

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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

Lead Agency: City of Sonora Contact Person: Tyler Summersett
 Mailing Address: 94 Washington Street Phone: 1 (209) 532-3508
 City: Sonora Zip: 95370 County: Tuolumne

Project Location: County: Tuolumne City/Nearest Community: Sonora
 Cross Streets: Citywide Zip Code: 95370

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

| | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Varies

Project Description: (please use a separate page if necessary)

See separate page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 14, 2025 Ending Date August 12, 2025

Lead Agency (Complete if applicable):

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|--|----------------------------------|
| Consulting Firm: <u>CSG Consultants, Inc.</u> | Applicant: <u>City of Sonora</u> |
| Address: <u>3707 W. Garden Grove Blvd, Suite 100</u> | Address: _____ |
| City/State/Zip: <u>Orange, CA 92868</u> | City/State/Zip: _____ |
| Contact: <u>Glenn Lajoie, AICP</u> | Phone: _____ |
| Phone: <u>(714) 568-1010</u> | |

Signature of Lead Agency Representative:  Date: 7/11/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description:

The City is updating the General Plan Housing and Safety Elements in order to align them with other General Plan Elements, as required by State law, including the Land Use, Circulation, Conservation and Open Space, Noise, Public Facilities and Services, Air Quality, Cultural Resources, Economics, Community Identify, and Parks and Recreation Elements. Both updates strive to align with recently enacted State laws and meet State requirements. The Safety Element Update is intended to adopt new climate change and wildfire mitigation strategies that will help the City better prepare for possible new and more severe climate scenarios.

The proposed Housing Element Update describes and analyzes the housing needs of Sonora residents and the issues confronted by the City, and provides goals, policies, and quantified objectives related to the maintenance, preservation, improvement, and development of housing. In order to receive certification of the City's 2024-2029 Housing Element by the California Department of Housing and Community Development (HCD), the 5th and 6th Regional Housing Needs Assessment (RHNA) candidate site(s) are to be rezoned to accommodate by-right housing pursuant to Government Code Section 65583.2 (c). 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 Safety Element Update (SEU) analyzes potential natural and human-caused hazards to safety in the City and provides goals, policies, and actions to minimize these hazards. The SEU evaluates hazards that may affect existing and future development and growth and provides guidelines for protecting the community and minimizing harm to the extent feasible. The goal of the SEU is to reduce the risk of injury, death, property loss, and other hardships to acceptable levels. Periodic updates of the Safety Element ensure that goals and policies remain relevant and responsive to community needs, hazard situations, and State law.

The proposed project includes two policy documents that do not include any actual development of parcels. No development is proposed.