes and State licensed community care facilities and group home residency among unrelated persons.

Multifamily Housing

According to the Census (2019), multi-family housing made up approximately 38% of the existing housing stock in Sonora. The Zoning Ordinance expressly permits multifamily residential in the R-2, R-3, CO and C zones. They may also be included within a Planned Unit Development (PD). Multifamily units are allowed above the ground floor in the downtown. The

downtown area consists of the area designated as the Historic Area which is all property between Elkin Street, Church Street, Stewart Street and Green Street. This area includes the historic multi-story buildings facing North Washington Street. The Zoning Ordinance allows for an unlimited number of units above the ground level. Many of the existing structures in this area have space on the second floor for residential units that is used for office space or is currently vacant. Approximately 75 buildings are located within this Historic Area that could have residential units on the upper floor.

Being a historic community that relies heavily on tourism, new multifamily residential projects require a site plan review. This process has fee of $950 and requires the project layout to be approved by the Planning Commission. The City of Sonora Zoning Ordinance requires a site plan for any new development. Due to this requirement most all development related projects are heard before the Planning Commission. Therefore, unlike in many other cities, the public meeting and public review process for development projects is a common occurrence and does not bring undue focus to multi-family projects. The City's site plan/design review process does not change the density of a project that would be allowed, but instead focuses on the integration of the project with historic context of the overall City to ensure that new projects fit within the aesthetics of the community. Given the City's success in providing multi-family housing, development standards and permit processing procedures are not unduly onerous or serve to constrain multi-family housing development. The City of Sonora is requesting funding through SB2 to develop Design Guidelines that would provide guidance in developing new projects and would allow some projects to be approved ministerially depending on the improvement.

Farmworker Housing

Despite the limited number of farmworkers in the City and surrounding area, the City allows employee housing, including housing for farmworkers, consistent with Health and Safety Code Section 17021.5 and 17021.6. The City has no strictly agricultural only land use designation. Correspondingly, the Zoning Ordinance does not expressly address housing for agricultural workers. According to the Housing Survey, 2.3% of Sonora residents were employed in agriculture, forestry, fishing and hunting, and mining. The majority of farmworkers in Tuolumne County are employed in reforestation after timber harvesting. Reforestation activities generally occur in the county's higher elevations (above 3,000 feet) and are often seasonal. As a result, the demand for farm worker housing for those employed in reforestation activities is normally greatest at elevations of 3,000 feet and above.

In contrast, many of the county's non-forest agricultural crops can be found below 3,000 feet, but not necessarily within the city limits. Therefore, the primary emphasis on farm worker housing in the City of Sonora is focused on the provision of housing for farm workers employed in the production of non-forest crops and farm commodities (e.g., grapes, apples, turkeys). Within the city limits, households associated with agricultural workers are most likely to have large households. The City does provide opportunities for multifamily housing and a variety of housing types for the larger family households.

Emergency Shelters

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. The City's Zoning Ordinance permits emergency shelters via a use permit in the Commercial (C) zone. Currently there is approximately 56.59 acres of vacant land available in those zoning districts where these facilities would be permitted as a residential use. The vacant land is more than adequate to meet the community's need for emergency shelters. These facilities would be located in areas with access to supportive health, welfare, social, employment, and transportation services.

Transitional and Supportive Housing

The City's Zoning Ordinance treats transitional and supportive housing in all residential and commercial zoning districts as regular residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Along with group quarters with beds, single-family homes, and multi-family apartments and single room occupancy units address the housing needs of extremely-low households.

Traditional single and multi-family units being used as transitional and supportive housing meeting the H&S Code definitions will be treated as regular residential uses and permitted according to the same restrictions for similar uses in the same zone. Currently, Sierra Hope, a local non-profit, is working in cooperation with private property owners and the County Behavior Health to provide Supportive Housing.

Low-Barrier Navigation Centers and Supportive Housing

AB101 requires that Low-Barrier Navigation Centers are a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. AB 2162 requires supportive housing projects meeting specific criteria are a by right use in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. The City will review its zoning code and approval processes, and revise them as needed to comply with AB101 and AB2162.

Single Room Occupancy Units (SROs)

An SRO unit is a one-room unit intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although an SRO unit is not required to have a kitchen or bathroom, many SROs have one or the other. This housing type along with the Transitional and Supportive Housing and multifamily units address the housing needs of extremely low-income households. Even prior to AB2634, Sonora has a long history of providing SROs thorough the use of Roominghouses and Boardinghouses which are permitted in the Limited Multifamily Residential (R2), Multifamily Residential (R3), Tourist and Administrative (CO), and Commercial (C) zones. They may also be included within a Planned Unit Development (PD).

Transient Use Ordinance

The City of Sonora allows for the transient use of either rooms or whole units. The City currently has 19 transient use permits. At this time there is not a limitation on the number of permits that are issued. Some of the permits are for individual rooms within a shared house and others are for the entire unit. At this time, the City does not see this as having a negative impact on available housing due to the low number of units. However, the City will continue to monitor the permits and reevaluate if the number of permit requests increase substantially.

Development Permit Procedures

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. The development process begins with submittal of the formal planning application along with the proper documents and fees. The Community Development Department accepts the application and is responsible for routing it to other City departments and outside agencies for review and comment. The Community Development Department is also responsible for keeping the applicant informed about any significant comments and requirements or conditions received from other departments and agencies. In addition, the Community Development Department is responsible for determining the type of environmental document that would be needed for the project.

For applications, such as multi-family projects and planned development projects which plan to vary the regulations, that require a hearing before the Planning Commission or City Council, staff will discuss the staff recommendation and schedule the public hearing. As discussed previously, the City of Sonora's fees are nominal ($950) and do not create an obstacle to development. Projects that have been determined to have potential environmental impacts (i.e., not exempt from the California Environmental Quality Act (CEQA) will not be scheduled for a public hearing until after the appropriate environmental document has been prepared, circulated for public review and finalized. The applicant or a designated representative must be present at any hearing to explain requests and to answer questions. A favorable decision frequently includes conditions of approval that are necessary to carry out the provisions and intent of the Zoning Ordinance.

If an application included a tentative subdivision or parcel map that was approved during the public hearing process, the applicant can submit the final map, grading plans, and final improvement plans to the Engineering Division for plan check. The Engineering Division reviews the plans for compliance with City engineering standards and to ensure that all relevant Planning Commission or City Council conditions imposed on the project have been included. The map and plans are also routed to other appropriate departments such as fire and utility agencies for review and comment as applicable.

After the public hearing for a building project, the applicant's architect and/or engineer can submit working drawings to the Community Development Department for plan check. The Community Development Department is responsible for routing the plans to other appropriate departments for review and comment. Developers are permitted to submit building plans to the Community Development Department prior to the public hearing; however, they do so at their own risk as the reviewing body may reject the proposal or require revisions to the plan set.

Once the necessary permits have been obtained from the Community Development Department and construction commences, the staff is responsible to inspect the development for the following:

- Compliance with conditions of approval imposed by the City Council and Commission;
- Compliance with the Zoning Ordinance;
- Compliance of architectural detail, materials and colors as approved;
- Compliance with requirements for screening of mechanical equipment, outdoor lighting fixtures, landscape completion, parking requirements and signage; and
- Compliance with environmental mitigation imposed on the project.

When the permitted work is complete, the applicant requests a final inspection from the Community Development Department. A staff planner will visit the project to ensure that all Planning provisions have been completed. A similar Fire Department and Engineering Division inspection may also be required. Once completed, final clearance for issuance of a Certificate of Occupancy is given.

As indicated in Table 3-31, the planning processing time is approximately four to six months for apartments. These are reasonable timeframes, especially compared to communities where it could take years to process and approve multi-family developments. Sonora's development permit procedures are necessary to ensure proposed projects meet the City's established standards and regulations and do not unduly constrain or delay the development of housing.

The City has not had much development in the last decade. The last parcel map that was processed by the City took approximately six months from time of submission to recordation of the final map. Building permits were pulled within a month of final entitlement for a low income single family house on the newly created parcel.

Table 3-31: Development Review Process		
Entitlement	**Processing Time**	**Discretionary or Ministerial**
General Plan Amendment	2-3 months	Discretionary
Zone Change	2 months	Discretionary
Tentative Subdivision Map	2-6 months	Discretionary
Site Development Permit	2-5 months	Discretionary
Final Subdivision Map	2 months	Ministerial
Design Review Permit	1 month	Discretionary
Conditional Use Permit	1-3 months	Discretionary
Plan Check / Building Permit	1-3 days	Ministerial

SB35

SB35 provides provisions for streamlining projects based on a jurisdiction's progress towards its RHNA and timely submittal of the Housing Element Annual Progress Report. Sonora has timely submitted their Housing Element Annual Reports, however, as discussed previously, there has been a very limited number of housing units built in the last decade. When jurisdictions have insufficient progress toward their Above Moderate income RHNA, these jurisdictions are subject to the streamlined ministerial approval process (SB35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability. However, since the majority of the City of Sonora is with the Very High Fire Risk Area as designated by the State, only the very small portion of the City (primarily the already developed Downtown core) is eligible for this streamlining. A program has been added to address the SB35 provision where it would be applicable.

SITE IMPROVEMENTS, DEVELOPMENT FEES AND EXACTIONS

For large subdivisions, the City requires the construction of reasonable on- and off-site improvements as permitted by the Subdivision Map Act. Typical improvements required of a developer include:

- Grading and improvement of public and private streets including surfacing, curbs, gutters, sidewalks, street lighting, street name signs, and necessary barricades or traffic safety devices;
- Storm drainage and flood control facilities within and outside of the subdivision (when necessary) to carry storm runoff both tributary to and originating within the subdivision;
- A public sewage system that meets public sewer system standards;
- A water supply system providing an adequate supply of potable water to each lot and fire hydrant within the subdivision;
- Fire hydrants and connections of the type and at locations specified by the Fire Department; and
- Public utility distribution facilities including gas, electric, telephone and cable television necessary to serve each lot in the subdivision.

Specific standards for design and improvements of subdivisions must be in accordance with the applicable sections of the General Plan, Specific Plans, Zoning Ordinance, Subdivision Ordinance, other requirements of the City Engineer and each applicable utility provider.

In addition to improvements and dedication of public land, residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

The City's development impact fees are summarized in Table 3-32A. These fees are levied to offset the cost of serving new development with parks, roadways, drainage, and public facilities. Certain fees are set by regional agencies and are beyond the control of the City. Table 3-32B summarized the planning fees the City of Sonora charges for the processing of development projects. The City has adopted a three year implementation plan for full cost recovery. The City recently adopted these new fees as the City had not updated some of the fees since the 1980s and was greatly subsidizing development projects since the old fees did not even cover the cost of the public hearing notices being published in the local newspaper.

The City's fees are evaluated annually and adjusted as necessary to reflect the costs of services, consistent with State law. The City recognizes the financial impact of development fees on affordable housing development. As available, affordable housing funds from various federal, state and local funding sources may be used to reduce or offset fees and assist in the construction and/or acquisition/rehabilitation of affordable housing.

Table 3-32A: Development and Mitigation Fees

Name of Fee	Single-Family Residential	Multi-Family Residential / per unit	Mobilehome	Second Unit
TUD Water	$1,465.00	$1,268.00	$1,465.00	$1,268.00
TUD Sewer	$3,800.00	$3,068.00	$3,800.00	$3,068.00
County Services Impact Mitigation Fee	$988.06	$988.06	$988.06	$988.06
Traffic Impact Mitigation Fee	$3,724.00	$2,697.00	$3,724.00	$2,697.00
Encroachment Permit	$100.00	$100.00	$100.00	$0.00
Building Permit	$3,564.00	$2,858.00	$2,000.00	$2,300.00
School Fee*	$5,640.00	$2,008.00	$2,008.00	$4,512.00**
Total	$18,264.06	$12,056.06	$13,644.06	$12,647.06

Based an $300,000 valuatian
**School fees are $3.20 per square foot and are collected by the School District*
***Based on 1,200 square feet second unit*

Table 3-32B: Planning Fees 3 Year Implementation Plan

Fee Name	Prior Fee / Deposit	Current Fee	Year 2 Fee	Year 3 Fee
General Plan Amendment (Text)	$590	$961	$1,332	$1,705
General Plan Amendment (Map)	$590	$1,079	$1,568	$2,057
Zoning Amendment	$590	$1,026	$1,462	$1,898
Planned Development (PD)	$590	$1,386	$2,182	$2,980
Planned Development Review	$430	$1,078	$1,726	$2,374
Use Permit	$325	$933	$1,541	$2,149
Variance	$325	$902	$1,479	$2,057

Site Plan	$240	$950	$1,660	$2,372
Design Review	$240	$428	$616	$805
Development Agreement	$590 plus cost of City Attorney and City Engineer	$2,118 plus cost of City Attorney and City Engineer	$3,646 plus cost of City Attorney and City Engineer	$5,175 plus cost of City Attorney and City Engineer
Landscape Plan Review	$50	$233 plus Landscape Arch. fee	$416 plus Landscape Arch. fee	$600 plus Landscape Arch. fee
Land Divisions				
Tentative Parcel Map (4 parcels or less)	$325 -2 lots $375 -3 lots $590 -4 lots	$1,088 -2 lots $1,138 -3 lots $1,353 -4 lots	$1,850 -2 lots $1,900 -3 lots $2,116 -4 lots	$2,615 -2 lots $2,665 -3 lots $2,880 -4 lots
Tentative Subdivision Map	$590 +$5 a lot	$1,909	$3,228	$4,547
Vesting Tentative Subdivision Map	$590	$2,232	$3,874	$5,517
Final Map (Parcel)	$125	$448	$771	$1,094
Final Map (Subdivision)	$125 +$5 a lot	$561	$997	$1,433
Boundary Line Adjustment (Lot Line Adjustment)	$590	$867	$1,144	$1,423
California Environmental Quality Act – no change. Continue to charge cost from consultant plus 10% admin fee				

Building permit fees already are adjusted for the size of the home. Based on these factors, permit fees and mitigation fees in the City are not considered a constraint to the development of housing for all income levels.

Building Codes and Enforcement

The California Building Codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards.

The City's Community Development Department carries out code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. The City does not have a formal code enforcement program and code enforcement occurs only on a complaint basis. The part-time City Building Inspector is responsible for inspecting the property after a complaint is received. The majority of the complaints the received by the City are for tenant based properties and tenants are advised of their rights at the time of the complaint. They are also provided with Fair Housing information and with the contact information for those agencies within Tuolumne County who provide rental assistance. The property owner/landlord is also notified about any code violations are required to bring the property into compliance.

City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties which are required to be brought up to current code standards, the intent of the codes is to provide structurally sound and safe housing.

Housing for Persons with disabilities including persons with developmental disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in local zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

Building Code

The City enforces the 2019 California Green Building Codes, which are based on the International Building Codes. The City's building code requires new multi-family residential construction to comply with FHAA, which specifies that ground floor dwelling units in new developments must be adaptable to the physically disabled. The requirements include: 1) adaptive design features for the interior of the units; 2) accessible public use and common use areas; and 3) sufficiently wider doors to allow wheelchair access.

