

EXHIBIT “A”

2018

MUNICIPAL

SERVICE REVIEW

FOR THE

CITY OF SONORA

(Adopted January 28, 2019)
Tuolumne County LAFCO

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MUNICIPAL SERVICE REVIEW FOR THE CITY OF SONORA

1.0 INTRODUCTION

1.1 LAFCO's Responsibilities, Spheres of Influence and Municipal Service Reviews

This Municipal Service Review (MSR) has been prepared for the Tuolumne County Local Agency Formation Commission (Tuolumne County LAFCO). Local Agency Formation Commissions are quasi-legislative local agencies created in 1963 to assist the State in encouraging the orderly development and formation of local agencies. A Local Agency Formation Commission is established in each County in the State.

This MSR consists of a review of municipal services provided by the City of Sonora. The MSR will be considered by the LAFCO in a subsequent review of the Sphere of Influence of the City of Sonora.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000 et seq.) is the statutory authority for the preparation of an MSR, and periodic updates of the Sphere of Influence of each local agency.

A Sphere of Influence is a plan for the probable physical boundaries and service area of a local agency, as determined by the affected Local Agency Formation Commission (Government Code §56076). Government Code §56425(f) requires that each Sphere of Influence be updated not less than every five years, and §56430 provides that a Municipal Service Review shall be conducted in advance of the Sphere of Influence update.

The statute and regulations call for a review of the municipal services provided in the county or other appropriate area designated by the LAFCO. The LAFCO is required, as part of the MSR, to prepare a written statement of findings of its determinations with respect to each of the following:

1. Infrastructure needs or deficiencies;
2. Growth and population projections for the affected area;
3. Financing constraints and opportunities;
4. Cost avoidance opportunities;
5. Opportunities for rate restructuring;
6. Opportunities for shared facilities;
7. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers;
8. Evaluation of management efficiencies;
9. Local accountability and governance;
10. The location and characteristics of any disadvantaged unincorporated community within or contiguous to the sphere of influence; and
11. Present and planned capacity of public facilities, adequacy of public services, and infrastructure

needs or deficiencies related to sewers, municipal water and fire protection in any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

The Municipal Service Review precedes LAFCO action on a Sphere of Influence. Given the close relationship between an MSR and Sphere of Influence creation, amendment or update, the Sphere of Influence is discussed in more detail below.

1.2 Sphere of Influence

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires the LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County.

Local governmental agencies, special districts and municipalities must have an adopted Sphere of Influence (SOI) boundary and territory that define the probable future boundary and service area of the agency. Inclusion of a particular area within an agency's SOI does not necessarily mean that the area will eventually be annexed. The Sphere of Influence is only one of several factors LAFCO must consider in reviewing individual proposals, such as an application for an annexation to a district. (California Government Code Section 56668).

In determining the Sphere of Influence for each local agency, LAFCO must consider and prepare a written statement of determinations with respect to each of the following:

1. The present and planned land uses in the area, including agricultural and open space lands;
2. The present and probable need for public facilities and services in the area;
3. The present capacity of public facilities and adequacy of public services which the agency provides, or is authorized to provide; and
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

1.3 LAFCO Policies and Procedures Related to Municipal Services

The Tuolumne County LAFCO adopted policies related to Municipal (urban) services on November 26, 2001.

1.4 Description of Public Participation Process

Tuolumne County LAFCO is a quasi-legislative body authorized by the California Legislature and delegated powers as stated in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the Act). The LAFCO proceedings are subject to the provisions of California's open meeting law, the Ralph M. Brown Act (Government Code Sections 54950 et seq.) The Brown Act requires advance posting of meeting agendas and contains various other provisions designed to ensure that the public has adequate access to information regarding the proceedings of public boards and commissions. Tuolumne County LAFCO complies with the requirements of the Brown Act.

Each Municipal Service Review will be prepared as a draft, and will be subject to public and agency comment prior to final consideration by the Tuolumne County LAFCO.

1.5 California Environmental Quality Act (CEQA)

The Municipal Service Review is a planning study that is statutorily exempt from environmental review pursuant to Section 15262 of the State CEQA Guidelines. The Municipal Service Review will be considered by LAFCO in connection with subsequent proceedings regarding the City of Sonora's Sphere of Influence. The Sphere of Influence review or update is a project and as such, may be subject to CEQA consideration.

2.0 SERVICE AREA SETTING

2.1 Location

The City of Sonora is located in the western part of Tuolumne County near the eastern junction of State Highways 49 and 108. The former gold-mining town is 70± miles northwest of Yosemite National Park in the southern Sierra Nevada. Incorporated in 1851, Sonora is the only incorporated city in the county with a residential population of approximately 4,847 and a day-time influx population of 22,000 - 25,000. The city is found at an elevation of 1,825± feet in the foothills of California, east of the central valley region. Sonora encompasses approximately 3 square miles of area and experiences the typical Mediterranean climate consisting of wet, cool winters and warm, dry summers. The average monthly nighttime low and daytime high temperatures range from 59° F to 95° F in July and 33° F to 55° F in January. Light snowfall (approx. 2 inches/year) can occasionally occur between December and April. Sonora is found in the foothill transitional wildlife habitat zone which includes montane hardwood tree species as well as low elevation conifers and drought-resistant shrub species. The service area is a mostly urban setting providing the majority of commerce activity for the County. City Hall is located at 94 Washington Street in downtown Sonora. The County Courthouse is located at 41 Yaney, in downtown Sonora.

2.2 General Background

The City of Sonora was incorporated on May 1, 1851. The City was formed to provide basic services such as fire protection, police protection and street maintenance. From its inception, Sonora has been Tuolumne County's seat of government as well as the retail, cultural and commercial center for the County and surrounding areas. Sonora is a General Law City formed under the provisions of Government Code Sections 34000 and 56000 et. seq. The City of Sonora is governed by a five member City Council that is assisted by the City Administrator and City Clerk. The current City Council members are: Jim Garaventa (mayor), Connie Williams, Matt Hawkins, Mark Plummer and Colette Such. The City Administrator is Tim Miller and the City Clerk is Marianne Cassinetto. The City of Sonora supports a wide variety of land uses within its boundaries.

2.3 Review of Current Management Structure

The City of Sonora is governed by a five member City Council and staffed by 37 full-time employees, 37 part-time/relief employees, and 4 contract employees. At the top of the City of Sonora's Organizational Chart are the five members of the elected City Council and City Clerk. Directly below the council and clerk, are the Planning Commission, Parking and Traffic Commission, and the City Administrator of Sonora, who implements policies of the Council and enforces all ordinances. The City Administrator supervises the operations of all departments and divisions of the city government and reports to the Council on these activities. The City's Departments include Police, Fire, Public Works, Administrative Services and Community Development. The City has contract agreements to provide engineering, planning, building inspection/plan checking and attorney services.

3.0 EXISTING MUNICIPAL SERVICES AND PROVIDERS

The City of Sonora provides a variety of municipal services that are discussed in subsequent sections of this report. Other service providers/districts or their spheres of influence which overlap the City of Sonora include:

County of Tuolumne
Tuolumne Utilities District (water and sewer)
Tuolumne County Resource Conservation District
County-wide County Service Area No. 21 (ambulance)
Shaws Flat/Springfield Cemetery District

The City of Sonora works concurrently with other agencies within the County to provide more efficient services and fulfill obligations to the citizenry. The City proposes boundary changes to the LAFCO which regulates annexations and other alterations of boundaries. The City operates according to policies in the *City of Sonora General Plan 2020* adopted May 30, 2007 as well as the *City Values* of Sonora adopted by the Council on May 1, 2017. The Vision Statement for the City of Sonora was updated in May of 2017 and states the following:

“The City of Sonora will provide a safe and healthy community in which to live, work and prosper, while embracing our arts, culture and historical character.”

