

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 2024-2029 Housing Element Update and Safety Element Update IS/ND

Lead Agency: City of Sonora

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Project Location: Sonora, Tuolumne County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project includes updates to the General Plan Housing and Safety Elements in order to align them with other General Plan Elements, as required by State law. In order to receive certification of the City's 2024-2029 Housing Element by HCD, the 5th and 6th Regional Housing Needs Assessment (RHNA) candidate site(s) are to be rezoned to accommodate by-right housing. Specifically, Program 3.1 requires the City to amend the City's Municipal Code by adding Chapter 17.21, entitled Regional Housing Needs Assessment Overlay Zone District (RHNAOZD), to Title 17 of the City of Sonora Municipal Code. The RHNAOZD applies to the Lemke property (APN: 044-430-055), which is zoned R3 (maximum density of 21.75 du/acre). As an overlay zone, the RHNAOZD would layer on top of the base R3 zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop the property through a ministerial by-right approval process should an applicant propose 20 percent low-income deed restricted affordable housing. The proposed project includes two policy documents that do not include any actual development of parcels. No development is proposed.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No significant or potentially significant effects were identified and no mitigation measures were identified.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy are known at this time.

Provide a list of the responsible or trustee agencies for the project.

None.