Reasonable Accommodation Procedures

Pursuant to the FHAA, a disabled person or representative may request reasonable accommodation relating to the various land use, zoning, or building codes, rules, and policies, practices, and/or procedures. For rehabilitation projects, such as installation of ramps or interior modifications, the City processes these requests for reasonable accommodation over the counter. No special review is required and therefore, will not constrain the rehabilitation of housing. Some projects require modifications to development standards to accommodate persons with disabilities including persons with developmental disabilities. The City reviews requests for reasonable accommodation at the staff level. Often requests are processed within one week. Furthermore, the City provides zoning flexibility for rehabilitation of existing nonconforming housing. Some requests for reasonable accommodation may be processed under these provisions.

The City will continue to place literature regarding the extent of and procedures for requesting reasonable accommodation at public counters. The City will also continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities including persons with developmental disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.

Zoning Ordinance

The enforcement of the Sonora Zoning Ordinance complies with the Lanterman Developmental Disabilities Services Act in addressing community residential care facilities for persons with disabilities including persons with developmental disabilities. Community care facilities serving six or fewer residents are permitted by right in all residential zones. However, the Zoning Ordinance will be revised to specifically list this as a permitted use.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by definition specified in the Zoning Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons

with disabilities including persons with developmental disabilities but not for housing families that are similarly sized or situated.[3] The City of Sonora will amend its Zoning Ordinance to remove the definition of "family".

Conclusion

The amendments to the City's Zoning Ordinance related to persons with disabilities including persons with developmental disabilities and the removal of the definition of family would enable the policies to be less restrictive to the development of housing.

ENVIRONMENTAL CONSTRAINTS

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water and preservation of oak trees to the suitability of land for development due to potential exposure to seismic, flooding, wildfire and other hazards. This section summarizes these potential constraints in Sonora. (Refer to the Safety Element and Open Space, Conservation and Recreation Element of the General Plan for more detailed analyses and mitigating policies that address environmental issues or hazards within the Sonora area.)

Water Supply

Tuolumne Utilities District (TUD) 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

TUD obtains more than 96% 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 pipe. Between Lyons Reservoir and Phoenix Lake, water is transported by numerous miles of ditch. Annual water 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% of domestic or treated water annually. TUD assumes it could sustain 1,075 acre-feet over a nine-month period, annually. Recycled water is used by private landowners for irrigating 713± acres of farm and

[3] California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "Family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

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. Water service in the City of Sonora is provided by TUD; a copy of this Housing Element was provided to TUD for their review and comment.

The Public Facilities and Services Element includes policies to facilitate water conservation to help maintain adequate water supply for the community.

Topography

Topography in the foothills restricts the overall density of housing units that can be accommodated both physically and economically. Within the City limits, slopes vary from 0% to in excess of 30%. To address this issue, the City of Sonora has adopted a Hillside Preservation Ordinance that includes slope/density requirements and flexible standards for hillside development. Topography also provides challenges for sidewalk construction and in meeting grade requirements for wheelchair accessibility.

In addition, the General Plan has assigned land use designations to lands based, in large part, on topography. Specifically, land with fewer topographic constraints were designated for higher density development or as Mixed Use to allow for increasing densities on portions of the site with gentle topography and limiting density on the steepest slopes while achieving an overall density of at least 15 dwelling units per acre.

Sewer Capacity

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 1.7 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 more than 2.6 mgd exceeding the facility's capacity to clarify and digest the input. The additional flow is stored on-site in ponds until it can be treated TUD has adopted a reclamation strategy, currently under review by the state that includes:

- All biosolids are trucked out of Tuolumne County
- Increasing storage capacity (140± acres has been acquired for additional storage expected to come on-line in the year 2015, dependent on funding)

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.

Sewer service in the City of Sonora is provided by TUD; a copy of this Housing Element was provided to TUD for their review and comment.

Landscape Requirements

Sonora's oak woodlands are an important part of the City's heritage and constitute a valuable natural resource within the community. The oak woodlands provide habitat for wildlife, contribute to the City's beauty and varied scenery, provide shade in parks as well as in developed areas, and enrich soils and protect watersheds and streams from erosion. To address the decline of oak woodlands due to urbanization, the City adopted landscaping requirements that strives to balance preservation with the social benefits of private property ownership and development. The City's regulations establish a comprehensive design review process for new development, offer incentives for tree preservation, and provide feasible alternatives and options to removal where practicable, consistent with the Sonora General Plan Conservation and Open Space and Recreation Elements of the Sonora General Plan.

Seismic Safety

The Sonora area is subject to moderate to strong ground shaking from large earthquakes on active faults in the Lake Tahoe area and the Coast Ranges/San Francisco Bay area. An earthquake on the potentially active Foothills Fault Zone, is less likely, but would probably produce much stronger motion due to the proximity of the Foothills Fault Zone to the Sonora area.

Historically, seismic activity in the San Joaquin Valley has been slight in comparison to the rest of California. Throughout recorded history, no major movement has occurred. Earthquakes felt locally are from seismic disturbances to the west of the valley and include the San Andreas, Calaveras and Hayward faults.

Flooding

Flood threats exist within the Sonora area on occasion. Perennial streams flowing through the Sonora area, including Sonora Creek and Woods Creek, do not ordinarily carry large volumes of water. The City requires new development to detain drainage to maintain peak flow runoff at pre-development levels. Detention can be provided either on or off-site, provided it can be demonstrated that the detention facility will effectively meet City adopted goals and policies with respect to drainage.

Fire Protection

According to the California Department of Forestry and Fire Protection (CalFire), the City of Sonora is mostly located within a very high fire hazard severity zone. Areas where homes are located near dense vegetation and forest land have higher risks from wildfires. The Sonora Fire Department provides service to the City of Sonora. Significant amount of oak woodland exists within the Sonora planning area. Fire danger is especially high in the summer months in these areas. This area is susceptible to wildland fires that can move quickly if there is a stiff breeze. Several wildland fires have occurred within Tuolumne County in recent years. The Rim Fire in 2013 impacted the Sonora area due to the heavy smoke and the reduction in visitors which resulted in a loss of tourism revenue for the businesses in Sonora.

The Sonora Fire Department and TUD are responsible for reviewing all development proposals within the City to ensure the proper sizing of infrastructure, provision of adequate access for firefighting equipment, and identification of fire hazard areas. The City encourages the restriction of construction of new buildings within 100 feet of designated fire hazard areas unless fuel modification measures are included in the design. Fire hazard areas are those that create excessive firefighting problems due to lot and street configuration, landscaping materials and vegetation overgrowth.

ISO Rating

The Insurance Services Office (ISO) is an independent organization that serves insurance companies, fire departments, insurance regulators, and others by providing information about risk. ISO's Public Protection Classification (PPC) service

gauges the quality of local fire departments by collecting information on a community's public fire protection and then analyzing the data using a Fire Suppression Rating Schedule (FSRS). ISO then assigns a PPC from 1 to 10. Class 1 represents the best public protection and Class 10 indicates no recognized protection. The Sonora Fire Department currently has an ISO Public Protection Classification rating of 4.

3.5 HOUSING PLAN

This section of the Housing Element contains objectives and policies the City will implement to address a number of important housing-related issues.

The section also contains quantified objectives for housing construction, rehabilitation, and the preservation of affordable housing, with a five-year program of actions that:

- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- Assists in the preservation of housing developments for lower-income households;
- Assists in the development of adequate housing to meet the needs of lower- and moderate-income households;
- Provides regulatory concessions and incentives and uses available local, state, and federal financial resources to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of housing types for all income levels;
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities including persons with developmental disabilities;
- Promotes regional cooperation to expand housing opportunities and services to lower and moderate income households, including extremely low income households and the homeless; and
- Encourages housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The Community Development Department staff regularly reviews Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual implementation report will be prepared and provided to the California Office of Planning and Research and California Department of Housing and Community Development. Depending on funding availability, the City will consider modifications to Housing Element programs as necessary and appropriate to implement General Plan goals and policies.

This 2019-2024 Housing Plan builds upon the City's experience in implementing the previous Housing Element. Existing housing programs were evaluated for progress, continued appropriateness and modified, as necessary, for the new planning period. New housing programs have been added to respond to new issues and concerns, changing needs, and updated laws. This evaluation of existing housing programs is presented in Appendix B.

Goals and Policies

The following Housing Element goals and policies have been developed in response to the community's identified housing needs.

Housing Conservation

Goal 1 Maintain and improve the quality of existing housing and residential neighborhoods in Sonora.

Policy 1.1 Promote increased awareness of the importance of property maintenance to long-term housing quality and engage the community to preserve neighborhoods.

Policy 1.2 Monitor Units At-Risk. 122 units are currently at risk in the City of Sonora. All units are guaranteed to remain affordable through 2028. The City will monitor the units that are at risk in the 2030 decade to ensure that they remain affordable.

Policy 1.3 Provide assistance to inspect and identify code violations in residential structures.

Policy 1.4 Work with for-profit developers and non-profit housing corporations to identify existing affordable housing and develop strategies to maintain its affordability.

Policy 1.5 Work with Potential Purchasers. Establish contact with public and nonprofit agencies interested in purchasing and / or managing units at-risk in the 2028 timeframe to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation and gap funding for affordable development.

Policy 1.6 Preserve the existing stock of affordable housing through City regulations and other forms of assistance.

Housing Production

The City of Sonora encourages the production of a diversity of housing types to meet the needs of all segments of the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households, including extremely low-income households. The following goals and policies support the expansion of housing opportunities in Sonora.

Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community.

Policy 2.1 Provide quality housing opportunities for current and future residents with a diverse range of income levels.

Policy 2.2 Provide expanded housing opportunities for the community's workforce.

Policy 2.3 Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, including extremely low income households, as well as housing suitable for seniors, large families, single-parent headed households, the homeless, and persons with disabilities including persons with developmental disabilities.

Policy 2.4 Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.

Policy 2.5 Facilitate the provision of second units as a means of providing affordable rental housing opportunities in existing neighborhoods.

Policy 2.6 Encourage diversity of unit size and number of bedrooms within housing developments to expand lower cost rental opportunities for seniors, large families and all family types.

Provision Of Adequate Housing Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

Goal 3 Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.

Policy 3.1 Identify vacant parcels and provide to interested developers in conjunction with information on available development incentives. Encourage new development to provide housing that is affordable to all segments of the community.

Policy 3.2 Ensure new residential projects are developed at densities consistent with the density ranges established for each residential district in the Land Use Element.

Policy 3.3 Facilitate the development of multi-family housing on vacant parcels designated for medium-high and high density residential uses.

Policy 3.4 Consider walkability and distance to transportation nodes and public facilities, such as schools, when determining whether land is suitable for multi-family housing development.

Policy 3.5 Continue to work with developers requesting General Plan Amendments converting nonresidential designation to residential uses or from a higher density residential category to a lower density residential category to incorporate affordable housing as a component of the overall development. As an objective, target up to ten percent of the units as affordable, depending on the level of affordability or other amenities provided. Pursue the inclusion of extremely low income units in the negotiated target number of affordable units.

Removal of Governmental Constraints

State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing affordable to lower- and moderate-income households, including housing for families, seniors, and persons with special needs.

Goal 4 Mitigate or remove potential governmental constraints to housing production and affordability.

Policy 4.1 Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.

Policy 4.2 Periodically review City regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

Regional Coordination

The City seeks to take an active role in cooperating with Tuolumne County to resolve housing problems and issues facing Sonora that are primarily regional in nature. Homelessness and limited supply of and funding for affordable housing are examples of major housing issues that should be addressed at the local as well as regional level.

Goal 5 Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.

Policy 5.1 Coordinate with surrounding jurisdictions in the provision of housing assistance and related services to lower and moderate income households, homeless persons, and other persons with special needs.

Policy 5.2 In conjunction with surrounding jurisdictions, actively pursue State, Federal, and other funding sources for affordable housing activities.

Equal Housing Opportunity

The City seeks to promote housing opportunities for all persons in Sonora, regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, or source of income. In order to make adequate provision for the housing needs of all segments of the community, the City must also ensure equal and fair housing opportunities are available to all residents.

Goal 6 Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 6.1 Support the enforcement of fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, color, ancestry, national origin, gender, religion, marital status, family status, physical or mental disability, or other arbitrary factors.

Policy 6.2 Support organizations that offer fair housing and mediation services to Sonora residents.

Policy 6.3 Promote housing that meets the special needs of the homeless, seniors, large families, and persons with disabilities including persons with developmental disabilities.

PROGRAMS

The goals and policies outlined in the prior section address Sonora's identified housing needs, and are implemented through a series of housing programs offered primarily through the City's Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City's housing programs for addressing community housing needs are described according to the following six issue areas.

- Housing Conservation
- Production of Housing
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Regional Coordination
- Promotion of Equal Housing Opportunity

The housing programs presented on the following pages include existing programs as well as various revised and new programs that have been added to address the City's unmet housing needs.

Conservation Of The Existing Supply Of Housing

3.A.1 Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City

Review active City Housing Programs annually to help ensure that there is no unintended bias towards applicants and that the affordable units are not concentrated in lower-income areas or areas of minority concentration. Reduce community opposition to high-density affordable housing complexes through the provision of smaller (e.g., duplex, triplex) infill projects in appropriately zoned districts.

The City will facilitate the provision of affordable housing in infill areas through implementation of the following programs:

i. Maintain a map of vacant parcels zoned R-2, R-3, and CO throughout the City and make the map available for developers at the Community Development public counter or on the City's website

Responsible Entity: Sonora Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Establishment affordable housing units using the preceding incentives on land within the City limits

3.A.2 Modify Parking Requirements to Establish Housing Opportunities near the City's Commercial Centers

Rehabilitate deteriorating buildings and encourage residential units above commercial establishments in appropriately zoned districts through implementation of the following incentive programs:

Revise Section 17.42.060 of the Sonora Municipal Code to:

i. Allow for reduced parking for new commercial developments when development plans include affordable housing units pursuant to an agreement with long-term affordability covenants and restrictions to maintain the housing for low, very low or extremely low income housing;
ii. Within the historic commercial district, if the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for extremely low, very low and low income housing waive in-lieu parking fees for second-story residential uses located above commercial establishments within the historic commercial district.

Responsible Entity: Sonora Community Development Department

Funding Sources: General Fund

Timeframe: Provide draft ordinances to the Sonora Planning Commission prior to June 30, 2021

Program Goals: Establish three new residential units above existing commercial uses within the historic commercial district. Receipt of one new commercial development application including on-site housing.