3.1 Water Source

The City of Sonora receives all water for municipal purposes from the Tuolumne Utilities District (TUD). The water originates in the Sierra Nevada Mountains as snowmelt and rain and is stored in Lyons Reservoir. From Lyons, it flows down the Tuolumne Ditch system approximately 18 miles to Sonora. Raw water is pulled from the ditch and processed by TUD into potable water at different junctures along the route. After use, water is collected by the sewer system and gravity fed to the Sonora Regional Wastewater Treatment Plant, also operated by TUD, located southwest of town on Assessor's Parcel Number 56-590-05.

3.2 Public Works Services

The City of Sonora provides a wide variety of public works services to its residents and visitors including maintenance of streets, street trees, sidewalks, storm drains, parks, signs, parking lots and cemeteries. The City Public Works Department also maintains the City's vehicle fleet and coordinates with the Special Programs Coordinator to provide maintenance of community facilities. The City Administrator serves as the Public Works Director. Day to day operations are overseen by Mike Lagomarsino, the Public Works Supervisor. Reporting to the Public Works Supervisor are 5 full-time public works employees.

City Council Committees and Commissions related to public works services include:

- Planning Commission – Gary Anderson, Kevin Andersen, Christopher Garnin, Ron Jensen, and John Richardson. (Meets every 2nd Monday at 5:30 p.m.)
- Parks, Recreation and Beautification Committee - Matt Hawkins, Mark Plummer, Tim Miller, Rachelle Kellogg, Mike Lagomarsino, Tracy Russell (Member at Large) and Sharon Marovich (Member at Large). (Meets as needed)
- Public Works Committee - Jim Garaventa, Mark Plummer and Tim Miller. (Meets as needed)
- Parking and Traffic Commission – Jim Garaventa, Mark Plummer, John Richardson, Turu VanderWeil, Aimee New, Mike Lagomarsino, Marianne Wright and Resident at Large

vacancy (Meets as needed)

- Community Development Committee – Connie Williams, Mark Plummer, Tim Miller, Rachelle Kellogg and Chris Gorsky. (Meets as needed)

The properties and facilities owned by the City of Sonora as of May 2018 are listed below. Cultural Survey Maps and designations for these facilities can be found in the *City of Sonora General Plan 2020 Appendix 9A*. A cultural resources survey of the downtown Sonora area was performed by Carlo M. De Ferrari in 2003 and the results of this survey can be found in Appendix 9B.

City Facility Name	Location	Description
City Hall	94 North Washington Street, Sonora	This 8,976± square foot building is used for City Council meetings every first and third Monday of the month and houses the City administration offices which are open every Monday through Friday from 8:00 a.m. to 4:00 p.m. The building was constructed in 1939 but has undergone extensive remodeling.
Opera Hall	250 South Washington Street, Sonora	This 4,600± square foot building was built in 1885 and is currently used for community events and private shows. The building is available for rent including tables and chairs, and is available on a first-come, first-serve basis.
Southgate House	Southgate Drive, Sonora	840± square foot home acquired by the City in 1972
Storage Shed at Dump	Southgate Drive, Sonora	1,100± square foot metal shed purchased by the City in 1960.
Animal Shelter Building	Southgate Drive, Sonora	840± square foot concrete block building purchased by the City in 1974.
Restrooms and Storage-Rotary Park	Woods Creek Drive, Sonora	600± square foot facility acquired by the City in 1972.
Downtown Restroom Facility	Adjacent to Sonora City Police Department	120± square foot facility acquired in May of 2001 by the City.
Police Department Building	100 South Green Street, Sonora	2,100± square foot building acquired by the City in 1978.
Cemetery Building	Lyons Bald Mountain Road, Sonora	800± square foot stone building purchased in 1948 by the City.
Commercial Building	542 West Stockton Road, Sonora	1,704± square foot building which formerly housed the Tuolumne County Visitor's Bureau. Purchased in 1952 by the City.

Fairview Property Rental	Fairview Lane, Sonora	This 1,620± square foot residential building is owned by the City and used for residential purposes.
Fire Station	201 South Shepherd Street, Sonora	9,552± square foot metal frame building constructed by the City in October 1996. It now houses the Sonora City Fire Department.
Fairview Property (rental)	178 Fairview Lane, Sonora	This 1,313± square foot wood frame residential building is owned by the City and used for residential purposes
Sonora Farmers' Market Office/Restroom	201 South Shepherd Street, Sonora	This 1,000± square foot facility is utilized for office and storage and is being converted to a public restroom. It was acquired by the City in 1981.
Rother's Corner – Senior Lounge/Fire Museum	125 North Washington Street, Sonora	This 2,690± square foot building was purchased by the City in July of 2001.
Terzich Parking Structure	Next to City Hall, Sonora	Constructed in 1970, this 30,000± square foot parking area provides parking for downtown businesses.
Oneto Parking Lot Property	Stewart and Lyons Streets, Sonora	This 19,000± square foot parking area was acquired by the City in October of 1969.
Drabkin Parking Lot Property	Stewart and Theall Streets, Sonora	This 18,500± square foot parking area was acquired by the City in December of 1965.
Coffill Parking Lot Property	Stockton and Green Streets, Sonora–Bank of America	This 11,000± square foot parking lot was purchased by the City in October of 1969.
Balestra Parking Lot Property	Stewart, Mehun and Shepherd Streets, Sonora	This 9,100± square foot parking lot was acquired by the City in July of 1964.
Bradford/Norlin Street Parking Lot Property	Norlin and Bradford Streets, Sonora	This 6,790± square foot parking lot was purchased by the City in September of 1976.
Kelley Property	Green and Linoberg Streets, Sonora	This 4,748± square foot property was acquired by the City in September of 1978. Utilized as the City's police station.
Kelley Parking Lot Property	Stewart and Shepherd Streets (near Mehun), Sonora	This 10,814± square foot parking area was acquired by the City in September of 1978.
Snell Street Parking Lot	Snell and Wyckoff Streets (Red Church), Sonora	This 24,130± square foot parking area was acquired by the City in November of 1957.
Fire Station Parking Lot	Shepherd Street (next to Fire Station Property), Sonora	On September 8, 1995, the City acquired this 15,246± square foot parking area for the Fire Station.
Industrial Subdivision	End of Southgate Drive, Sonora	This 26.35± acre property is currently unimproved.
McClelland	Green Street (behind City	This 10,890± square foot parking area was

Property	Hall), Sonora	acquired by the City in 1991.
Von Eichel Property	Highway 108/Stockton Street, Sonora	This 24.5± acre property was donated to the City in 1995 and is currently undeveloped.
Woods Creek Rotary Park	Across from the Fairgrounds, Sonora	This 2± acre park hosts a picnic area, baseball field, and playground area which is open to the public all year.
Dragoon Gulch Trail Property	Alpine Lane near Rotary Park, Sonora	Approximately 102 acres of oak woodland trails in northwestern Sonora. 35 acres were purchased by the City in 2002 and contains approximately 3 miles of recreational trails. An additional area containing 67 acres was added in 2005.
Coffill Park	Across Green Street from the Police Department	This is a 10,890± square foot park with picnic area and perennial stream (Sonora Creek).
Grisby Park	Next to the Police Department	This is a 4,356± square foot park with a small playground.
Prospector Park	Bradford Street near W. Stockton Street, Sonora	This 4,000± square foot park hosts a picnic table and historic mining equipment.
Mount Shadow Cemetery	Lyons and Greenley Road, Sonora	Interment still occurs at this cemetery and maintenance is provided by the Public Works Department.
Old City Cemetery	Intersection of West Jackson and Solinsky Streets	General maintenance is provided by the Public Works Department.

