

Notice of Determination

MAR 0 * 2026

AppendixD

To:

S Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

from:

Public Agency: City of Sonora

Address: 94 Washington Street
Sonora, CA 95370

Contact: Tyler Summersett

Phone: 1 (209) 532-3508

H County Clerk

County of: Tuolumne

Address: 2 South Green Street, Second Floor
Sonora, CA 95370

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025070498

Project Title: 2024-2029 Housing Element Program 3.1 - Regional Housing Needs Overlay Zone

Project Applicant: City of Sonora

Project Location (include county): City of Sonora, Tuolumne County

Project Description:

2024-2029 Housing Element Program 3.1 Implementation - Regional Housing Needs Overlay Zone.

APN: 044-430-055 is rezoned to the Regional Housing Needs Overlay Zone consistent with Program 3.1 of the City's adopted Housing Element in accordance with Government Code Section 65583.2(c). The purpose of the Regional Housing Needs Overlay Zone is to acknowledge existing statutes thereby memorializing an existing by-right approval process for projects that include 20 percent affordable

This is to advise that the City of Sonora City Council has approved the above
(H Lead Agency or ☐ Responsible Agency)described project on March 2, 2026 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
H A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were H were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was H was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were H were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Sonora, 94 Washington Street, Sonora, CA 95370

Signature (Public Agency): Title: Community Development Director

Date: March 3, 2026 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

.55 — 03/04/2026 — 011

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Sonora

LEAD AGENCY EMAIL

DATE

03/04/2026

COUNTY/STATE AGENCY OF FILING

Tuolumne

DOCUMENT NUMBER

PROJECT TITLE

2024-2029 Housing Element Program 3.1 - Regional Housing Needs Overlay Zone

PROJECT APPLICANT NAME

City of Sonora

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209) 532-3508

PROJECT APPLICANT ADDRESS

94 Washington Street

CITY

Sonora, CA 95370

STATE

CA

ZIP CODE

95370

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,227.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

3,043.75

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☐ County documentary handling fee

\$

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

3,043.75

SIGNATURE

Taryn

X Vanderpan

Digitally signed by Taryn
Vanderpan
Date: 2026.03.04
10:35:56 -08'00'

AGENCY OF FILING PRINTED NAME AND TITLE

Taryn Vanderpan, Administrative Technician II



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

IZZJ1S

Save

RECEIPT NUMBER:

55 — 10/28/2025 — 033

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Sonora

LEAD AGENCY EMAIL

DATE

10/28/2025

COUNTY/STATE AGENCY OF FILING

Tuolumne

IT

DOCUMENT NUMBER

PROJECT TITLE

2024-2029 Housing Element Update and Safety Element Update IS/ND

PROJECT APPLICANT NAME

City of Sonora

PROJECT APPLICANT EMAIL

PHONE NUMBER

(209)532-3508

PROJECT APPLICANT ADDRESS

94 Washington Street

CITY

Sonora

STATE

CA

ZIP CODE

95370

PROJECT APPLICANT (Check appropriate box)

F- Local Public Agency

Q School District

Q Other Special District

Q State Agency

I Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,123.50

S

0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

S

2,968.75

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401.75

S

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

5850.00

S

0.00

0 County documentary handling fee

S

100.00

Q Other

S

PAYMENT METHOD:

☐ Cash

☒ Credit

☐ Check

☐ Other

TOTAL RECEIVED \$

3,068.75

SIGNATURE

Taryn

X

Vanderpan

Digitally signed by Taryn
Vanderpan
Date: 2025.10.28
09:36:03 -0700

AGENCY OF FILING PRINTED NAME AND TITLE

Taryn Vanderpan, Administrative Technician II



County of Tuolumne, CA

\$3,161.50 Paid

Via Credit Card ending in 5781

Tyler J Summersett
October 23, 2025

Custom Payment	\$3,068.75
FG-25-24 - Fish and Wildlife Receipting	
Negative Declaration Fee	\$2,968.75
Administration Fee	\$100.00
Processing fee \$92.75	

Total paid \$3,161.50



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