3.A.4 Continue to Pursue Grant Funding Supporting the Provision of Affordable Housing

Continue to pursue grant funding in support of affordable housing. In particular, the City would pursue funding to assist with housing for the extremely low-income. Current conditions within the City indicate that the following programs will receive high priority for funding:

i. Preservation of At-Risk Housing
ii. Housing Rehabilitation Assistance
iii. Infrastructure Improvements in Support of low-income households

Responsible Entity:	City of Sonora Special Programs Department
Funding Sources:	CDBG and HOME
Timeframe:	Annually apply for funding when eligible
Program Goals:	Obtain grants to assist with the preceding programs for 5 housing units.

3.A.5 Facilitate the Exchange/Consolidation of the Regian's Housing Assistance Information

Facilitate the exchange/consolidation of the region's housing assistance information through implementation of the following program:

Expand, on the City website, a page with links and contact information to the region's housing assistance organizations. Continue to include information related to the City's housing programs and including, where feasible, on-line applications. The website also shall include contact and referral information for Sonora residents regarding how and where to file housing complaints (brochures with similar information shall continue to be made available at the public counter at the Sonora Community Development Department).

Responsible Entity:	City of Sonora Special Programs Department
Funding Sources:	General Fund
Timeframe:	By 12/21/2021
Program Goal:	Provide a "one-stop" information source for affordable housing information for City residents.

3.A.6 Continue to Provide the City Employee Down Payment Assistance Program

Continue to offer City employees home ownership incentives in conjunction with City employment.

Responsible Entity:	City of Sonora Special Programs Department
Funding Sources:	General Fund
Timeframe:	Ongoing

Program Goal: Assist in achieving an appropriate jobs/housing balance

Governmental Constraints

3.B.1 Continue to Provide Flexible Standards for On and Off-Site Improvements for the Construction of Extremely Low-to-Moderate Income Housing

Consistent with health and safety; continue to provide flexible standards for on and off-site improvements for extremely low-to-moderate income housing projects including, but not limited to: reduced parking requirements for senior housing; reduced street widths, use of rolled curbs and gutters, and the flexible development standards contained in the City's Hillside Preservation Ordinance.

Responsible Entity: Sonora Community Development Department

Funding Sources: General Fund, CDBG Planning/Technical Assistance Grant

Timeframe: Ongoing

Program Goal: Continue to provide flexible standards for development of affordable housing

3.B.2 Continue to Waive or Reduce Certain Fees for Extremely Low, Very Low and Low Income Hausing Projects

Continue to work with the County to encourage waiving the Tuolumne County Services Impact Mitigation Fee for extremely low, very low and low income housing projects with long-term affordability covenants.

Responsible Entity: Sonora Community Development Department, Finance Director

Funding Sources: Not Applicable

Timeframe: Ongoing

Program Goal: Reduce development costs for providing affordable housing.

3.B.3 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.

Responsible Entity: City of Sonora Administration, Sonora Community Development Department, Sonora Special Programs Department

Funding Sources: General Fund

Timeframe: Ongoing.

Program Goal: Provide a variety of housing types affordable to all income levels.

3.B.4 Encourage the Establishment of Single-Room Occupancy Housing

Recognize the historical nature of boarding houses and other single-room occupancy structures as consistent with the historic character of the City's central commercial district and as an appropriate alternative use for abandoned multi-room or dormitory-type structures (e.g., hospitals, jails). Single-room occupancy housing should include a community eating area. City staff should facilitate discussion when development applications are discussed.

Responsible Entity: City of Sonora Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Expand opportunities for a wide variety of housing types and permit one single-room occupancy housing project over the planning period.

3.B.5 Pursue Development Standards and Design Guidelines for Multi-Family Residential Projects

Establish a process to provide consistent and predictable policy direction for project applicants through objective development and design standards.

Responsible Entity: City of Sonora Community Development Department

Funding Sources: General Fund / SB2 grant funding request has been submitted.

Timeframe: Prior to 2023

Program Goal: Reduce development costs for providing affordable housing.

Housing Conservation

3.C.1 Continue to Apply the State Historic Building Code for Qualified Buildings

Continue to apply the State Historic Building Code for qualified historic buildings listed in the City's historical inventory (Marvin, et. Al., 2003, as may be amended) unless a health or safety hazard would result consistent with the provisions of Health & Safety Code Section 17922(d). Refer to the State Historic Building Code for guidance, where pertinent.

Responsible Entity: City of Sonora Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Recognize the existence of the State Historic Building Code as a mechanism for facilitating rehabilitation of qualified historic buildings to maintain them in the housing stock.

3.C.2 Continue to Pursue Projects Promoting Neighborhood Improvements in Conjunction with Housing Rehabilitation

Continue to pursue projects promoting neighborhood improvements in conjunction with housing rehabilitation (e.g., upgrading storm drains; replacement of curbs, gutters and sidewalks and similar projects. Specifically, maintain and/or earmark funds including, but not limited to the following projects:

i. Storm drain replacement & enhancements;
ii. Pedestrian/bicycle path enhancements in areas linking high density residential developments to shopping, schools and other high-use locations (generally within ¼ mile of each other);
iii. Neighborhood cleanup/beautification projects

Responsible Entity:	Community Development Department
Funding Sources:	General Fund and CDBG
Timeframe:	Ongoing
Program Goal:	Improve the City infrastructure to facilitate the provision of affordable housing

3.C.3 Continue to Monitor the Status of At-Risk Units, and Inform Agencies Able to Pursue Purchase and Support Acquisitian Efforts

Continue to annually visit the internet to remain apprised of the California Housing Partnership's list of Affordable Housing At-Risk of Conversion prepared by the California Coalition for Rural Housing. Contact at-risk property owners/managers annually to remain apprised of any changes in the project's status and needed assistance for preservation. Notify the agency or agencies established in the following program when at-risk units are identified within the City limits. Post the City's inventory of at-risk units on the City's web site and provide a link from the City's web site to the California Housing Partnership's website. Three projects are at-risk during the next ten years.

In addition, assist and support agencies qualified to acquire at-risk units (and maintain these units as affordable housing) through letters of support or similar actions or by providing funding assistance for the acquisition of at-risk units should such funding be available.

The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.

The goal of this program is to provide a reliable and easily-accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for target income groups and to provide city support for those efforts.

Responsible Entity:	City of Sonora Special Programs Department
Funding Sources:	General Fund
Timeframe:	Ongoing
Program Goal:	Provide a reliable and easily-accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for low-to-moderate income households. Preserve the 122 units at-risk for conversion from low-income to market-rate rental projects.

3.C.4 Continue to Coordinote with the Amodor-Tuolumne Community Action Agency (ATCAA) to Promote Energy Conservation for Housing Rehabilitation Projects

In coordination with ATCAA, encourage low-income homeowners or renters to apply for free energy audits and home weatherization through programs conducted in partnership with local service agencies through implementation of the following programs:

i. Continue to provide information at the public counter regarding the availability of energy-conservation programs available through ATCAA
ii. Add information on the City's website regarding available weatherization programs, contacts for the programs or a link to the ATCAA web page describing weatherization programs

Responsible Entity:	Sonora Building Department
Funding Sources:	General Fund
Timeframe:	Ongoing
Program Goal:	Increase the number of individuals with access to information regarding weatherization programs and funding assistance for those programs

3.C.5 Continue to Enforce State Energy Efficiency Standards for Residential Buildings

Continue to enforce state energy efficiency standards for residential buildings in compliance with the provisions of Government Code Title 24, Part 6.

Responsible Entity:	Sonora Community Development Department
Funding Sources:	General Fund
Timeframe:	Ongoing
Program Goal:	Reduce home heating and cooling costs

3.C.6 Support the Reduction of Contamination Hazards in Older Buildings

Support the reduction of contamination hazards (e.g., lead-based paint, asbestos) during the rehabilitation of older buildings by providing information at the public counter regarding sources of contamination.

Responsible Entity:	Sonora Community Development Department
Funding Sources:	General Fund
Timeframe:	Ongoing

Program Goal: Provide safe housing options in older homes.

3.C.7 Climate/Green/Energy Programs

Pursue implementing the following program:

i. Implement the California Green Building Code or establish a similar program for reuse or recycling of construction and demolition materials
ii. Encourage safe sustainability practices through the collection of rainwater and the use of grey water systems in order to reduce the impact on the environment and promote water conservation. Post information on the website concerning grey water and rainwater design and permit procedures.
iii. Encourage and support local agencies' individual and collaborative efforts to improve in-home energy conservation and efficiency. Promote the widespread distribution of information on methods and alternatives for improving in-home energy conservation and efficiency.

Responsible Entity: City of Sonora Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Expand opportunities for a wide variety of housing types

3.C.8 Flood Hazards and Flood Management Analysis

Continue to analyze and implement programs in the Conservation and Open Space Element and Safety Element of the General Plan addressing flood hazards and flood management in compliance with Government Code Section 65302 and consistent with the City's floodplain management ordinance (Chapter 1S.36 of the Sonora Municipal Code). Review the Land Use Element of the General Plan for those areas subject to flooding as identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources. Continue to review the Housing Element for consistency with the Conservation and Open Space Element, Safety Element, Land Use Element and the City's floodplain management ordinance relative to flood hazard and flood management in conjunction with any changes to those elements or ordinance. Continue to identify alternative sites for target income group housing should existing target sites be identified as subject to threats from flooding.

Responsible Entity: Sonora Community Development Department, Administration (in cooperation with Police Department, Fire Department, Emergency Response Agencies)

Funding Sources: General Fund

Timeframe: Ongoing

Equal Opportunity Housing

3.D.1 Support Senior Housing

Continue to support the provision of congregate care, convalescent, and long-term care facilities and small facilities providing senior housing consistent with the equitable distribution of senior housing between the City and county.

Responsible Entity:	Sonora Community Development Department
Funding Sources:	General Fund
Timeframe:	Ongoing
Program Goal:	To provide senior housing options throughout the City to address the various needs of the senior population

3.D.2 Maintain an Emergency Shelter

Continue to coordinate with the Amador-Tuolumne Community Action Agency and the Mountain Women's Resource Center to maintain an emergency shelter within the City limits.

Responsible Entity:	Sonora Community Development Department
Funding Sources:	Facility Lessee
Timeframe:	Ongoing
Program Goal:	Continue to provide housing for those in need of emergency shelters, transitional shelters and homeless shelters

3.D.3 Maintain a Transitional Shelter

Coordinate with the Amador-Tuolumne Community Action Agency, the Mountain Women's Resource Center, and other suitable agencies to maintain a transitional shelter within the City limits.

Responsible Entity:	Sonora Community Development Department
Funding Sources:	Facility Lessee
Timeframe:	Ongoing
Program Goal:	Continue to provide housing for those in need of emergency shelters, transitional shelters and homeless shelters

3.D.4 Maintain a Hameless Shelter

Continue to coordinate with the Amador-Tuolumne Community Action Agency and other suitable agencies to maintain a homeless shelter.

Responsible Entity:	Sonora Community Development Department with subsequent responsibility by the Amador-Tuolumne Community Action Agency
Funding Sources:	Facility Lessee
Timeframe:	Ongoing
Program Goal:	Continue to provide housing for those in need of emergency shelters, transitional shelters and homeless shelters

3.D.5 Facilitate the Provision of Transitianal Shelters or Housing, Supportive Housing, Emergency and Hameless Shelters

Facilitate the provision of emergency and homeless shelters, transitional shelters or housing and supportive housing within the City through implementation of the following programs:

i. Require all Special Housing Needs facilities to Register with the City (without the payment of registration fees in accordance with state law), providing:
   a. If the landowner of record is not the designated emergency contact, the name of an emergency contact individual (or individuals) that can be reached 24 hours a day, 7 days a week shall be provided to the City. The City shall make contact information available to emergency response agencies (e.g., police and fire).
   b. Evidence of compliance with all required state licensing requirements.
   c. Details related to facility capacity to be included in ongoing updates of the City's Housing Element and Housing Needs assessments.

ii. Permit Emergency and Homeless Shelters in the R-3, C or an equivalent zoning district. Or as an alternative establish an overlay district that permits Emergency and Homeless Shelters: Amend all applicable sections of the Sonora Municipal Code to permit, by right, emergency and homeless shelters, in the Multi-Family Residential (R-3) zoning district, in the Commercial (C) zoning district or equivalent zoning district, or establish an overlay district that permits emergency and homeless shelters by right:. Clarify that these uses are subject only to standards, including any state licensing requirements, that apply to other residential uses within the same zoning districts, and any applicable combining or overlay districts, respectively.

Responsible Entity:	Sonora Community Development Department
Funding Sources:	General Fund
Timeframe:	Adopt ordinance revisions by June 2020
Program Goal:	Eliminate the necessity for discretionary entitlements within the specified zoning districts for proposals for emergency and homeless shelters, transitional shelters or housing and supportive housing

3.D.6 Fair Housing Act

Ensure that the disabled have adequate access to housing. Continue to enforce the provisions of the federal and State Fair Housing Act for households with special needs by ensuring that construction meets the accessibility requirements of the FHA through installation of accessibility modifications in handicapped-adaptable units, to the extent that such modified units are in demand for households with special needs

Responsible Entity:	Sonora Community Development Department
Funding Sources:	General Fund
Timeframe:	Ongoing
Program Goal:	Ensure equal housing opportunities for the disabled.

3.D.7 Pravide Information for Renters

Continue to make available [e.g., on the City website and at the Sonora Community Development Department public counter] published materials and resource referral information for renters on the following subjects: housing discrimination, landlord-tenant relations, access to legal aid services for housing complaints, information on housing advocacy programs and similar information. Continue to designate the Community Development Director, or his or her designee, shall be the primary contact for referring tenants and potential tenants to the appropriate agencies.

Responsible Entity:	Sonora Community Development Department
Funding Sources:	General Fund
Timeframe:	Ongoing
Program Goal:	To disseminate information to City residents concerning housing issues

3.D.8 Facilitate Cooperative City/County Efforts to Achieve Housing Goals

Work with Tuolumne County staff to facilitate information exchange and planning for future housing needs between City and county staff and officials.

Responsible Entity:	Sonora Community Development Department
Funding Sources:	General Fund
Timeframe:	Ongoing
Program Goal:	Promote cooperation and information exchange between the City and County and to promote joint efforts to address the region's housing needs

3.D.9 Facilitate the Provision of Farm Worker Housing

The City will review and revise its current ordinance and/or processes not incompliance with the Employment Housing Act, California Health and Safety Code Sections 17021.5 & 17021.6.

Responsible Entity: Sonora Community Development Department

Funding Sources: General Fund

Timeframe: Draft ordinance completed by December 2021 and ordinance adopted by December 2022.

Program Goal: Provide suitable locations for farm-worker housing

3.D.10 Water and Wastewater Service Priorities for Target Income Groups

Continue to submit the City's Housing Element and Regional Housing Needs Assessment allocation requirements for target and non-target income groups to the Tuolumne Utilities District (TUD) in compliance with Government Code Section 65589.7 and keep apprised of TUD's policies and procedures for granting priority to proposed developments with housing for target income groups and prohibiting denial or conditioning of approvals or reducing the amount of service for developments with housing for target income groups unless specific written findings are made.