The Public Works Department of the City of Sonora maintains approximately 30 miles of streets including re-striping, sign repair and replacement, street cleaning, and pothole repair. Street lighting is maintained by Pacific Gas and Electric Company (PG&E). The City pays for light service and is responsible for placing holiday decorations. Storm water disposal and drainage and runoff facilities are managed by the City Public Works Department. Included in the drainage maintenance plan are bridges, culverts, and appurtenant facilities. Public parks and open space are landscaped and regularly maintained. The Public Works Department maintains and collects solid waste for City-owned facilities. Solid Waste service to the City is provided under contract from Waste Management doing business as Cal Sierra Disposal Inc.

The “Debris Pick-Up Program” is provided by the City Public Works Department to Sonora residents and residential property owners. On a year-round basis, the Department will pick up a dump truck load of green waste for \$40.00. The Public Works Department hauls waste material to the Cal Sierra Earth Resource Facility, located at 14909 Camage Avenue in East Sonora, for recycling.

3.3 Fire Protection and Public Safety Services

City Fire Department

The mission statement of the Sonora City Fire Department is as follows:

“It is the mission of the Sonora City Fire Department to serve and protect the community

through 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 or man-made emergencies or events, while still preserving the City's historic character and charm."

The Sonora Fire Department is staffed by Fire Chief Aimee New, Fire Captains Kurt Rhoades, Jon Rock and Brittan Gregory, two full-time fire Engineers, three Relief engineers, a part time office assistant four Intern firefighters , and an average of six volunteer firefighters.

The Sonora Fire Department currently operates three Urban/Wildland Interface fire engines, one Quint Aerial fire engine, two Staff vehicles, and one Utility vehicle out of the City Firehouse. As a result of Measure I funding, staffing levels have been increased in recent years and are currently maintained at a minimum of two personnel assigned at all times. The current equipment is in good condition; however, the vehicles are aging and need to be replaced in the near future.

The City of Sonora received a Community Development Block Grant to fund the Sonora Residential Fire Flow Improvement Project, which totaled \$1,245,847. The project was completed in August 2016. The project included the replacement of 80 fire hydrants and associated hydrant laterals, and the replacement of nine 4-inch water main sections with 8-inch water mains.

According to the Department's website, "Sonora Fire Department personnel respond to an average of 1,300 emergency calls for service each year." Most of the calls are medical in nature. While volunteer membership continues to decline in concert with the rest of the state, the Columbia College Fire Science Academy continues to be a valuable source of new recruits. The Department offers the Scholarship Firefighter Trainee Program to six men and women of local colleges interested in a career in firefighting.

Reported fire calls for fiscal year 2016/2017 were 1,504, which included structure fires, wildland fires, medical aid, hazardous spills and other aid. The majority of the calls were medical in nature. The City continues to provide qualified instructors for a countywide training delivery system that provides training to existing firefighters, new recruits and students from the local Community College.

Like all of the fire districts in Tuolumne County, the Sonora Fire Department has a significant degree of interdependence with the surrounding area due to the services provided and the automatic and mutual aid provided to all other fire protection agencies in the County through the "County of Tuolumne Fire Agencies Master Mutual Aid Agreement." This is a mutual cooperation Agreement involving all Tuolumne County fire agencies to increase fire protection resources and other emergency operations to assure adequate protection to the County. This Agreement is deferential to State and Federal agencies under emergency conditions. Under this Agreement each fire district assumes all costs for its own personnel and equipment during emergency situations. The Agreement has no termination date; however, the Agreement was updated in 2016 and each party to the Agreement may terminate their participation at any time with a 30-day written notice to all parties involved. Government agencies included in this Agreement are: Tuolumne County Fire Department, Twain Harte Community Services District (THCSD), Sonora City Fire Department, Tuolumne County Office of Emergency Services (OES), Jamestown Fire Protection District (JFPD), Mi-Wuk/Sugar Pine Fire Protection District (MFPD), Strawberry Fire Protection District (SFPD), Columbia Fire Protection District (CFPD), and the California Department of Corrections and Rehabilitation (Sierra Conservation Center). The Tuolumne Band of Me-Wuk Indians now has a fire station near the Black Oak Casino and are willing to provide aid as requested. Cal Fire serves the majority of government owned properties within the County, such as those within the Stanislaus National Forest and Bureau of Land Management.

The Sonora Fire Department reports an average response time of 3.87 minutes to City calls and an average of 7.25 minutes response time to Mutual Aid calls. The Department maintains automatic aid

agreements with the Jamestown Fire Protection District, Tuolumne County Fire Department/CalFire, and the Tuolumne Fire District.

Sonora's fire station is visited annually by school children and provides age appropriate safety demonstrations upon request. The Sonora Fire Department continues to provide an invaluable service to residents by providing smoke detectors free of charge to elderly, disabled, and financially stressed households.

The Sonora Fire Department flow tests every fire hydrant within the City limits to insure fire flow requirements. The Department coordinates a Green Waste Day Collection Event in the spring in order to provide an incentive to local homeowners to clear defensible space around residences. Burn permits are issued annually to homeowners within City limits after a site inspection by Department personnel and approval of burning method. The Department provides routine safety inspections of local businesses as well as fire drills at all local schools. The Sonora City Fire Department responded to the following types of service calls in Fiscal Year 2016/2017:

Type of Service Call	Number of Calls
Fires (within City Limits)	45
Medical Assistance	800
Hazardous Materials	36
Mutual Aid	120
All other Responses	503

City Police Department

The Sonora Police Department defines its mission as follows:

"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 Sonora Police Department is a full-service, community-policing organization with a Chief of Police, a Lieutenant, two Sergeants, ten sworn officers, a Records Supervisor, five full-time Dispatch-Records Specialists, two part time Dispatch-Records Specialists and four part time Community Service Officers. There are also Police Associate Citizens Team (PACT) volunteer members. The Department also has a very active Police Explorer Post program. The Sonora City Police Department is located at 100 South Green Street in downtown Sonora. The current Police Chief is Turu VanderWeil. Current funded positions include Police Chief, Lieutenant, two Sergeants, ten officers, five dispatch personnel along with part time staff.

Service responsibility for Sonora is split between two assigned Area Sergeants who report directly to the Chief. Responsibility for the east half of Sonora has been delegated to Curtis Hankins, while the west half of Sonora is overseen by Sergeant Tim Wertz. A dispatch center is operated out of the police station on a 24-hour basis. According to the Department website, Sonora Police Department officers responded to 18,634 incidents/calls for service in Fiscal Year 2016/2017. This was the most recent Fiscal Year information.

During 2012, the Police Department was able to successfully obtain two very valuable grants. The first grant was through the California Technology Agency for Public Safety Communications. This grant made \$122,000 available to upgrade the aging 911 system. The second was for a very competitive Federal Department of Justice grant, which was used to fund an additional Police Officer through the Vets to Cops program. The Police Department continues to pursue grants to upgrade infrastructure, purchase vehicles and equipment, and implement a K-9 unit.

The Sonora Police Department saw an increase in several areas in Fiscal Year 2016/2017, including calls for service, number of incidents handled, calls received, total number of arrests, driving under the influence (DUI) arrests, drug arrests, and animal calls. The majority of incidents were minor traffic violations. There was an increase in domestic violence cases, burglaries, and traffic accidents.

The Department continued to stay in compliance with State mandated training regulations. Members of the Department continue to receive POST certified training. Volunteers aid the Department with a variety of services which provide relief for the sworn officer. The policy of the Police Department is as follows:

“The PACT volunteer group is an important and necessary part of the Sonora Police Department. Last year the PACT volunteers donated hundreds of valuable hours. The PACT group provides many services to the City of Sonora that would otherwise not be provided.”