Responsible Entity: TUD, City Council, Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

3.D.12 Plan and Develop Supportive Housing Facilities

Support the efforts of the Amador-Tuolumne Community Action Agency and the Central Sierra Continuum of Care to plan and develop supportive housing facilities for people with developmental disabilities in Tuolumne County.

Responsible Entity: Sonora Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Continue to provide housing for those with disabilities.

3.D.13 Low-Barrier Navigation Centers and Supportive Housing

The City will review its zoning code and approval processes, and revise them as needed to comply with AB101 and AB2162.

Responsible Entity: Sonora Community Development Department

Funding Sources:	General Fund
Timeframe:	Review and evaluate current zoning code and processes by 12/31/2020.
Program Goal:	Revise zoning code for consistency with State laws by 12/31/2020.

3.D.14 SB35 Streamlining Process

The City will revise the Zoning Code to specify the SB35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4

Responsible Entity:	Sonora Community Development Department
Funding Sources:	General Fund
Timeframe:	Review and evaluate current zoning code and processes by 12/31/2020.
Program Goal:	Revise zoning code for consistency with State laws by 12/31/2020.

3.D.15 Reasonable Accommodation Procedures

The City will continue to place literature regarding the extent of and procedures for requesting reasonable accommodation at public counters. The City will continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities including persons with development disabilities. When constraints are identified the City will work to mitigate or eliminate such constraints.

Responsible Entity:	Sonora Community Development Department
Funding Sources:	General Fund
Timeframe:	On going
Program Goal:	Continue to provide reasonable accommodation information and monitor for constraints.

3.D.16 Definition of Family

The City will revise the Zoning Code to remove the definition of "family"

Responsible Entity:	Sonora Community Development Department
Funding Sources:	General Fund
Timeframe:	Adopt ordinance by December 2020.
Program Goal:	Revise zoning code for consistency with State laws by 12/31/2020.

Quantified Objectives

As noted in the table, the City has identified a target for 115 new residential units in Sonora by 2024. Additionally, the City anticipates continued and ongoing rehabilitation / conservation of up to 122 housing units by private sector forces.

City of Sonora Quantified Housing Goals

	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above Moderate-Income	Total
New Construction	0	25	20	20	50	115
Conservation & Preservation			122	0	0	122
Rehabilitation Units	**0**	**0**	**0**	**0**	**0**	**0**

*

APPENDIX A

Public Participation

HOUSING CONDITION SURVEY

2019

INTRODUCTION

The Housing Condition and Income Survey was a jurisdiction wide study of the City of Sonora's housing needs funded through a $35,000 Community Development Block Grant Planning and Technical Assistance Grant. The overall objective for the grant is to benefit Target Income Group (low-income) households and any work which results from the grant must principally benefit these households. Previous Housing Condition and Income Surveys funded with CDBG grants were completed in 2003 and 2010.

The purpose of this survey was to provide the City with a current picture of the needs of the City's households and the housing issues that they face, the condition of City's housing stock, and the City's housing environment as a whole. The information collected will assist the City in creating and continuing programs to address the City's housing needs. Additionally, the data collected and programs to assist households have been included within the City's 2019-2024 Housing Element, currently being reviewed by the State Department of Housing and Community Development.

SURVEY PROCESS AND METHODOLOGY

Survey Process

1. Staff developed the survey instruments *(Attachment A)* to address:
    - Housing Condition – Input received from occupant as to the condition of the home's windows, roof, exterior siding/stucco, plumbing, electrical, interior walls and ceilings, flooring and other health and safety issues.
    - Needs Assessment of Households – Input received from occupant as to housing expenses, overcrowding, tenure, type of occupancy, occupant status and special needs of the occupant.

2. Accessor's Parcel Maps were coded to identify all residential properties within the City. All surveys were identified by this code which allowed for the confidentiality of the respondents.

3. City Staff received the necessary training in interviewing techniques.

4. Survey packets were prepared for the initial mailed surveys and for field work.

5. Prior to the survey being conducted, the public was informed of the survey process and asked to assist in the completion of the survey. This allowed citizens the opportunity to contact the City with any questions and also let them know that the surveyors were truly representing the City. The City received no comments or concerns.

6. Surveys were mailed to resident in May 2019 and completed by July 2019. Staff completed on-site surveying of multifamily sites in July 2019.

7. Upon completion of field work and survey process, data was compiled and analyzed.

8. Data was prepared to be included within the 2019-2024 City of Sonora Housing Element.

9. Staff prepared this comprehensive Final Report to be used for planning housing programs and projects. This report also serves as the final product to be submitted to the State Department of Housing and Community Development.

Survey Methodology

A survey was developed to gather information on demographics of household, condition of structure, information regarding second accessory dwelling units and owner-occupied status. The packet included a survey with instructions and a self-addressed stamped envelope which was mailed to every residential address in Sonora.

The survey was used to determine the housing condition as no repair needed, minor repair needed, and replacement needed. The interior and exterior condition of the units were determined by the surveys completed by the occupants on their own.

In order to have the complete survey information be accepted as reliable by HCD, the City had to obtain an adequate sampling size. The minimum sample size required was 350 respondents. The City sample size was 734, well above the minimum. In addition, staff conducted on-site interviews with the apartment complexes in town.

HOUSING CONDITION DATA

Number of Housing Units within the City -	2,399	
Number of Single-Family Units -	1,661	
Number of Multifamily Units -	738	
Number of Housing Units for Sale -	37	
Number of Completed Surveys -	734	(30% of Units)
Total Occupants	1423	(1.93 persons/housing unit)

Number of Units by Structure Type *(% of Total Units in Survey)*

• Single-Family – Detached Garage	26	(4%)
• Single-Family – Attached Garage	289	(39%)
• Single-Family – Without Garage	161	(22%)
• Duplex	28	(4%)
• Multi-Family	115	(16%)
• Accessory Dwelling Unit (2nd unit)	54	(3% of SF units)

Number of Units by Housing Condition *(% of Total Units in Survey)*

Window Condition

• No Repair Needed	487	(67%)
• Minor Repair	134	(19%)
• Replacement Needed	98	(14%)

Roof Condition

• No Repair Needed	514	(72%)
• Minor Repair	114	(16%)
• Replacement Needed	80	(11%)

Home Exterior Siding /Stucco

• No Repair Needed	426	(60%)
• Minor Repair/Needs Re-Painting	253	(36%)
• Replacement Needed	30	(4%)

Interior Housing Condition *(Information Provided by Occupants)*

Home Plumbing

• No Repair Needed	528	(74%)
• Minor Repair	137	(19%)
• Replacement Needed	46	(6%)

Home Electrical

• No Repair Needed	549	(76%)
• Minor Repair	125	(17%)
• Replacement Needed	42	(6%)

Home Walls and Ceilings

• No Repair Needed	516	(72%)
• Needs Repainting	94	(13%)
• Needs to be Patched and Re-Painted	77	(11%)
• Needs Replacement and Painting	22	(3%)

Home Flooring

• No Repair Needed	503	(70%)
• Minor Repair	201	(28%)
• Floor Coverings Needed	2	(1%)
• Structural Repairs Needed	8	(1%)

HOUSING NEEDS ASSESSMENT DATA

(% of Completed Surveys)

Total Owner-Occupied Households	519	(71%)
Total Rental Households	203	(28%)
Total Households with Children 18 and Under	113	(15%)
Total Households with Occupants Over the Age of 65	358	(49%)
Total Households, Mentally or Physically Handicapped	150	(20%)
Total Female Head of Households	315	(43%)

Overpayment – Households with Monthly Housing Costs over 35% of Monthly Income

- Owner Occupied Households Overpaying: 183 (25%)
- Rental Households Overpaying: 116 (16%)

Miscellaneous Information

Period of Time Living in Unit: *(% of Respondents)*

- Under 12 Months 38 (6%)
- 1 to 5 Years 213 (32%)
- 5 to 10 Years 146 (22%)
- 11 to 20 Years 174 (8%)
- 21 to 30 Years 56 (8%)
- Over 30 Years 74 (11%)

Households Vacating in Next 12 Months 69 (9%)

Reason for Leaving:

- Moving Within County 14 (20%)
- Moving out of County 11 (16%)
- Less Expensive Housing 7 (10%)
- Job Related 2 (3%)
- Other (smaller unit, divorce, etc.) 35 (51%)

Primary Heat Source *(% of Respondents)*

- Wood 103 (14%)
- Pellets 23 (3%)
- Propane/Gas 403 (55%)
- Electric 257 (35%)
- Other 5 (1%)

Number of Households Employed in Agriculture and Timber: 20 (3%)

HOUSING NEEDS AND SPECIFIC PROJECTS/PROGRAMS

Utilizing the information collected through the surveying process, a thorough analysis of the City's current housing condition and the needs of the households was conducted. The analysis included household characteristics, needs, housing costs in relation to the ability to pay, special housing needs, housing stock availability and condition, and type of housing. Along with this, current and proposed housing programs/projects were evaluated as well as any constraints, both governmental and private, to housing. The information was included within the City's 2019-2024 Housing Element. The following highlights this analysis of the Housing Survey responses:

- 16% of rental households are paying more than 35% of their monthly income for housing costs (rent and utilities).
- 43% of respondents were Female Head of Households. This is a 3% decrease from 2010 and a 5% increase from 2003.
- As indicated in the following table, the population of Sonora is aging.

	2003	2010	2019
65 or older	31%	26%	49%
Households with children under 18	25%	31%	15%

- 11% have lived in their current house for more than 30 years. The majority of respondents have purchased their homes within the last ten years.
- According to the survey respondents, approximately three-fourths of the structures are in good condition and do not need substantial repairs to the identified interior items of walls, flooring, electrical or plumbing.
- Only 3% of the respondents had a second or accessory dwelling unit on their property. As an affordable option for housing, this would be an area that could provide options for additional affordable units.
- A third of respondents rented their housing. The vacancy rate in the rental market for both single-family units and multi-family units is very low with only 2 multi-family units available and approximately 10 single-family units.

APPENDIX

Additional Comments Received on Surveys

- inadequate insulation
- Slight water accumulation in winter. Have a pump. Need door light on side door.
- Property taxes too high. Purchased at height of housing boom. Price dropped over half the purchase value of home. Taxes eventually reduced but now going back up but at a higher rate than the value of the house and the houses in the neighborhood.
- Much damage to our home from past renters and homeless living in our home while we were at work during day.
- Backyard trees need trimming, overgrown, and lying on power lines! Possible hazard! Called PG&E and no action taken
- Want to see fewer homeless and more affordable housing available
- The flooding in my neighborhood!
- Apts need off street parking
- Lack of city storm drain capacity caused flooding in our basement, yard, and garden in March. We are working to increase our home's fire preparedness. It would be great if the city had an action list of things residents could do to make homes more fire safe.
- High cost of building due to fees and lots of unnecessary regulations.
- Property backs/ sides onto occupied/incorporated heavily wooded land
- Homeowners insurance impossible to find in our area, which is near downtown and within city limits
- Just installed solar - still on the grid. Ask about defensible space!
- The neighborhood's street water (Meyers Hill Area - Jackson St) runs through our backyard in large rainstorms, causing flooding of the yard and our home's crawl space. The culvert system on the northern end of E. Oakside Drive needs to be fixed.
- Love our house. Would add on to side but set back lines are too close would have to go up which is costly and would make weird floor plan. Did get estimate to add on from engineer. Adding what we wanted would over build us for the area I believe.
- Rise in housing pricing is frightening. City needs to consider alternate solutions such as tiny homes or other auxiliary units. Currently, regulations and laws pertaining to alternative housing are ambiguous and confusing. City/county needs to endorse and streamline the process.
- Driveway repair
- Fire safety, clearance. Public safety. Code compliance (neighbors not compliant, placing neighborhood at risk for fire). We need more senior housing, not "affordable" housing for tweekers and young people who don't want to work
- Not enough rental properties. Would be nice to have condominiums.
- Possible asbestos

- Need much more affordable housing. Need to address the issue of homelessness due to lack of affordable housing.
- Fire - neighbors around don't maintain proper clearance. Across the street are multiple lots overgrown and overly crowded. I would appreciate ordinance to maintain property
- My husband and I own the home but do not live there. It is the primary residence for my 91 yr old mother and 88 y old stepfather. My stepfather is just entering hospice care at home.
- Older house needs updating, electrical issue - don't own the house. Also there are some fire issues in the backyard that could take some electrical wires out if the tree falls
- Poor city street maintenance and evacuation clearance, inadequate drainage, neighboring lots/parcels need brushing and treework - fire danger
- Interested in trash abatement re neighbor's front yard (301 Bonanza road)
- TWEAKERS!
- Toilet and extractor of heat in the roof of the bathroom and oven is not working right.
- Trimming of bushes and trees in neighborhood for fires safety.
- Basement is a mess
- I would like to convert a small building out back into a small rental, but was told that it is in non-compliance because it is too close to the property line
- We were fortunate enough to buy the house we were renting this year. If we hadn't, we would have been hard pressed to find another rental. We anticipate senior parents will be moving to the area in the next few years. More options for senior living/assisted living would be desirable similar to a smaller version of Rossmoor in Walnut Creek. Not many homes available for aging in place without serious renovation.
- Parking on streets
- Please make Sonora a fire safe community. All residents should set this as a city goal and when achieved receive reduced fire / insurance rates. Weekend efforts supported by professionals can work from downtown to the perimeter of the community and work together to thin the fire load of brush and slash. My 2 cents :)
- City must address the homeless problem. Should be looking at alternative housing options
- Rude neighbor
- Concerned of homeless people scattered near our house.
- An abandoned lot with a wrecked trailer house on it that is a large hazard to my home. Lots of weeds and downed tree
- Need road repairs - and sight distance from leaving our streets.
- What plans do the city have to regulate or control excessive trash/debris in neighborhoods?

- Neighbor's large pine tree overhanging my roof. They have removed the smaller branches but have not hired a professional to take out the larger ones or the whole tree. Driveway needs repaving.
- We are surrounded by overgrown brush. Road is not swept often enough to remove dead leaves and grass. Overgrown brush on sides of roads needs trimming
- I am concerned about the condition of vacant field behind our home. It is currently for sale. There are numerous dead trees on it numerous fallen trees, at least 5 ft tall grass and weeds, a total fire hazard. It needs upkeep immediately before a horrible fire on it. I have brought this to the attention of the real estate and Sonora fire with no results.
- Tree removal
- Shortage of affordable. Poorly maintained rental and mobile parks. Few alternatives for homeless seniors
- Grants, consultations, etc, on how to make homes more fire safe, in light of climate change. Not just raking leaves and taking down trees, but research-based improvements - such as specific attic vents
- Interested in solar
- Help in making it easier to remove and dispose of property's fuel loading (brush, dead branches)
- Taxes are too high
- Need trees trimmed
- Need a door on back porch. Back porch faces street and is on the street so anyone can come at night and use the washer and dryer. The management won't put one up because of a "code issue"
- Accessing affordable homeowner's insurance due to fire threat
- Retaining wall in driveway has collapsed. Causing issues. Siding is original 1927 cedar shingles. We are going to be trying to save money to replace.
- The cost of water/sewer is too high. Hard to understand why
- Maintaining the house on a fixed income grows more and more difficult. PG+E keeps rising water and sewer keep rising, groceries keep rising, my physical ability to keep up the house work, the yard, and the house itself is so discouraging and I do not have the money to hire these necessities out. My income is too high for low income housing, my bills are becoming too high to keep up. Other are worse off than I am and I am at a loss of what to do. My supplemental insurance is very high as even the cost of my partially covered prescriptions. What will I do when pre-existing conditions are no longer covered? There isn't an apartment I could rent for less than my house payment and that would not decrease all my other expenses. I also suggest you realize that a small garbage can is over $200 for 2 months water is $190 for 2 month- I don't have a dishwasher, I take a shower every 3 days and I haven't watered the yard at all and plants until this week. PG&E is rising propane I divide by 12 months and just received my new monthly amount $190 a month. Is it a surprise that we have so many homeless? And, in closing, as you should know, there isn't enough affordable housing in this area. There are also very few jobs that pay enough for housing at our growing

rate. Does the City of Sonora realize how many elderly adults can't afford housing? These people are everywhere, living in vans and cars, taking showers at the shower bus, eating senior citizens and going without adequate healthcare. Oh yes and talk of cutting social security.

- Upkeep + utility costs. PG+E is a heavy burden and water continues to rise. After several years - we finally plan to fix our yard, but we are concerned with water costs.
- Air conditioning
- Increased rent costs and personal income
- Rent is too high for the property and lack of money made in this area. The windows are nearly falling out of the panes. The heater only heats the living and dining area. It could use a lot of work interior.
- Housing costs in Tuolumne County far exceed the average income range. We are very fortunate here; our landlord is very generous. The home could easily rent for $1,100 - way beyond what we could pay.
- Cost of fire/ homeowner's insurance/ half of windows have already been replaced
- Accessibility for disabled life
- Lack of senior and affordable housing
- More senior housing! More help with paying rent for seniors!
- No air cooling. House is worth less than I bought it for would need to short sale.
- Fire prevention in neighborhood
- We need more affordable rentals in our county that persons in the 35k-45k income range can comfortably pay
- The city needs to charge less for building permits. Also, I would like to do the addition myself. What kind of incentives are there for me to do the work myself so that I may stay a resident? I will NOT hire a contractor.
- Rising property taxes, overhead utility lines, high city water pressure + continued safe/clean water, increasing cost, street traffic, high-cost garbage pick up
- As a senior, finding low maintenance condo or townhouse w/in city limits would be like sighting a unicorn playing with and elf riding a griffin. One story for safety - w/in easy access of necessary services and grocery stores. What makes sense is condensing populations that are willing to be condensed instead of permitting people moving into areas that are indefensible in a fire.
- An ordinance is needed for trees as big on my neighbor's property be on a slope an old huge oak tree stands. I've always been concerned in a storm or storms like we had this year and other years the tree would uproot and could damage or destroy 3 or 4 homes underneath. When I first moved here, I talked to my neighbor about removing the big huge oak tree and I'd pay for half the cost of the removal of the tree or defensible space, but we didn't get it removed.
- We have a real problem here. You wonder why we have homeless people here. We need more affordable housing. My rent for this postage stamp of a house is 900 a month. I make 981 on 5.5 a month. If I wasn't blessed to be on Sec 8, I too would be homeless.

- Tuolumne County has high housing prices and little to no availability for the people's income. People cannot afford to buy a home or rent a home here unless you are rich and retired. Rent is out of control and home buying costs are out of reach for the middle class trying to live. People are leaving especially younger people no jobs, housing!! no affordable housing!!
- Proliferation of trees in the neighborhood, suggesting potential fire damage.
- Trees- overgrown on property and along street. Cannot afford to cut down without assistance.
- Cost of keeping our home. Cost of living is becoming a concern with our standard of living costs.
- Steps and deck safety very old air conditioning and windows screens. Screens need replaced. Air - heating no air in bedroom too hot and cold to use
- My TUD sewer connector is 60 yards uphill. There is a pump under the house. This always concerns me. Homeowners insurance concerns me neighbor's hill fell down on the street a couple of years ago due to rain - there is a drainage problem above her property I don't want her garage to fall next.
- Desperately need more lower income housing - rentals or sales. I have a friend who has been homeless for a year because she couldn't find anything to rent.
- We would be interested in low income senior housing in Sonora in this area.
- The house next door is in terrible condition. Pieces of the roof have been blowing into our yard for 1.5 years now. It is in need of paint/siding repair also. It is a rental property.
- Possible flooding due to incline roads of downtown. 2 220-volt outlets w/ power and no idea how to remove power. Turned off all power in house and still had power
- Trees in power lines. Street/road needs to be paved, road gets lots of city use and it's destroyed the street. Not to mention when the fair is town all the street traffic puts lots of wear and tear. P.S. the new light in Jamestown sucks!! 10-20 minutes to get through Jamestown? Imagine holiday traffic to come!
- Difficulties of future fire insurance increases? Students disrespectful
- Overgrown and dangerous trees in area
- Tax rates are too high. Health insurance costs are out of control!!
- We are in a residential neighborhood on a high hill. I would like help from city crews to clear the lower story (ground cover) under the oak trees around our neighborhood. We have cleared 30 feet from our house, but there are lots of dried brush in the woods below the house. (Morningstar subdivision)
- Cost of annual homeowners' ins due to state fires is rising dramatically. Retirement and on fixed income-taxes high and cost of living increasing not income
- Water and sewer base rate for only 1 person. Waste management - every other week option (change rate of utilities as it is expensive for only 1 person to make it in Sonora). Cont. tax increases in all areas of living in CA, limits abilities to fix and update home.
- The homeless are allowed and encouraged to live/squat nearby and I worry about their unregulated fires escaping and burning down my house.

- Fire protection, insurance, fire breaks, help with clearing
- Other properties near mine are not well kept
- Rising property taxes in Sonora!
- Introduce ordinances to prevent people from piling junk in their front yards
- Insurance is exceptionally high!!
- There is a weak spot in the gutters and roof. I have a plumbing issue in the second bathroom with the toilet. I have just purchased a replacement toilet but am saving up to have it installed. A few other minor issues, as noted above. I love this little home and hope to be here for the rest of my life.
- Just completed major repair of Federal Pacific panel and subpanel. After purchasing the house, we called an electrician because of an outlet seemed faulty. They discovered the panel and subpanel were substandard, manufactured by Federal Pacific, which has been associated with many fires. In addition, the subpanel was in the bedroom closet, which was allowed at the time but is now not permitted by code. We placed these panels at a cost of about $6,000. Other housing in Sonora may have similar fire dangers.
- Home settling severely, moisture leaks, some concerns about possible mold
- 2 rooms with carpet flooring 1 living room and 1 bedroom both have not been replaced in over 10 years that I'm aware of. Hard wood flooring throughout the rest of house has some minor repairs needed.
- Driveway repair
- We have a 2nd with the city that prevents us from taking out an equity loan to repair major items on our home. We have no way to pay for the costly repairs needed.
- No rentals available in county. Housing price increases decreases ability to find less expensive options for senior citizens.
- No fire insurance!
- I do not believe burn permits should be used in city limits. I have seen on more than one occasion where people have burns going too close to trees and bush.
- Increased taxes
- Several dead trees near house that are not on our property. Lot not large enough to clear 100' fire protection
- The garden is difficult for me to maintain. Picket fence in need of repair and paint
- This is a rental property for us
- Want sidewalks
- Fire concerns. There needs to be more ordinances and enforcement of defensible space around homes in Sonora. My home is cleared and ready for fire, but my neighbors have done any clearing.
- It is cold in winter / hot in summer
- Trees in the city right of way are a potential fire hazard and traffic hazard.
- We need to build more low-income housing/apartments for the middle - low class people that are moving to Sonora and for all the people that are now homeless and on the streets!!! Board of Committee needs to approve many more low-income

apartments seriously!!! This is a huge problem. Sonora could turn into San Francisco with homeless if we don't.

- My apartment floor and carpet is gross
- No or inadequate insulation. ATTCA helped with major leaks but the house was built (1929) before insulation was put in walls and ceiling. It gets cold and hot. It is difficult for me to keep up the maintenance an old house needs!
- Roofs being fixed this summer. Main sewer line by next summer hopefully. Power poles in neighborhood need replacing. Lines need to be restrung through trees. Road is falling apart! The Oakside Dr Road was repaved years ago, East Bald Mtn Rd is disintegrating. The corner has a sinkhole forming water comes through it every day by fire hydrant down by the small overgrown creek.
- Neighbor in adjoining unit is very untidy- front porch is dirty and untidy- they never clean it. Mine is clean with lots of blooming flowers
- The house is poorly insulated and loses heat rapidly in winter which resulted in our freezing or holing up in a single room with a portable heater to stay warm.
- Lack of low-income housing. Lack of rentals that are affordable single individuals and families.
- I've learned through conversations that some low-income apartments in our area are not re-evaluating tenants for income changes. So, when their income increases their rent stays at the low-income level. Thus, low income apts do not become available to people who need it.
- Hot water heater
- Streets need surfacing. Snell to Racetrack is in very bad shape. From what I heard and read in the paper, there are no plans to repair and resurface that street anytime soon. It really needs to be done. Ans for pedestrian safety it needs a sidewalk.
- It's been good living here as well as not so good. Some neighbors need to learn to keep their noses out of other people's business. Maintenance was very good at getting repairs done in a timely manner. Manager is understanding and very nice.
- Gutters need to be cleaned on roof and repaired because some of them break. Tree limbs need to be cut away from roof.
- Termites and corner foundation sinking
- Management issues, outlets and wiring need looked at, outside unit light's never on, drain at base of stairs floods when rains, lots of mold.
- Was homeless for 8 months before receiving this apartment. We were on the waiting list for nearly 2 years. I know many people who have nowhere to go because no affordable housing is available. They can't even find an affordable room to rent. Many could get an RV or trailer but there is no available place to park them. All lots are full.
- Parking
- Possibly black mold under the bathroom floor. Security light not replaced. Laundry room lights need replacing
- Needs new screens. The doors need to be updated. There are not enough rental options.

- Safe active transportation options are needed. It would help to develop more infill housing where people work, shop, and recreate. More of these trip generators could be supported by a walking and biking network. The new development should support these projects, as well as the city of Sonora and County of Tuolumne. Shaw's Flat really needs a sidewalk for kids to get to school on foot and a shoulder on the uphill travel lane to provide space for motorists to pass bicyclists when they are traveling slowly. Currently, there is no space to do this and there have been many close call head on collisions.
- Affordable housing and limited rentals. Rent hikes
- Lack of affordable housing forcing families to rent units that do not have enough bedrooms for everyone.
- Want to stay in low income housing
- There is not enough affordable housing in Sonora. I am very fortunate to have this apartment. Disability forced a very early retirement. Income is low.
- No pets allowed :(
- The walls have very little insulation. The windows need replacing and reframing. Exterior door needs new sealing. Drawers and cupboards are very old. Refrigerator needs to be replaced. Dishwasher is extremely inefficient. The other 3 units have been renovated and upgraded not mine and paying same. Rent is extremely reasonable, but cost of living is high due to needed upgrades
- My concerns are for proper smoke detectors and carbon monoxide detectors in each apt. Needs double paned windows. Parking drive is in need of major repair. Lots of things not up to code. Apts at end flood during heavy rain
- Needs kitchen tile and rug replaced
- Overpriced for what it is. The apartment complex is Sonora Terrace built in 1987
- All faucets are leaky, both windows need updating, appt has serious sagging of floor ceiling and walls.
- Minimal affordable rentals available in Sonora
- Housing cost not on par w/ county pay
- The porch is in need of repair. It's a split level 4 plex. The boards are being eaten by termites and all the nails are sticking up on walkways.
- Many trees are behind building and concern me for fire
- Walls are thin and need more wood on them. You even hear neighbors next to me. Not bad but could be better
- Too many rent increases
- The cost of rent is outrageously high in this county for the low income that is offered. There are no good paying jobs with benefits. This county seems to encourage unemployment or low income because then you can get public assistance. I work 40 hours/week at a "decent" job and still struggle to make ends meet. I have a Bachelor's degree and have considered moving from my home town because of the lack of opportunity here :(

- "Air BnB's" need to be limited somehow-small units that are affordable to the working class are being turned into air BnBs. Who will be here to serve food, retail, etc if we can't afford to live in Tuolumne Co.?
- Apartment complex was built in the late 70s, electric hasn't been evaluated in the ten total years I've resided here with my girlfriend. Some outlets in both our current and former apartments have either worked, sparked, or do not work at all. Plumbing also needs to be evaluated and redone. Windows have some seal issues during heavy rain, in addition to not being energy efficient. Many apartments in the complex (of the ground floor units) are not 100% ADA compliant/accessible, this is partly due to the floor plan which as far as either of us have found out hasn't been renovated/updated since the original construction of the complex. My girlfriend has tried several times to at this point (as have I) to have these issues addressed/resolved only to be met with excuses and nonaction on the part of both management and the company which previously owned the complex. A new company now owns the complex but as far as we know management hasn't shared with them any of the many concerns/issues of any of the residences of the complex. Additional info included on single sheet of binder paper. Other additional concerns: Laundry room retains the smell of detergents due to lack of ventilation which has made folks sick if they are in there too long (more than 15 minutes). Possibility for wall fires due to sparing outlets (which clearly show that they are experiencing shorts somewhere in wall). Lack of ADA compliance/accessibility - only front doors are wide enough to accommodate a wheelchair - All interior doors are too narrow to allow entrance to the room by wheelchair. - Bathroom and bedrooms do not accommodate wheelchair use nor does kitchen - For the ground floor units the windows are to be used in the event of emergency evacuation, only one window is low enough to accommodate proper and speedy exit all others are at or over 18" high which is impossible for mobility challenged people to get out of. - On the exterior there are rocks and/or plants that pose a hazard should someone need to escape their apartment via window in an emergency. - Exterior walkways are uneven and need to be redone. - Staircases and railing need to be assessed and replaced. - Complex needs to be assessed to see about replacing/redoing insulation. Rooms aside from the living room and dinette are often times much colder, at least in the case of two-bedroom units. - Appliances in the kitchens should be assessed for energy efficiency and age-related issues and replaced with brand new replacements as needed. These are all things that have been told to management only to be dismissed, ignored, or have a halfhearted attempt at fixing the problem. I've written down the number included at the top of the survey just in case. Thank you for the opportunity to make known our concerns! Complaints to people that will actually take action in getting things sorted out.
- Electrical problems with outlets and circuit breakers. Had one fire already and still have problems. Bathtub has cracks and leaks. Bathroom floor is bad and is sinking. Need fire inspection. There is seven units here with problems. Landlord won't help.
- No low income or any housing available

- There are severe structural cracks in the concrete outside, the driveway has several big potholes which need to be fixed, the roof on my building leaks and is not being fixed, they don't do much to improve the place. And behind my building there are several trees and nasty bushes which need to be trimmed and the insects from the trees come in through the screens it needs to be sprayed. Windows are old and they fill with water in the cold weather which causes mold. I have black mold painted into the window frame. And if you complain, they serve you with a notice or just ignore it.
- More affordable housing is needed. And paint streets - striping and wording
- Others use my trash can, mail goes missing, cars drive badly on my street, no guest parking, Landlord charges for basic repairs / maintenance.
- Expired fire extinguishers. Carpet is 5+ years old. Please fix the housing crisis rent is too expensive!!
- Rent high for a low-income housing apt. complex. Rent raised $92 last month. Rent raised well before the one-year renting of the unit.
- Rent is too high! The cost of buying houses is absurd!
- We need more low-cost rentals
- Rent is very high for what you get in Sonora
- Rent in this county is insane! The rent prices are equivalent to living 30 minutes from the beach. Last I checked, this wasn't Monterey. The place I live now is a few years old and poorly constructed. My apt has flooded twice since living here and the ceiling has leaked. My car has been hit once in the poorly designed parking lot.
- I work and my take home pay is $1500 and the average rent is 800 a month and their adding other basic utilities and cost of Medicare I'm lost at what to do when this building sells and we are given 30 days to find a new place to go.
- Rent is very expensive. We need more assistance from city, county, state.
- Kitchen cabinets are very old. Prior tenant was a heavy smoker. Been waiting over a year for the inside of cabinets to be sealed to block cigarette smoke. Drawers and tracking are worn out. Drawers won't stay on tracking. One drawer has nails on outside that my clothes catch on. None can have blinds hanging outside to block heat because they don't match the apt color but yet new white windows and sliding doors are being installed that stand out way more than the shades.
- I wish they would clean the carpet after living there for 10 years.