3.4 Parks and Recreational Services

Maintenance of public parks and recreational facilities is overseen by the Sonora Public Works Department. Active public parks include Woods Creek Rotary Park, Coffill Park, and Grigsby Park. In September 2008, the City annexed 67.3± acres immediately northwest of the City for the Dragoon Gulch Trail. In June of 2013 the City completed the Dragoon Gulch Master Trail Plan to incorporate the Cutler property into the trail system. In 2016, the ADA portion of the trail was resurfaced through donated services. In 2018, an additional 1.5 miles of natural trails were added to the trail system. The Dragoon Gulch Trail is a popular walking and biking trail.

Other properties owned and maintained by the City are listed in Section 3.2 of this report. The Parks, Recreation and Beautification Committee meets as needed and provides focus and direction for beautification projects throughout the Sonora area.

3.5 Community Facilities and Special Programs

Public use facilities provided by the City of Sonora include the Rother's Corner Fire Museum and Senior Lounge, the Sonora Opera Hall, Sonora Fire Station Emergency Operations Center, and public restrooms.

In October 2016, the City was awarded a Community Development Block Grant (CDBG) in the amount of \$612,031. A portion of this Grant will be used for funding the Homebuyer's Assistance Loan Program for approximately 7 new homebuyers. Assistance is available up to \$100,000 per borrower. Interest rates range from 0% to 3%, and the terms are deferred payments for a maximum of 31 years. The home must be physically located within the City Limits of Sonora and be the primary residence of the borrower(s). Household income cannot exceed 80% of the median income for the household size.

3.6 Community Development Services

The Community Development Department, overseen by Community Development Director Rachelle Kellogg, is responsible for development activities for the City of Sonora. The Community Development Department (CDD) staff consists of one CDD director, one Community Development Specialist, one part-time contracted building inspector, one part-time contracted planner and the Special Programs Coordinator to provide Department Services. The Community Development Department encompasses the functions of land use planning utilizing the City Municipal Code, General Plan 2020 and building inspections.

The Community Development Department coordinated the comprehensive update of the City's General Plan which was adopted May 30, 2007. The General Plan shows how the City will grow and develop now and into the future, insure that the built environment is constructed in accordance with uniform standards and criteria, and provide for high quality public places for residents and visitors. In 2017, the City Council approved the 2020 General Plan--Comprehensive Amendment, to address inconsistencies between the General Plan and the City Zoning Ordinance.

For Fiscal Year 2016/2017, 200 building permits were issued by the Building Department. Included in these permits were 3 new single-family residences, 54 permits for single-family additions or alterations, 1 new commercial building, 44 commercial additions or alterations, 1 multi-family and 97 permits for miscellaneous projects.

3.6.1 Successor Agency to the Redevelopment Agency of the City of Sonora

As part of the State's 2011-2012 Budget Bill, the California Legislature enacted, and Governor Brown signed companion bills AB 1X 26 and AB 1X 27. These bills require that each redevelopment agency be dissolved unless the community that created it enacted an ordinance committing to make certain payments, "pay or perish"; the City adopted such ordinance.

On December 29, 2011, the Supreme Court issued its decision under *California Redevelopment Association, et al, v. Ana Matosatos, et al*, which upheld AB 1X 26, the bill that eliminated Redevelopment Agencies, and invalidated AB 1X 27 which allowed Redevelopment Agencies to pay to continue.

On January 30, 2012, the City Council adopted Resolution No. 01-30-2012-A, making the City of Sonora the Successor Agency to the Redevelopment Agency of the City of Sonora, and as of February 1, 2012 the Sonora Redevelopment Agency ceased to exist.

The Redevelopment Plan for the Sonora Redevelopment Agency was adopted in 1992 and since that time the Agency has overseen numerous City projects and programs especially benefiting the Historic Business District. The final project for the Agency was the completion of the ADA upgrades to the Woods Creek/Rotary Park restrooms. On many levels the loss of the Redevelopment Agency was a tremendous loss to the City of Sonora.

Health and Safety Code Section 34179(a) provides that each successor agency shall have an oversight board composed of seven members. Since its elimination, staff has turned its focus from redevelopment programs and projects to wind down requirements for the former Redevelopment Agency. The Oversight Board for the Successor Agency was formed on April 30, 2012.

4.0 ZONING AND LAND USE

The zoning districts for the property within the City of Sonora include R-1 (Single-Family Residential), R-2 (Limited Multi-Family Residential), R-3 (Multi-Family Residential), RE (Residential Estates), CG (General Commercial), C (Commercial), CO (Tourist and Administrative), ML (Limited Manufacturing), AR (Agricultural-Residential), OS (Open Space) and :PD (Planned Development and PD (Planned Development Combining).

The General Plan land use designations for the property within the City of Sonora are Park/Recreation/Resource/Open Space (PRO), Estate Residential (ER), Single-family residential (SFR), Medium density residential (MDR), High density residential (HDR), Historic Mixed Use (HMU), Mixed Use (MU), Heavy Commercial (HC), Commercial (C), Public and Quasi Public (P) and Light Manufacturing (LM) pursuant to the *City of Sonora General Plan 2020*.

5.0 MUNICIPAL SERVICE REVIEW

The Cortese-Knox-Hertzberg Act identifies eleven factors, listed in Section 1.1, to be addressed when preparing a Municipal Service Review. For each factor, information is gathered and analyzed, with written determinations prepared for LAFCO's consideration. This Service Review will be used as an information base to update the City of Sonora's Sphere of Influence, including any annexation considerations, and provides a basis for the public, County and LAFCO to discuss changes to the Sphere of Influence.

5.1 Infrastructure Needs and Deficiencies

Purpose: To evaluate the infrastructure needs and deficiencies in terms of supply, capacity, condition of facilities and service quality.

Given the level of development planned for the City of Sonora, improvements to the municipal service facilities may be required for build-out within the City and Sphere of Influence. Due to land availability, the City should expect continued development within its boundaries. The City has plans to address the major issues of stabilizing finances and recruiting and retaining qualified employees. Additional minor challenges include modifications to the existing Police Department building, efficient use of Measure I funding, creation of affordable housing opportunities, and continued improvements to the City owned structures and streets. Measure I that went into effect in January of 2005 added ½ cent sales to the tax to help fund Police, Fire and Public Works activities.

Adoption of a Special Sales and Use Tax District (Measure I) in August of 2004 has provided additional revenue for Police, Fire, and Public Works departments including the hiring of additional personnel, wage and benefit enhancements, and equipment purchases.

The City of Sonora maintains the Sonora Opera Hall, Woods Creek Rotary Park, Coffill Park, Mountain Shadow Cemetery, Old City Cemetery, Dragoon Gulch Trail, and Prospector and Grisby Parks. Most of the other properties owned by the City are maintained in cooperation or solely by, other community groups. Solid Waste services are provided to the City through Waste Management dba as Cal Sierra Disposal Inc, a franchise operator. Water and sewer services are provided by Tuolumne Utilities District. Cable television services are provided through Comcast. Electric service is provided by Pacific Gas and Electric Company and telephone service is provided by AT&T and other carriers.

5.1.1 Written Determinations Regarding Infrastructure Needs and Deficiencies

1. The services provided by the City of Sonora are adequate.
2. In the future, improvements to the municipal service facilities may be required to accommodate growth and development within the City.

5.2 Public Works Needs and Deficiencies

Purpose: To evaluate the public works needs and deficiencies in terms of supply, capacity, condition of equipment and service quality within the City of Sonora.

Routine monthly Public Works activities include regular inspection of parks for maintenance needs and safety concerns, landscaping of parks, open space, and public cemeteries, participation in development committees, street cleaning and maintenance, garbage collection at City facilities, storm drain maintenance and repair, sign and decoration maintenance and repair, maintenance of City buildings, mapping of underground utility service, maintenance of the City vehicle fleet, and event coordination with the Community Development Department for the City.

In Fiscal Year 2016/2017, the Public Works Department replaced the downtown garbage and recycle cans, installed seasonal decorative banners, supported City sponsored events such as the Motherlode Roundup, repaired pot holes and related street failures, removed downed trees, cleared mudslides, and repaired leaks on City structures.