Open House for Housing Element of City of Sonora General Plan

July 24, 2019

3:00-6:00 PM

City Hall Council Chambers
94 N. Washington Street
Sonora, CA

The City of Sonora is currently in the process of updating the current Housing Element of the General Plan for the 2019-2024 planning period. This update to the Housing Element satisfies the requirements of Government Code 65580-65589.9 by identifying site which can accommodate the City's share of the State's Housing need (Regional Housing Needs Assessment or RHNA) of 115 units of housing and providing a statement of goals, objectives, policies and programs that the City intends to implement to assure that those housing units meet the needs of all income groups in the City.

Come share your thoughts and ideas during the Open House!

City of Sonora Population and Housing Estimates

January 1, 2015	January 1, 2019	Percent Change
4,892	4,877	-0.3

Housing Units

Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied	Vacancy Rate	Persons per Household
2,470	1,411	87	354	595	23	2,183	10.5%	2.08

Income (In 2017 Inflation-Adjusted Dollars)
Source: California DOF 2019

Median Household Income	Mean Household Income	Median Family Income	Mean Family Income	Per Capita Income
$42,052	$67,746	$47,228	$79,430	$29,311

Income Limits		
Extremely Low	0-30% of Median Family Income	$0 - $14,168
Very Low	31-50% of Median Family Income	$14,640 - $23,614
Low	51-80% of Median Family Income	$24,086 - $37,782
Moderate	81-120% of Median Family Income	$38,254 - $56,674
Above Moderate	Over 120% of Median Family Income	Over $56,674

City of Sonora Population and Housing Estimates

Household by Age (2010) Source: American Factfinder	
Total	2,199
Owner Occupied	**898**
15-24	18
25-34	57
35-44	103
45-54	168
55-64	218
65-74	158
75-84	122
75-84	192
85 and older	54
Renter Occupied	**1,301**
15-24	158
25-34	277
35-44	216
45-54	212
55-64	219
65-74	105
75-84	72
85 and older	42

Household Size (2007-2011) Source: ACS B25009	
Owner	
Householder Living Alone	209
Households 2-3 persons	538
Households 4+ persons	113
Rental	
Householder Living Alone	426
Households 2-3 persons	625
Households 4+ persons	178
Total	
Householder Living Alone	635
Households 2-3 persons	1,163
Households 4+ persons	291

City of Sonora Population and Housing Estimates

Persons with Disabilities by Disability Type and Age (ACS 2016)	
Total Disabilities Tallied	**814**
Total Disabilities for Ages 5-64	**540**
Hearing Disability	55
Vision Disability	80
Cognitive Disability	279
Ambulatory Disability	244
Self-Care Disability	123
Independent Living Disability	198
Total Disabilities for Ages 65 and Over	**274**
Hearing Disability	132
Vision Disability	68
Cognitive Disability	132
Ambulatory Disability	152
Self-Care Disability	49
Independent Living Difficulty	135

APPENDIX B

Housing Accomplishments - Evaluation of 2014 Housing Element

Evaluation of 2014 Housing Element

The analysis of the 2014 Housing Element addresses the following

1. Effectiveness of the element - A description of the actual results or outcomes of the prior housing-element's goals (what happened), objectives, policies, and programs. The results should be quantified where possible (EG number of units rehabilitated) and may be qualitative where necessary (mitigation of governmental constraints).
2. Progress in implementation- For each program, the analysis should compare significant differences between what was projected or planned in the earlier housing element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated.
3. Appropriateness of goals, objectives, policies, and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous housing element. A description of how the goals, objectives, policies, and programs in the updated housing element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

Name of Program	Objective	Effectiveness	Status of Program Implementation	Appropriateness
3.A.1	Encourage the Establishment of Small, affordable housing units distributed throughout the City.	The City provided 4 additional small lots.	The City has kept an updated vacant parcels map and has approved a parcel map that includes 4 small lots under this period.	This program is an effective way to encourage housing units.
3.A.2	Use Available Funding Sources to Establish Housing Opportunities near the City's Commercial Centers.	The City worked with a property owner to leverage CDBG funding to provide 7 units.	Ongoing. The City continues to work with interested parties to apply this program to projects.	This program has resulted in a successful project on Stewart Street.
3.A.3	Continue to Seek Funding to Ensure the Continuation of the City's Homebuyers Assistance Program.	The City has had limited success in getting new clients in the program.	City has an active CDBG grant to fund the City's Homebuyers Assistance Loan Program.	This program is no longer appropriate with the ending of the CDBG grant and the limited number of participants.
3.A.4	Continue to pursue grant funding in support of affordable housing	The City worked with a property owner to leverage CDBG funding to provide 7 units	Ongoing. The City has actively pursued CDBG grants and is continuing to identify new funding like SB2 monies.	This program has resulted in a successful project on Stewart Street.

Name of Program	Objective	Effectiveness	Status of Program Implementation	Appropriateness
3.A.5	Facilitate the Exchange/ Consolidation of the Region's Housing Assistance Information	Information available to the public.	Included information about housing programs on City's website and at the CDD public counter. Completed and is currently available.	This policy has limited effectiveness however it also is easy to implement.
3.A.6	Continue to offer City employees home ownership incentives in conjunction with City employment.	Limited effectiveness since limited by City employees housing situations and small staff.	Program is still available.	Program is limited by the employees of the City housing situations, but may be used more in future with staff turnover.
3.B.1	Continue to provide flexible standards for on and off-site improvements for extremely low-to-moderate income housing projects.	Could be effective in cutting requirements and costs for projects.	Ongoing.	No applications for projects were received over this period.
3.B.2	Waive or reduce fees for extremely low, very low and low income housing projects.	Could be effective in cutting requirements and costs for projects.	Ongoing	No applications for projects were received over this period.
3.B.3	Update, maintain, and promote the City's density bonus program.	City continues to offer guidance on using the density bonus program, but have not had any projects.	Completed changes to the Municipal Code to implement Density Bonus Program.	This program is appropriate to continue.
3.B.4	Encourage the establishment of single-room occupancy housing	City continues to offer guidance, but have not had any projects.	Completed work with community hotels / motels and reviewed Municipal Code for compliance.	This program has limited effectiveness as no applications have been submitted.
3.C.1	Continue to apply the State Historic Building Code for qualified buildings.	Very effective with the majority of the City having older structures.	Program is still available and implemented through the Building Division.	This successful program was much appreciated by residents and is appropriate to continue.
3.C.2	Maintain priorities for rehabilitation	Limited effectiveness since the City has no funding source.	The City's rehabilitation program no longer exists due to the loss of Redevelopment funding.	This program is no longer appropriate.
3.C.3	Continue to pursue projects promoting neighborhood improvements in conjunction with housing rehabilitation.	City was able to participate in a Fire Hydrant replacement program through CDBG.	The City's rehabilitation program no longer exists due to the loss of Redevelopment funding.	Limited success since the City no longer has Redevelopment funds.
3.C.4	Continue to monitor at-risk units and inform agencies able to pursue purchase and support acquisition efforts.	One group of units were removed because no one was able to purchase the units and keep them in affordable covenants.	Ongoing. This is periodically done by the Community Development Department.	Limited success since City does not have funding and is in an advisory position.

Name of Program	Objective	Effectiveness	Status of Program Implementation	Appropriateness
3.C.5	Continue to implement the City's CDBG Reuse Plan.	Limited effectiveness depending on the grant monies available.	City continues to comply with State requirements regarding CDBG Program Income.	This program is no longer appropriate.
3.C.6	Update and maintain the City's Condominium Conversion Ordinance.	Not effective as the City has no condominiums.	There are no, nor has there ever been, any owner-occupied condominiums within the City so the current ordinance remains as originally adopted.	This program is no longer appropriate.
3.C.7	Consider adopting the Mills Act.	Due to limited staff and budget, the City is not in a position to implement.	The City has not taken action on adopting the Mills Act.	Due to limited staff and budget, the City is not in a position to implement. This program is no longer appropriate.
3.C.8	Continue to expand funding for the City's Houisng Rehabilitation Loan Program.	Not effective since loss of Redevelopment funding.	The City's rehabilitation program no longer exists due to the loss of Redevelopment funding.	This program is no longer appropriate.
3.C.9	Continue to coordinate with ATCAA to promote energy conservation for housing rehabilitation projects.	Ongoing	Information about ATCAA's housing programs is provided at the Community Development Department counter.	This program is appropriate to continue.
3.C.10	Continue to enforce state energy efficiency standards for residential buildings.	All new building permits must meet state building code requirements.	The City enforces all energy efficiency standards required under the applicable California Building Codes.	This program is appropriate to continue.
3.C.12	Continue to publicize the City's Rehabilitation Program	No longer needed.	The City's rehabilitation program no longer exists due to the loss of Redevelopment funding.	This program is no longer appropriate.
3.C.13	Implement the California Green Building Codes.	Ongoing	City is enforcing the applicable California Green Building Codes.	This program is appropriate to continue.
3.C.14	Flood Hazards and Flood Management Analysis	Ongoing	City continues to evaluate flood hazards and floodplain management.	With the increase in extreme events this program continues to be appropriate as impacts during flood events could worsen over time.
3.D.1	Support Senior Housing	Ongoing	Completed Code updates to incorporate senior facilities in additional zones.	This program is appropriate to continue as new senior housing options come available.
3.D.2	Maintain an Emergency Shelter	Ongoing. Continue to coordinate with CNVC to maintain an emergency shelter within the City.	Shelter is still available.	This program is appropriate to continue.

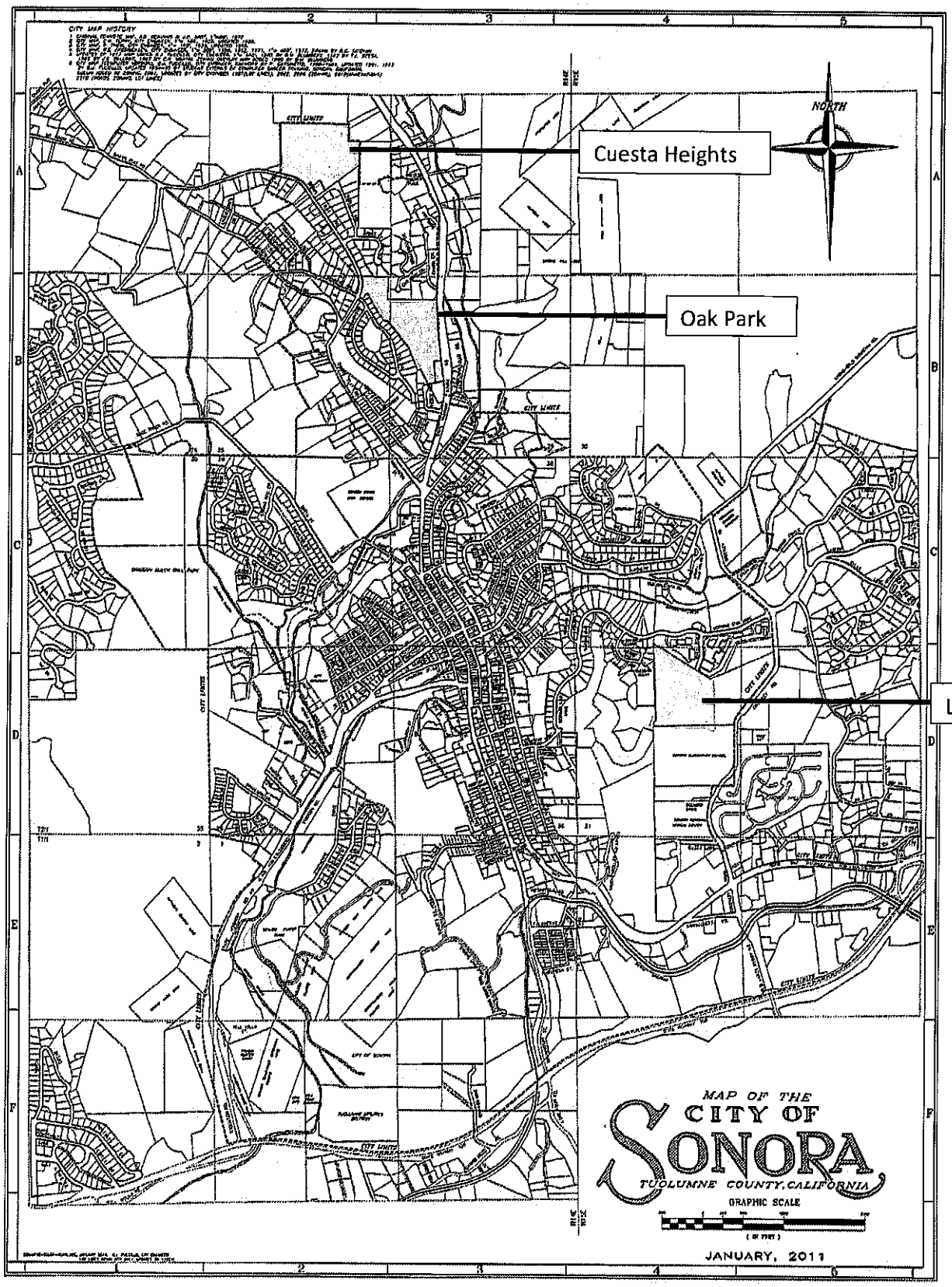
Name of Program	Objective	Effectiveness	Status of Program Implementation	Appropriateness
3.D.3	Maintain a Transitional Shelter	Various shelters exist with the City.	Continuing to coordinate with various agencies to maintain a transitional shelter within the City.	This program is appropriate to continue.
3.D.4	Maintain a homeless shelter	A homeless shelter is still available.	Continue to coordinate with A-TCAA and other agencies to maintain a homeless shelter.	This program is appropriate to continue.
3.D.5	Facilitate the provision of transitional shelters or housing, supportive housing, emergency and homeless shelters	City coordinates with ATCAA and the County.	City will need to amend various sections of the SMC to allow transitional shelters or housing, supportive housing, emergency and homeless shelters.	This program is appropriate to continue.
3.D.6	Enforce provisions of the federal and state Fair Housing Act. Amend SMC to accommodate shared and congregate housing and group homes in various zones.	Code updates have been completed. Building staff is continuing to enforce Fair Housing Act.	Through the California Building Codes the City enforces all applicable requirements. City also complies with all applicable State requirements related to this type of housing.	This program is appropriate to continue with amendments.
3.D.7	Provide Fair Housing information for renters.	Ongoing	The Community Development Department provides Fair Housing information both on the City's website and at the counter.	This program is appropriate to continue.
3.D.8	Facilitate cooperative City/County efforts to achieve housing goals.	Ongoing	City and County housing staff meet regularly and also participate together at various housing related meetings and events.	This program is appropriate to continue.
3.D.9	Implement various code changes within the SMC related to Farm Worker Housing.	This has not been completed.	Ongoing is planned for completion in 2021.	This program is appropriate to continue.
3.D.10	Incorporate Housing Education Programs	The City has a stable staff who have working in the Community Development Department for many years. City staff meet on a regular basis to discuss any housing issues that arise and provide training as needed.	Training is at least once every three years or new staff orientation.	Training for housing issue areas area incorporated in the staff procedures, this program as written is no longer appropriate.

Name of Program	Objective	Effectiveness	Status of Program Implementation	Appropriateness
3.D.11	Water and wastewater service priorities for target income groups.	The City coordinates with TUD on all development projects to ensure adequate utility capacity and availability.	RENA was submitted to TUD following adoption of the 2014/15 Housing Element. There has been only one low-income housing project within the City since its adoption and water/sewer services were provided with no issues.	This program is appropriate to continue.
3.D.12	Adopt a reasonable accommodation procedure.	Items have been implemented Department wide.	Completed	This program does not need to be continued as it was completed.
3.D.13	Plan and develop supportive housing facilities.	The City supports the efforts of ATCAA and the Central Sierra continuum of Care to plan and develop supportive housing facilities for people with developmental disabilities in Tuolumne County.	The City continues to support the efforts of these agencies and assist them as needed.	This program is appropriate to continue.

APPENDIX C

Map of Sites

Available Sites for Residential Development



Chapter 6. Safety

The Safety Element is a required element of *Sonora General Plan 2020*. Pursuant to Government Code Section 65302(g), The Safety Element addresses natural conditions and human activities that can potentially threaten public health and safety. Natural hazards in the City of Sonora include the potential for wildland fire, utility failures, flooding, hazardous materials, geologic conditions including unstable or erosive soils and landslides, and emergency evacuations. Understanding these hazards and preparing to deal with them on both an incident- related and ongoing basis are important objectives. The Safety Element is intended to reduce the risks associated with these hazards and help the City prepare for and avoid emergencies. The City is part of the multi-jurisdictional Local Hazard Mitigation Plan which is hereby included by reference.

Issues and Opportunities

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

- Wildland and Fire Hazards
- Utility failures
- Flooding
- Hazardous Materials
- Geologic Hazards
- Emergency Evacuation

Population

The City of Sonora has a population of approximately 4,800 persons. However, the population can rise to an estimated 25,000 individuals during the day. Population within the city increases by visitors inhabiting hotels within the city, tourists and shoppers from throughout the county visiting the main shopping district within the city limits and for special events, such as the Mother Lode Fair, Mother Lode Round-Up, etc.

Chapter Organization

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

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

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

Flood Hazard & Dam Failure
Address the potential for flooding within the City and evaluate the potential for dam failures that may impact the City.

Hazardous Materials
Addressing those establishments identified within and near the City of Sonora which store Hazardous materials and the potential for hazardous material incidents.

Geologic Hazards
Address 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.

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.

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.*

6.1.1. Seismic Hazards

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. As shown in Figure 6.1: Earthquake Shaking Potential, California, Sonora is located in the area of lowest Earthquake potential.

Based on historical 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

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. It resulted in significant damage to residences and destruction of the majority of unreinforced masonry structures downtown. Historical records reference quakes felt in the City in 1868, 1870, 1872, 1876, 1877.

The probability of a development project being impacted by a fault within Tuolumne County (and hence the City of Sonora) is remote.

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 affected [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."*

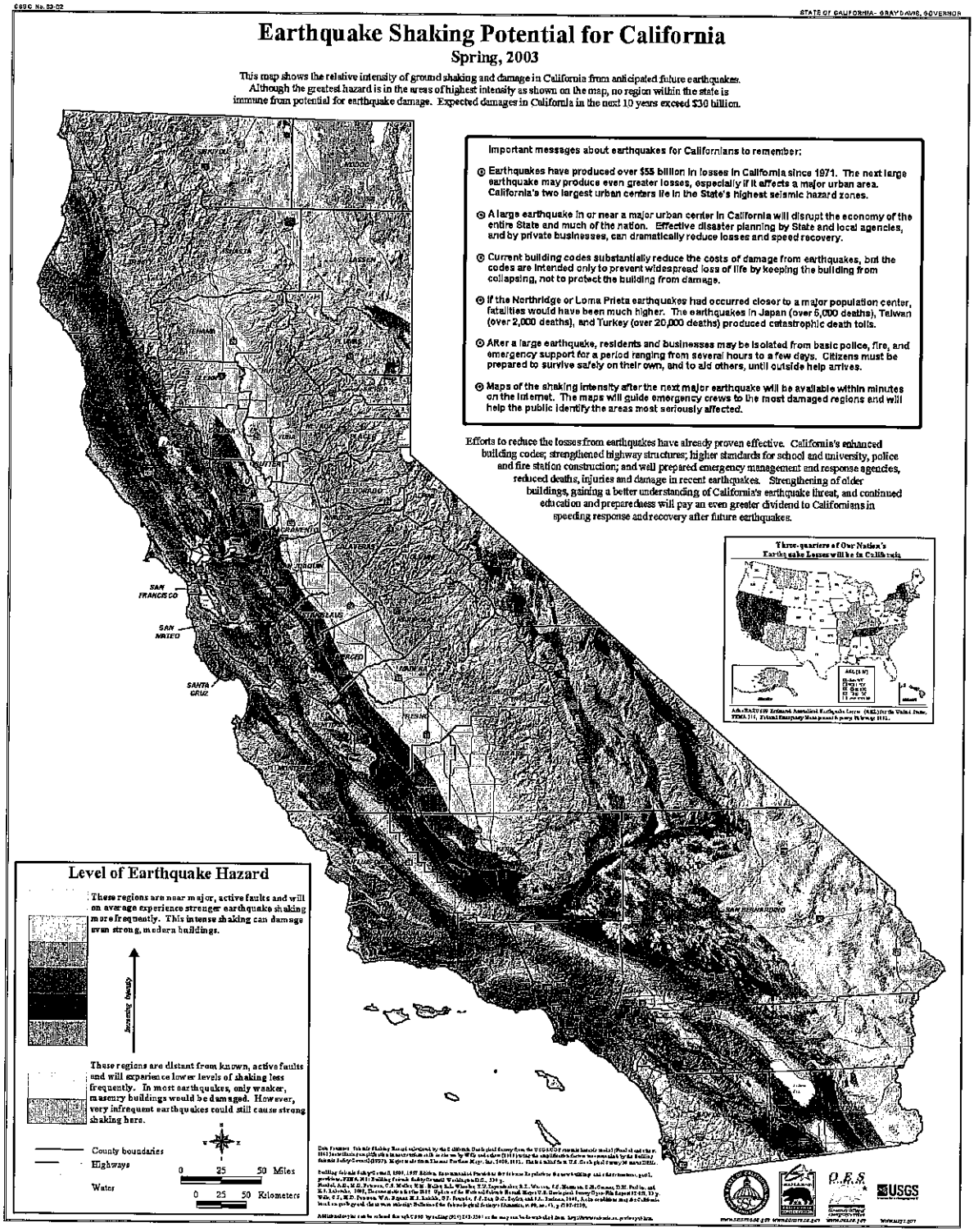
The International Conference of Building Officials (ICBO) designated all of the United States into four zones based on likelihood of earthquake in the area. The larger the number (1-4), the higher the likelihood of earthquake occurring. All of California is designated as either Zone 3 or Zone 4. Tuolumne 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.

Figure 6.1: Earthquake Shaking Potential, California



Seiches and Tsunami

Seiches are earthquake-generated waves within enclosed or restricted bodies of water such as lakes or reservoirs. There are no lakes or reservoirs within close enough proximity to the City of Sonora to present a likely hazard. Therefore, seiches present no 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.

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

Subsidence is settling of the ground surface in response to fluid withdrawals, mine excavations, solution cavity (i.e., cave) collapse or hyrdocompaction. 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.

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 appraised of the potential risks to persons and property from geological hazards within or with the potential to 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.

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 developments 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.d ***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.e ***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.f ***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.g ***Adopt Standard Erosion Control Measures***

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

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:

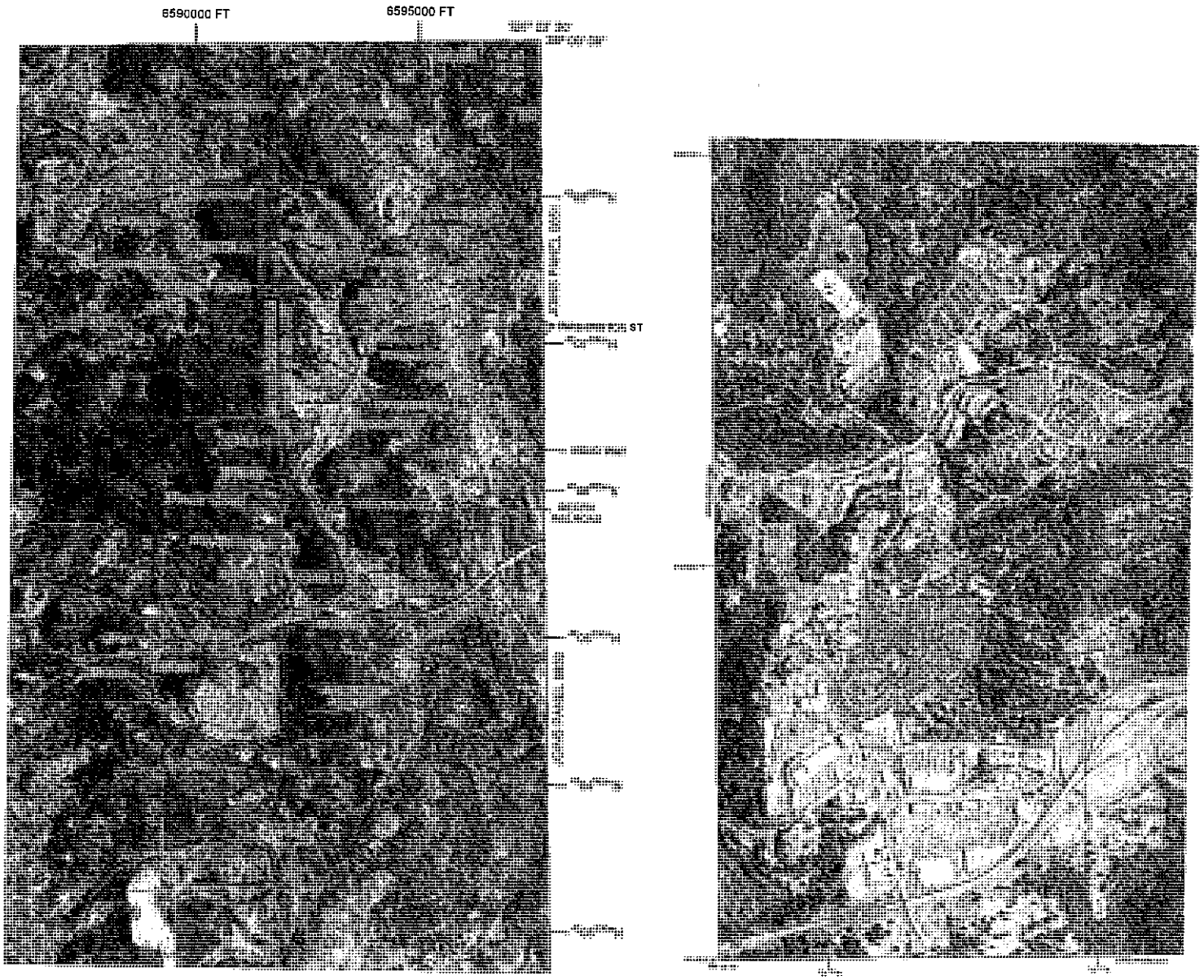
- Woods Creek
- Sonora Creek
- Dragoon Gulch
- Sullivan Creek
- Shaws Flat Ditch
- Jamestown Ditch

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 March 6, 2019 when severe thunderstorms and runoff overwhelmed the waterway and drainage system in downtown Sonora. The 2019 floods damaged portions of the City's infrastructure and flooded several downtown businesses.

Figure 6.2: FIRM Panels in Sonora



Dam Failure

There are 45 dams in Tuolumne County. None of the dams that are required by the Federal Energy Regulatory Commission (FERC) to prepare inundation area maps show the City of Sonora within a potential area of inundation.

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

Goal:

6.B Protect persons and property from flooding.

Policies:

6.B.1 Monitor the potential risks to persons and property from flooding within the City and inform the public.

6.B.2 Provide guidance to citizens for preparing for and responding to floods affecting the city.

6.B.3 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 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.b ***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.a**. 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.

6.B.c ***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.d ***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.e ***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. 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.f ***Coordinate with the County to Improve Methods of Mitigating the Potential of Flood Damage***

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 has the only maintained facility in the City limits, 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 all risk emergency response fire suppression and fire prevention within all areas within the city limits.

The City of Sonora maintains a Fire Department consists of five full-time and five part-time positions. The Department operates three shifts (A, B, & C) with one Fire Captain, one Fire Engineer (due to funding, C shift does not have a full-time Fire Engineer) and 1 Firefighter Intern 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 6-8 Volunteer Firefighters for additional staffing. This level of staffing is below that level maintained in 1982.