Larger projects included completing improvements to Coffill Park as requested by Vision Sonora Committee, repair the pedestrian bridge at Dragoon Gulch (damaged by storm runoff), assist with ADA improvements to the Dragoon Gulch Trail and restripe the second floor Terzich building parking area to accommodate ADA parking.

The Public Works Department and City Administration worked with the County of Tuolumne to make improvements and widen the Greenly Street/Mono Way intersection as part of the new Diana White Cancer Center, operated by Adventist Health of Sonora.

5.2.1 Written Determinations Regarding Public Works Needs and Deficiencies

1. The City Public Works Department completed improvements at the Public Works Corporation Yard.
2. The Public Works Department maintains approximately 55 vehicles for the City of Sonora.
3. The current Public Works Facilities are in good condition.

5.3 Fire Protection and Public Safety Needs and Deficiencies

Purpose: To evaluate the fire protection and public safety needs and deficiencies in terms of supply, capacity, condition of equipment and service quality.

The Sonora Fire Department currently operates three Urban/Wildland Interface fire engines, one Quint Aerial fire engine, one Type III fire truck, two Staff vehicles, and one Utility vehicle out of the City Firehouse. As a result of Measure I funding, staffing levels have been increased in recent years and are currently maintained at a minimum of two personnel assigned at all times. The current equipment is in good condition.

Reported fire calls for Fiscal Year 2016/2017 included 1,375 to Sonora City residents and 237 calls to residents and visitors outside of the City boundaries, for a total of 1,612 calls. The City continues to provide qualified instructors for a countywide training delivery system that provides training to existing firefighters, new recruits and students from the local Community College.

The Sonora Police Department saw an increase in several areas in Fiscal Year 2016/2017, including calls for service, number of incidents handled, calls received, total number of arrests, driving under the influence (DUI) arrests, drug arrests, and animal calls. The majority of incidents were minor traffic violations. There was an increase in domestic violence cases, burglaries, and traffic accidents. There were 18,634 service calls during Fiscal Year 2016/2017.

The Department continued to stay in compliance with State mandated training regulations. Members of the Department received hundreds of hours of POST (Peace Officer Standards and Training) certified training in 2017. The policy of the Police Department is as follows:

The Police Department continues to be responsive to community needs by utilizing this philosophy and should continue to provide good service to area residents. The Police Associate Citizens Team (PACT), Youth Explorers, and reserve officers provide volunteer citizen support during major community events and when needed.

It is the policy of the Sonora Police Department is to support and be a part of our community. To better serve the community, the Department shall operate under the Community Oriented Policing and Problem Solving (C.O.P.P.S.) Program. Each Patrol Sergeant will be assigned a "City Area" for which he is ultimately responsible for activities and problem solving.

Improvements to the Police Department facility continue. In June of 2013, the City completed a major waterproofing project at this facility. Recently, the building had a new roof installed. Improvements to the security of the building were completed. Some minor repairs still need to be completed in the future.

The Police Department currently have 23 vehicles in their fleet which include cars, vans, trucks and SUVs. The ages of the vehicles range from 1998 (BT-57) to 2014 (Chevrolet Caprice).

The Sonora Police Department also provides mutual cooperation with the Tuolumne County Sheriff's Department and the California Highway Patrol.

5.3.1 Written Determinations Regarding Fire Protection and Public Safety Needs and Deficiencies

1. The number of Volunteer Firefighters in the Fire Department has declined in recent years but the Department continues to provide adequate service to the population.
2. Equipment for the Fire Department is in good condition.
3. The Police Department continues to fill open full-time Police Officer positions.
4. The Police Department secured a grant to upgrade the aging 911 system.
5. A major waterproofing project was completed at the Police Station in 2013. A new roof was recently installed along with security upgrades. Improvements to the Police Department facility continue.

5.4 Parks and Recreational Needs and Deficiencies

Purpose: To evaluate the Parks and Recreational needs and deficiencies in terms of supply, capacity, condition of facilities and service quality.

The Sonora Department of Public Works maintains the Sonora park areas in concert with multiple community volunteer groups. Park and recreational areas within the boundaries of the City of Sonora are listed in Section 3.2 of this report. Pruning, watering, chemical application, and litter removal occurs on all City-owned property. The City's park and recreation facilities are in good condition. Parks such as the downtown Grisby Park and Coffill Park provide excellent opportunities for local residents and visitors to enjoy the historic character and relaxed atmosphere of downtown Sonora. Using grant funds, the City acquired 102± acres for the Dagoon Gulch Trail system. The Dagoon Gulch Trail included 2.5 miles of public trails in 2012. In June of 2013, the City completed the Dagoon Gulch Master Trail Plan to

incorporate the Cutler property into the trail system. In February 2018, 1.5 miles of trails were added to the Dragoon Gulch Trail system, for a total of 3 miles of trails.

A caretaker position (who resides in the existing residence) was established to assist the Public Works Department in maintenance of the Dragoon Gulch Trail.

5.4.1 Written Determinations Regarding Parks and Recreational Needs and Deficiencies

1. The Sonora Department of Public Works maintains the Park and Recreation areas for the City.
2. In June of 2013 the City completed the Dragoon Gulch Master Trail Plan to incorporate the 67± acre Cutler property into the existing trail system. In 2016, the ADA section of the trail was resurfaced through donated services. In February 2018, an additional 1.5 miles of trails were added to the system, for a total of 3 miles of public trails.
3. The City's Park and Recreation facilities are in good condition and provide adequate service to residents and visitors to the area.

5.5 Community Facilities and Special Programs Needs and Deficiencies

Purpose: To evaluate the Facilities and Special Program needs and deficiencies in terms of supply, capacity, condition of facilities and service quality.

The Department of Public Works maintains the City's community facilities. Over the past several years the City has made several improvements to the Opera Hall for various events. All Community Facilities and Special Programs provide excellent service to the local community.

The Public Works Department of the City of Sonora maintains approximately 30 miles of streets including re-striping, sign repair and replacement, street cleaning, and pothole repair. Street lighting is maintained by Pacific Gas and Electric Company (PG&E). The City pays for light service and is responsible for placing holiday decorations. Storm water disposal and drainage and runoff facilities are managed by the City Public Works Department. Included in the drainage maintenance plan are bridges, culverts, and appurtenant facilities. Public parks and open space are landscaped regularly. The Public Works Department maintains and collects solid waste for City-owned facilities. Solid Waste services to the City is provided under contract from Waste Management dba Cal Sierra Disposal Inc.

Special Programs for the City of Sonora include the City rental facilities, Grant Programs and projects, Microenterprise Technical Assistance Program, the Sonora Certified Farmers' Market, Sonora Opera Hall Rental, maintenance of the City's website and special events.

5.5.1 Written Determinations Regarding Community Facilities and Special Programs Needs and Deficiencies

1. Community facilities are maintained by the Department of Public Works.
2. Sonora's community facilities and Special Programs provide adequate service to residents and visitors.

5.6 Community Development Services Needs and Deficiencies

Purpose: To evaluate the Community Development Services needs and deficiencies in terms of supply, capacity, condition of facilities and service quality.

The Community Development Department coordinated the comprehensive update of the City's General Plan which was adopted May 30, 2007. The Community Development Department staff consists of one Community Development Director, one Community Development Specialist, one part-time contract building inspector, one part-time contract planner and the Special Programs Coordinator to provide department services.

5.6.1 Written Determinations Regarding Community Development Service Needs and Deficiencies

1. The Community Development Department initiated the process of bringing the needed parcels into compliance with the revised 2020 General Plan and making needed changes to the Zoning Ordinance.
2. The Community Development Department has adequate personnel to serve the City's needs in addressing growth and development.

5.7 Growth and Population

Purpose: To evaluate service needs based upon existing and anticipated growth patterns and population projections.