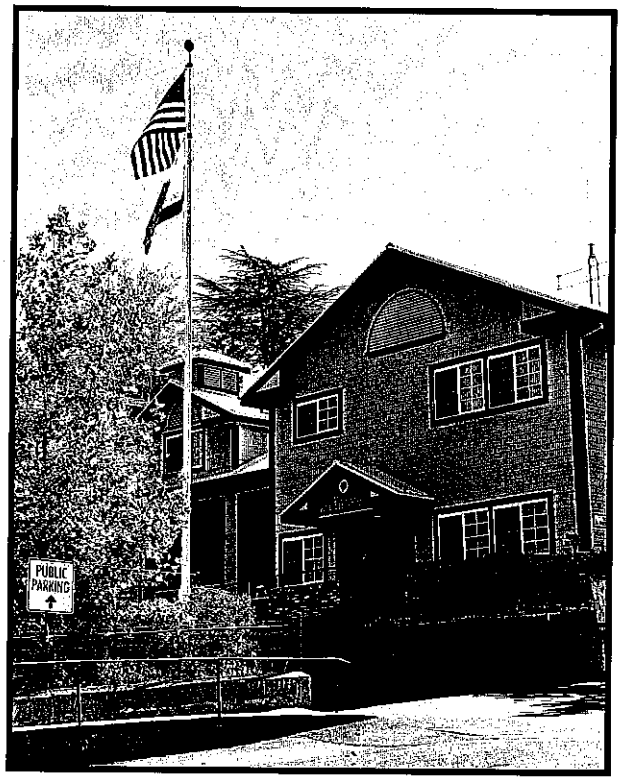


Figure 6.3: Sonora Fire Department

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.

The Department responds not only to calls within the City limits, but maintains an automatic aid agreement with all fire agencies within Tuolumne County. five-mile radius of the city. With the increase in homelessness and other outdoor activities in the Sonora area, the Department has seen a rise in non-traditional hazards such as camping / warming fires, open flames, etc. The Department responded to an all-time high of 1800 calls in 2018. Response time averages 3.6± minutes.

Emergency response equipment includes:

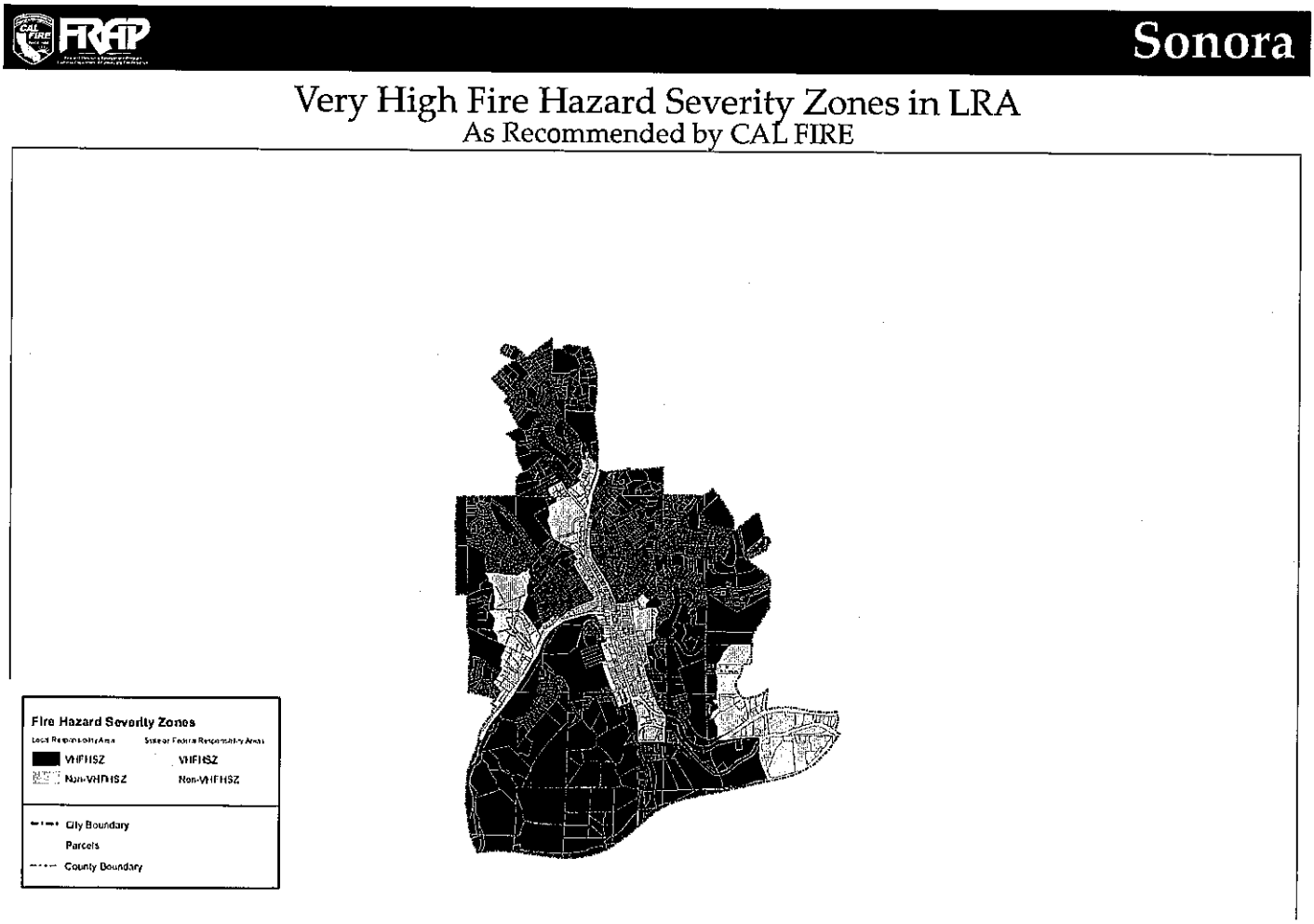
Table 6-1: Sonora Emergency Response Equipment

Description	Type/a/	Year	Manufacturer	Model
Pumper	I	1996	HME	Central States
Ariel/Quint	I	1996	Spartan	3D
Pumper	II	1972	Ford	Van Pelt
Pumper	I	2003	HME	West States

Urban/Wildland Interface – Road and Construction Standards

As shown in Figure 6.4, the majority of Sonora is located in the CalFire Very High Severity Zone. 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. 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.

Figure 6.4: Fire Hazard Severity Zone Classification – City of Sonora



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 consistent with the Sonora Fire Department's capacity to 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.

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 limits from urban and wildland fires.

6.C.2 Reduce exposure to wildland fire hazards by requiring developments away from areas with a to meet high wildland fire building codes and standards.

6.C.3. Provide guidance to citizens for preparing for and responding to emergencies related to urban and wildland fires.

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 3 or Less***

Strive to increase a level of service for fire protection within the City of Sonora consistent with an ISO rating of 3 or less.

6.C.b ***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.c ***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 3 or less.

6.C.d ***Strive to improve and to Maintain and Expand Fire Prevention Inspection Activities***

Strive to hire full-time Fire Inspector position lost during recession maintain and expand fire prevention inspection activities as necessary to reduce the risk of loss of life and property to fire.

6.C.e ***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 3 or less.

6.C.f ***Continue to Provide Fire Prevention Education***

Continue to provide fire prevention education to schools, public interest groups and other interested parties.

6.C.g ***Continue to Implement the Citywide Weed Abatement Program***

Continue to implement the citywide weed abatement program.

6.C.h ***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.i ***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.j ***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 community 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.k ***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.

6.C.l ***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.m ***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.n ***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.o ***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.p ***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.

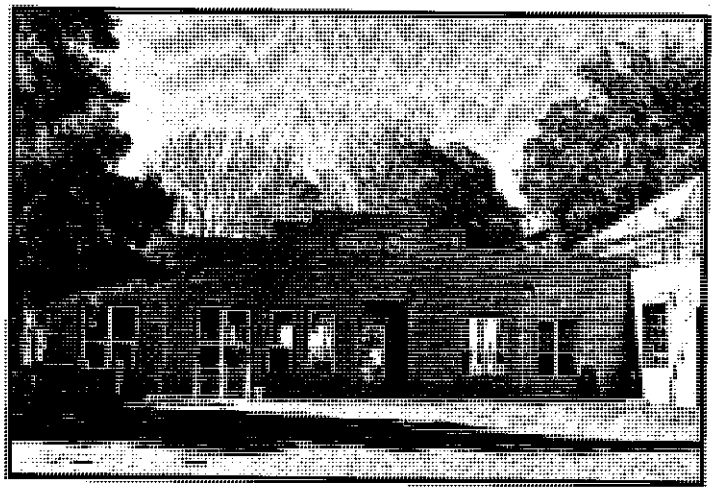


Figure 6.5: Sonora Police Department (2006)

Police Protection

The Sonora Police Department's Mission Statement:

> *The service we deliver to the residents, merchants, and visitors of Sonora are in keeping with the highest traditions of public safety. Safeguarding life and property is the Sonora Police Department's highest priority and we pledge to carry out this obligation through compassion, dignity, and equality to every individual. Our actions will be distinguished by professionalism, fairness, and diligence.*

The City of Sonora maintains a Police Department consisting of 25 staff including 14 sworn officers plus support staff. The city also relies on Reserve Police Officers and an active Community Volunteer program. Staffing levels for the City of Sonora Police Department have not markedly increased since 1975.

The Police Department strives to maintain two patrol officers on duty for the majority of each 24-hour period. In general, there are three personnel on duty during critical hours including one supervisor or manager and two officers. The Department operates a 24-hour Dispatch Center. The Department has five divisions: Patrol, Investigations, Animal Control, Parking and Administration. In 2018, the Department responded to 13,545 calls for service.

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.

- Community Service Volunteers
  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/ DOJ Prop-56 Grant Program
  Two part-time Police Officers are to be assigned to Sonora's private and public schools. The program, is being funded through the Proposition 56, 2016 Tobacco Tax Act.

- Community Service Officers
  The Department employs three part-time Community Service Officers, each working 20 hours per week to assist with non-priority calls including traffic collisions, animal control complaints, property and evidence, subpoenas, crime scene processing and similar activities.

Sheriff/Jail

The county jail and Tuolumne County Sheriff's offices also are located within the city limits at 28 North Lower Sunset Drive. Efforts to relocate both the jail and Sheriff's Department facilities have been ongoing, the identified site for the new Law and Justice Center facility is just outside of the city limits on Justice Center Drive.

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.

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, one Commissioner, and support staff located in two separate court buildings—both located within the city limits. Plans to relocate the county's court facilities to the Law and Justice Center are underway.

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.a ***Identify and Implement Land Use Planning Techniques to Reduce Crime***

Incorporate land use planning techniques 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).[1]

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

Consider 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.c ***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.

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

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

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. 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. One ambulance will be retained within the city limits.

Tuolumne County has one hospital— located within the City limits of Sonora: Adventist Health Sonora. Adventist Health Sonora 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.

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

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 Support the formation of self-help/citizen response teams, such as CERT, to aid City agencies.

Implementation Programs:

6.E.a ***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.b ***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.c ***Continue to Participate in Emergency Training Exercises***

Continue to participant in joint City/county emergency response training exercises.

6.E.d ***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.e ***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 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. 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 and increase 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.

Drought occurs in Tuolumne County. The 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.

6.13.2. Utility failures

Utility facilities within the city include landline phone service, cellular phone service, radio communication sites, internet services, 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. Utilities & Communications and Water Supply: Goals, Policies and Implementation Programs

Goal:

6.G Facilitate actions for alternate resources to provide or supplement utility and communication services for essential emergency response entities.

6.H Implement procedures to deliver supplemental water supplies for city residents during emergency situations.

Policies:

6.G.1. Proactively plan for emergency response during situations affecting the essential services and communications.

6.G.2 Coordinate with public utility agencies in the preparation of emergency operations plans.

Implementation Programs:

6.G.a **Coordinate Efforts with Local, State and Federal Emergency Response Agencies**

Establish communication and resource management procedures with Tuolumne County, State and Federal agencies.

6.G.b ***Collaborate with KVML and other Media Resources to Provide Emergency Updates to Citizens***

Cooperate with KVML Radio and other available news and media sources to push and disseminate emergency information to the community. Consider appointing a liason for real-time sharing of information to the media.

6.15. Other Safety Issues: Transportation, Severe Weather, and Agricultural Disaster

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.

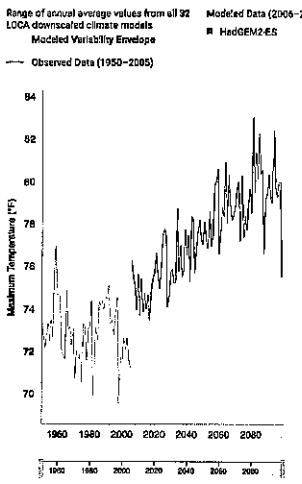
Figure 6.6 – Extreme Event Potential

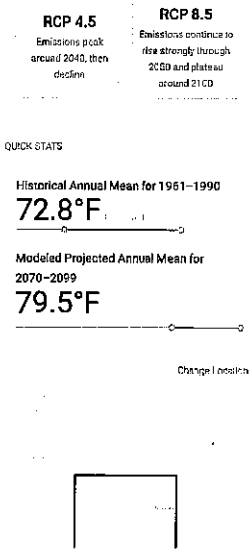
Source: CalADAPT Tool

Maximum Temperature

Grid Cell (37.96875, -120.40625)

Emissions peak around 2040, then decline (RCP 4.5)

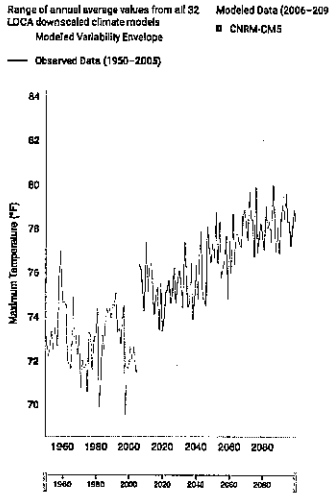




Extreme Wet Cold

Grid Cell (37.96875, -120.40625)

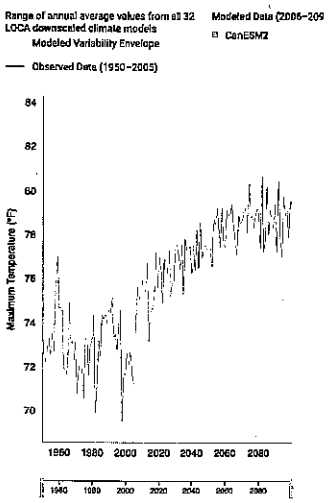
Emissions peak around 2040, then decline (RCP 4.5)



Cumulative Events

Grid Cell (37.96875, -120.40625)

Emissions peak around 2040, then decline (RCP 4.5)



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.

6.16. Severe Weather and Transportation 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 Prepare a Climate Action Plan.

6.H.2 Facilitate and encourage citizen self-help during emergency situations.