5.7.1 Growth and Population in the City of Sonora

According to the Tuolumne County Assessor's records, within the City of Sonora there are 147 undeveloped parcels and 1,564 developed parcels. The *Sonora General Plan* states:

"Based on historical growth rates over the long term, the City of Sonora anticipates its residential population will reach between 5,144 and 5,948 individuals by 2020-an increase of between 480 and 1,284 individuals."

The majority of individuals who reside in the City of Sonora are year-round residents; however, there are many seasonal households as well. Many parcels within the City can potentially be divided and discretionary permits issued for their development. Nighttime population within the City is approximately 4,900, while the daytime population can swell to over 25,000 individuals. The City of Sonora currently provides service outside of its boundary only when responding to fire emergencies under a mutual or automatic aid agreement. The City will continue to implement its General Plan Policies through the developmental process.

5.7.2 Written Determinations on Growth and Population

1. There is a likelihood of growth in the City of Sonora.
2. There are 147 vacant parcels in the City of Sonora which could be improved with residential or other structures.
3. In the City of Sonora, parcels can be divided or discretionary permits issued, to allow additional development.

5.8 Financial Constraints and Opportunities

Purpose: To evaluate factors that affect the financing of needed improvements.

5.8.1 Financial Constraints and Opportunities for the City of Sonora

The City of Sonora utilizes the following Committees to provide guidance on financial issues:

- Finance Committee - Jim Garaventa, Tim Miller, Matt Hawkins and Chris Gorsky. (Meets as needed)
- Personnel Committee – Colette Such, Connie Williams, Tim Miller and Chris Gorsky. (Meets as needed)
- Public Safety Committee – Jim Garaventa, Matt Hawkins, Tim Miller, Aimee New and Turu VanderWeil. (Meets as needed)

The City of Sonora receives revenues from sources that include Sales Tax, Property Tax, Motor Vehicle License Fees (VLF), Building Permits, Transient Occupancy Tax, Business License Tax, and Measure I that went into effect in January of 2005 adding a ½ cent to the sales tax to help fund Police, Fire and Public Works activities.

The sales and use tax is expected to generate approximately \$2.69 million in revenue in fiscal year 2018-2019 or a 2.5% increase. Property tax is expected to increase by 4% totaling slightly more than \$856,000. Transient Occupancy Tax (TOT) is expected to increase by 15% or greater.

For fiscal year 2018-2019, the City's General Fund revenues are projected to be \$5,026,702 or 3.3% greater than the previous fiscal year. For Fiscal year 2018-2019, the City of Sonora adopted a General Fund budget of \$5,493,931. The General fund Reserve is expected to remain at 1.4 million.

City management continues to take a position of conservative revenue projection and modest increases to General Fund department expenditures. Increases are primarily related to the restoration of employee concessions and the transfer of projects or programs previously funded by the Sonora Redevelopment Agency to the General Fund. The following projects are expected to be funded in Fiscal Year 18/19 with reserve funds:

Woods Creek Park irrigation well, Visitor's Bureau exterior painting, Police Car maintenance /replacement, Police Dispatch counter security glass, Coffill Park ADA access, Fire Museum floor repair, and Farmer's Market restrooms.

State mandates and revenue take-a-ways will siphon off General Fund revenue, such as parking fines/forfeitures and booking fee revenue. Risk Management anticipates an increase in expenses for programs such as Worker's Compensation, Liability, Property, General Administration and Employee Assistance Programs.

5.8.2 Written Determinations on Financial Constraints and Opportunities

1. State mandates and revenue take-a-ways will siphon off parking fines/forfeitures and booking fee revenue. Risk Management will experience an increase in expenses. Several projects will be funded with reserve funds.
2. The City of Sonora's Administrator and Administrative Services Director provide budget services for the City of Sonora each fiscal year and follow the Governmental Accounting Standings Board (GASB) 34 accounting standards.
3. The City of Sonora will continue to receive revenues from sources that include Sales Tax,

Property Tax, Motor Vehicle License Fees (VLF), Building Permits, Transient Occupancy Tax, Business License Tax, Transient Occupancy Tax, and Measure I sales tax.

4. For Fiscal year 2018-2019, the City of Sonora adopted a General Fund budget of \$5,493,931.

5.9 Cost Avoidance Opportunities

Purpose: To identify practices or opportunities that may help eliminate unnecessary costs.

5.9.1 Cost of Operations for the City of Sonora

The City of Sonora's anticipated General Fund expenses for fiscal year 2018-2019 are estimated at over \$5 million dollars to provide services to the constituents of the City of Sonora. The departments of the City of Sonora include Administration, Police, Fire, Community Development, Public Works and Finance. The Administrative Services Director provides financial services for the City of Sonora.

Separate General Fund department budgets are prepared for Community Development, Cemetery, City Administration, Council/Clerk, Engineering, Facilities, Fire, Opera Hall, Other (notices, travel/training and Local Agency Formation Commission), Parking lots, Parks/landscaping, Police, and Public Works operations and services.

The City Council reviews and adopts a budget following public meetings. The City Council amends the annual budget throughout a budget year, as deemed appropriate, following public meetings. These meetings offer the opportunity for City of Sonora constituents to review the budget and comment.

According to planned land uses in the City of Sonora, infrastructure facilities such as roads and streetlights may require improvements. The City completed a Community Revitalization Plan for the historic downtown commercial areas and gateways. The Plan evaluated existing facility conditions and recommend improvements. Funding sources for the improvements were included within the plan. The City of Sonora should be able to pay for those as needed. Two projects have received funding and are in the design and engineering phase.

Public water and sewer services within the City of Sonora are provided and maintained by the Tuolumne Utilities District. The City of Sonora's residents pay the service charges for their water and sewer service.

The County of Tuolumne provides various Environmental Health (hazmat and automobile repair shop, public pools/spas and food facilities inspections), Recorder (recording documents), Assessor (assessing private property), Auditor (collecting and dispersing property tax) services, and booking and jail services at minimal cost to the City of Sonora.

5.9.2 Written Determinations on Cost Avoidance Opportunities

1. Separate budgets are prepared for Community Development, Cemetery, City Administration, Council/Clerk, Engineering, Facilities, Fire, Opera Hall, Other (notices, travel/training and Local Agency Formation Commission), Parking lots, Parks/landscaping, Police, and Public Works operations and services.
2. The City Council reviews and adopts a budget following public meetings. The City Council amends the annual budget throughout a budget year, as deemed appropriate.
3. The County of Tuolumne provides various Environmental Health (Hazmat and, automobile repair shop, public pools/spas and food facilities inspections), Recorder (recording documents), Assessor (assessing private property), Auditor (collecting and dispersing

property tax) services, and jail and booking services at minimal cost to the City of Sonora.

5.10 Opportunities for Rate Restructuring

Purpose: To identify opportunities to positively impact rates without decreasing service levels.

5.10.1 Rates for the City of Sonora

Most of the services provided by the City of Sonora are funded by sales tax revenue. The City of Sonora strives to keep rents (rates) as low as possible. Rent is charged for the use of many of the facilities listed in Section 3.2, such as the Opera Hall.

5.10.2 Written Determinations on Opportunities for Rate Restructuring

1. Most of the services provided by the City of Sonora are funded by sales tax revenue.
2. The City of Sonora strives to keep rents as low as possible.
3. Rent is charged for the use of many of the facilities listed in Section 3.2, such as the Opera Hall.

5.11 Opportunities for Shared Facilities

Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.

5.11.1 Opportunities for the City of Sonora to Share Facilities

The City of Sonora was formed in 1851 to provide municipal services to its residents. The City of Sonora and its Sphere of Influence overlap the following agencies providing municipal services:

County of Tuolumne, Tuolumne Utilities District (water and sewer), Tuolumne County Resource Conservation District, County-wide County Service Area No. 21 (ambulance), and the Shaws Flat/Springfield Cemetery District.

In 2016, the South Sonora Lighting District was dissolved and that area was annexed into the City of Sonora at the recommendation of LAFCO during the previous 2013 Municipal Service Review. All applicable property taxes and the remaining funds in the Lighting District account were transferred to the City as the successor agency.

Services are also provided by TUD, COMCAST, PG&E, and AT&T. The City currently does not share personnel, equipment, facilities, or infrastructure with any agency.

Like all of the fire districts in Tuolumne County, the Sonora Fire Department has a significant degree of interdependence with the surrounding area due to the services provided and the automatic and mutual aid provided to all other fire protection agencies in the County through the "County of Tuolumne Fire Agencies Master Mutual Aid Agreement." This is a mutual cooperation agreement involving all Tuolumne County fire agencies to increase fire protection resources and other emergency operations to assure adequate protection to the County. This agreement is deferential to State and Federal agencies under emergency conditions. Under this agreement each fire district assumes all costs for its own personnel and equipment during emergency situations. The agreement has no termination date; however, each

party to the agreement may terminate their participation at any time with a 30-day written notice to all parties involved. Government agencies included in this Agreement are: Tuolumne County Fire Department, Twain Harte Community Services District (THCSD), Sonora City Fire Department, Tuolumne County Office of Emergency Services (OES), Jamestown Fire Protection District (JFPD), Mi-Wuk/Sugar Pine Fire Protection District (MFPD), Strawberry Fire Protection District (SFPD), Columbia Fire Protection District (CFPD), and the California Department of Corrections and Rehabilitation (Sierra Conservation Center). The Tuolumne Band of Me-Wuk Indians now has a fire station near the Black Oak Casino and are willing to provide aid as requested. Cal Fire serves the majority of government owned properties within the County, such as those within the Stanislaus National Forest and Bureau of Land Management.

The Sonora Police Department provides mutual cooperation with the Tuolumne County Sheriff's Department and the California Highway Patrol.

5.11.2 Written Determination on Opportunities for Shared Facilities

1. Currently, sharing of infrastructure, personnel, facilities or equipment does not occur nor is it necessary at this time.
2. The City of Sonora participates in the "County of Tuolumne Fire Agencies Master Mutual Aid Agreement". This is a mutual cooperation agreement involving all Tuolumne County fire agencies to increase fire protection resources and other emergency operations to assure adequate protection to the County. Government agencies included in this Agreement are: Tuolumne County Fire Department, Twain Harte Community Services District (THCSD), Sonora City Fire Department, Tuolumne County Office of Emergency Services (OES), Jamestown Fire Protection District (JFPD), Mi-Wuk/Sugar Pine Fire Protection District (MFPD), Strawberry Fire Protection District (SFPD), Columbia Fire Protection District (CFPD), and the California Department of Corrections and Rehabilitation (Sierra Conservation Center). The Tuolumne Band of Me-Wuk Indians now has a fire station near the Black Oak Casino and are willing to provide aid as requested. Cal Fire serves the majority of government owned properties within the County, such as those within the Stanislaus National Forest and Bureau of Land Management.
3. The Sonora Police Department provides mutual cooperation with the Tuolumne County Sheriff's Department and the California Highway Patrol.

5.12 Government Structure Options

Purpose: To consider the advantages and disadvantages of various government structures that could provide public services.

5.12.1. City of Sonora Governmental Structure

One of the most critical elements of LAFCO's responsibilities is in setting logical service boundaries for communities based on their capability to provide services to affected lands.

There are not many government structure options available in the Sonora area. Other governmental agencies that provide a municipal service within the current City boundaries include: County of Tuolumne, Tuolumne Utilities District (water and sewer), Tuolumne County Resource Conservation District, County-wide County Service Area No. 21 (ambulance), and the Shaws Flat/Springfield Cemetery District.

The current governmental structure of the City provides very good service to the local population and

visitors to the area. If conditions and efficiency demand such changes, the City could begin the process to alter its current boundaries and SOI boundaries.

5.12.2 Written Determinations on Government Structure Options

1. There are very few government structure options currently available to the City of Sonora.
2. The current organization of the special districts, the County, and the City of Sonora provides adequate service to the population.

5.13 Management Efficiencies

Purpose: To evaluate the management capabilities of the organization.

5.13.1 City of Sonora Management

In evaluating the City of Sonora's capability to serve its existing area and Sphere of Influence, LAFCO can examine the City's ability to maintain management and budget efficiencies over the existing lands. The City Administrator is responsible for the overall management of the City. The City's Departments are managed by the Police Chief, Fire Chief, Administrative Services Director, Public Works Director (currently overseen by City Administrator) and the Community Development Director.

The City of Sonora operates in an efficient manner. The Fiscal Year 2017/2018 Budget showed that the City had a labor force consisting of 37 full-time/benefitted employees, 37 part-time/non-benefitted employees, 4 contracted employees and 5 elected officials (City Council). The City continues to maintain a City Employee Retirement program (PERS). Each employee is responsible for 100% of the member contribution (commencing July 7, 2012). The City contracts for the services for the City Attorney, part-time City planner, part-time City building inspector and the City Engineer. Facilities listed in Section 3.2 are well maintained and staffing levels are currently adequate to meet service demands.

The City of Sonora strives for maximum budget efficiency through the budget preparation process and maintains a balanced budget. Capital improvements are planned during the budget process. Routine training is provided to all City departments and a comprehensive safety program is adhered to by all personnel.

5.13.2 Written Determinations on Management Efficiencies

1. For Fiscal Year 2017/2018, the City had a labor force consisting of 37 full-time employees, 37 part-time employees, 5 elected officials and 4 contract employees.
2. The City of Sonora maintains a balanced budget. City facilities are well maintained and staffing levels are adequate to meet demands.
3. It is reasonable to conclude that management is efficient.

5.14 Local Accountability and Governance

Purpose: To evaluate the accessibility and levels of public participation associated with the agency's decision-making and management processes.

5.14.1 City of Sonora Public Participation

LAFCO may consider the agency's record of local accountability in its management of community affairs.

The City distributes periodic surveys to solicit public feedback and maintains a website. Public attendance and participation is encouraged at the City Council meetings, which are held on the first and third Mondays of the month at 5:00 p.m. at City Hall in the Council Chambers. The agenda is posted on the kiosk at City Hall. Three days before the meeting, copies of the agenda and packet materials are available for public inspection at City Hall and are posted on the City's website. Financial reports and agendas for meetings are available upon request. E-mail notification of events is available and the City records Council meetings for television broadcast and conducts radio interviews on local topics of interest. Education programs for local schools are a common occurrence, including the annual 4th grade walking tours.

5.14.2 Written Determinations on Local Accountability and Governance

1. The City of Sonora's outreach program includes distribution of surveys, maintenance of a website, television broadcasts and radio interviews on local topics of interest, including City sponsored programs.
2. The Sonora City Council conducts business during regularly scheduled meetings that are open to the public.
3. The City of Sonora is proactive in soliciting customer feedback and comments from property owners.

5.15.1 Disadvantaged Unincorporated Communities (DUC)

Section 56430(a)(2) of the Government Code requires that LAFCO include in a Municipal Service Review, a description of the location and characteristics of any disadvantaged unincorporated communities within or contiguous to the Sphere of Influence. Section 56425(e)(2) further requires LAFCO to adopt additional determinations for an update of a Sphere of Influence of a Special District that provides public facilities and services related to sewer, water and fire protection.

For an update of a Sphere of Influence of a special district that provides public facilities or services related to sewers, municipal or industrial water, or structural fire protection, the present and probable need for these public facilities or services by any Disadvantaged Unincorporated Communities within the Sphere of Influence must be considered. A written statement of LAFCO's determination must be adopted.

Section 65302.10(a) defines a Disadvantaged Unincorporated Community (DUC) as a fringe, island or legacy community in which the median household income is 80% or less than the Statewide median household income. An unincorporated legacy community is a geographically isolated community that is inhabited and has existed for at least 50 years

5.15.2 Disadvantaged Unincorporated Communities within or adjacent to the Sphere of Influence of the City of Sonora

The City of Sonora is located in the western part of Tuolumne County near the eastern junction of State Highways 49 and 108. Incorporated in 1851, Sonora is the only incorporated city in the county with a residential population of approximately 4,847 and a day-time influx population of 22,000 - 25,000. Sonora encompasses approximately 3 square miles of area.

The 2010 Census indicates that the City of Sonora is a Census designated place and has a median household income of \$31,424.00 per year. The Census further indicates that the median household income for the State of California is \$61,632 per year. 80% of the State wide median income is \$49,306

per year. Even though the median household income of the City of Sonora is less than 80% of the Statewide median household income, the City of Sonora is incorporated and is, therefore, not a disadvantaged unincorporated community.

Section 56430(a)(2) of the Government Code requires that LAFCO include in a Municipal Service Review, a description of the location and characteristics of any disadvantaged unincorporated communities within or contiguous to the Sphere of Influence of a District that provides public facilities and services related to sewer, water and fire protection. The City of Sonora does not provide sewer or water services; however, the City does provide structural fire protection services. The City of Sonora is adjacent to the communities of East Sonora (to the east), Columbia (to the northwest), and Jamestown (to the southwest). There are also several subdivisions inside and outside the Sphere of Influence that are located in the unincorporated area of Tuolumne County.

The 2010 Census indicates that the following communities adjacent to the City of Sonora SOI Boundaries are Census Designated Places (CDP) and have the following median household incomes:

COMMUNITY	MEDIAN HOUSEHOLD INCOME	Disadvantaged Unincorporated Community?
Columbia	34,231	YES
East Sonora	35,781	YES
Jamestown	27,764	YES

The 2010 Census Data indicates that the communities of Columbia, East Sonora, and Jamestown are Disadvantaged Unincorporated Communities (DUCs), which are located inside or adjacent to the Sphere of Influence boundaries of the City of Sonora. However, the Tuolumne Utilities District's service area encompasses numerous communities and subdivisions and overlaps the Sphere of Influence of the City of Sonora. These communities and subdivisions include: Sonora, Jamestown, Columbia, East Sonora, Greenley Basin, Mono Village, Cuesta Serena, and Gibbs Ranch. The TUD provides public water and wastewater services to these communities. The Jamestown Sanitary District provides sewer services to the area of Jamestown. The Sonora Water Company is a private water company and provides services to the Mill Villa and Volponi Acres Subdivisions.

5.15.3 Present and Planned Capacity of Public Facilities in Disadvantaged Unincorporated Communities

Section 56425(e)(2) of the Government Code requires LAFCO to adopt additional determinations for an update of a Sphere of Influence of a Special District that provides public facilities and services related to sewer, water and fire protection. The City of Sonora provides fire protection, police protection, public works services, park and recreation services, and community facilities to the incorporated City of Sonora. Disadvantaged unincorporated communities inside and adjacent to the Sphere of Influence boundaries of the City of Sonora are provided services from the Tuolumne Utilities District, the Tuolumne County Fire Department, the Jamestown Fire Protection District, the Columbia Fire Protection District, the Jamestown Sanitary District and the Sonora Water Company. These services and facilities are provided to the disadvantaged unincorporated communities in an efficient manner to all property owners, residents and visitors of these areas regardless of income.

Senate Bill 1087 requires that water use projection of an Urban Water Management Plan include projected water use for single-family and multi-family residential housing for lower income households as identified in the housing element of any city, county or other applicable General Plan. The Regional Housing Needs Assessment generated by the State Department of Housing and Community Development (HCD) is relied upon to allocate the regional need for housing for incorporation into housing element updates. Tuolumne County last updated Chapter 3, the Housing Element, of the Tuolumne County General Plan, in July 2010. The County's Housing element identifies the target number of low income households from 2007 to 2014 as 17 percent of the population and very low income as 22 percent

of the population.

Pursuant to Government Code Section 65589.7, it is the TUD policy to grant a priority to proposed developments seeking water or sewer service that includes housing units affordable to lower income households. To further this policy, the TUD adopted the following procedures:

The TUD will not deny or condition the approval of an application for services to, or reduce the amount of service by a proposed development that includes housing units affordable to lower income households unless TUD makes a specific written finding that the denial, condition, or reduction is necessary due to the existence of one or more of the following:

1. TUD does not have “sufficient water supply” as defined in paragraph (2) of subdivision (a) of Government Code Section 66473.7, or is operating under a water shortage emergency as defined in Section 350 of the California Water Code, or does not have sufficient water treatment or distribution capacity to serve the needs of the proposed development, as demonstrated by a written engineering analysis and report.
2. TUD is subject to a compliance order issued by the State Department of Health Services that prohibits new water connections.
3. The proposed development is seeking sewer service, and TUD does not have sufficient collection, treatment, or reclamation capacity, as demonstrated by a written engineering analysis and report on the condition of the collection, treatment, or reclamation works, to serve the needs of the proposed development.
4. The proposed development is seeking sewer service, and TUD is under an order issued by a Regional Water Quality Control Board (RWQCB) that prohibits new sewer connections.
5. The applicant failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects seeking service from TUD, including but not limited to the requirements of local, state, or federal laws, and regulations or payment of a fee or charge.

The following table shows which communities receive public water and/or sewer services. The provider is TUD unless otherwise noted:

COMMUNITY	WATER	SEWER
Columbia	YES	YES
East Sonora	YES	YES
Jamestown	YES	Jamestown Sanitary District
City of Sonora	YES	YES

5.15.4 Written Determinations Regarding Disadvantaged Unincorporated Communities:

1. The City of Sonora is an incorporated city and does not meet the definition of a Disadvantaged Unincorporated Community (DUC).
2. The communities of Columbia, East Sonora, and Jamestown have been identified as Disadvantaged Unincorporated Communities adjacent to the Sphere of Influence boundaries of the City of Sonora.
3. The City of Sonora provides structural fire protection, police protection, public works services, park and recreational services and community facilities within its boundary. It does not provide sewer or water services. The City of Sonora strives to provide fire

protection, police protection, public works services, parks and recreation facilities and community facilities at the lowest cost possible to property owners, residents and visitors within its District in an efficient manner.

4. The DUCs within or adjacent to the City of Sonora Sphere of Influence are within the service area of the Tuolumne Utilities District and can be provided water or sewer services by that agency.
5. The DUCs within or adjacent to the City of Sonora Sphere of Influence are located within the service area of the Jamestown Fire Protection District, the Columbia Fire Protection District, or the Tuolumne County Fire Department, and are provided fire protection services in an efficient and cost effective manner.

6.0 REFERENCES

City of Sonora, General Plan 2020, May 30, 2007

City of Sonora, Injury & Illness Prevention Program Amended 2005

City of Sonora, Operating Budget Fiscal Year 2016/2017

City of Sonora, Operating Budget Fiscal Year 2017/2018

City of Sonora, Draft Operating Budget Fiscal Year 2018/2019

City of Sonora Annual Financial Report June 30, 2016

City of Sonora Annual Financial Report June 30, 2017

City of Sonora Total Compensation Study Report, Final Draft, June 9, 2017

City of Sonora, Hazard Mitigation Plan 2013

City of Sonora Website

Health and Safety Code Sections 13800-13960

California Government Code

State of California, State Board of Equalization

Local agency Formation Commission:

1980 "Sphere of Influence for Tuolumne County"

1985 "Updated Sphere of Influence for Tuolumne County"

County of Tuolumne:

Community Resources Agency, Geographic Information System

Auditor-Controller

Elections Office

Recreation Department