

RESOLUTION No. 07-06-2026-C**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA SUPPORTING THE TUOLUMNE COUNTY TRANSPORTATION COUNCIL'S SUBMISSION OF LOCAL AUTHORITY RECOMMENDATIONS FOR OPPORTUNITY ZONE 2.0 DESIGNATION OF ELIGIBLE TUOLUMNE COUNTY CENSUS TRACTS, INCLUDING THE DOWNTOWN SONORA CENSUS TRACT**

WHEREAS, the federal Opportunity Zone program is intended to encourage long-term private investment in economically distressed communities through federal tax incentives for qualifying investments in designated census tracts; and

WHEREAS, Opportunity Zones 2.0 establishes a new ten-year designation cycle for eligible census tracts, with new designations taking effect for investments made on or after January 1, 2027; and

WHEREAS, the State of California, through the Governor's Office of Business and Economic Development and the Department of Finance, has established a local authority recommendation process to inform the Governor's selection of census tracts for nomination to the United States Department of the Treasury; and

WHEREAS, the local authority recommendation process allows recommendations to be submitted by cities, counties, special districts, regional joint powers authorities, councils of governments, and tribal governments; and

WHEREAS, the Tuolumne County Transportation Council is a regional joint powers authority serving the Tuolumne County region and is well positioned to submit a coordinated regional recommendation reflecting local and regional economic development, housing, infrastructure, and investment priorities; and

WHEREAS, the City of Sonora supports a coordinated regional recommendation because Opportunity Zone designation decisions will affect investment patterns, housing opportunities, infrastructure priorities, and economic development prospects across jurisdictional boundaries; and

WHEREAS, Census Tract 06109001200, including Downtown Sonora and its immediate environs, is eligible for Opportunity Zone 2.0 consideration and includes the historic downtown, the county's civic and commercial center, regional healthcare services, government facilities, visitor-serving commercial activity, and infrastructure-served sites appropriate for reinvestment, rehabilitation, mixed-use development, and attainable housing; and

WHEREAS, the Downtown Sonora tract has the highest poverty rate among the county's eligible tracts and is currently designated under the original Opportunity Zone program, making redesignation important for continuity, investor familiarity, and the ability to translate designation into visible and near-term community reinvestment; and

WHEREAS, the City's interest in designation of the Downtown Sonora tract is grounded in the opportunity to support reinvestment in older building stock, adaptive reuse, housing near jobs and services, walkable mixed-use development, small-business activity, historic downtown revitalization, and continued strengthening of Sonora's role as the county's civic, commercial, healthcare, and cultural center; and

WHEREAS, the City further recognizes that Downtown Sonora's impact would be strengthened if paired with designation of other eligible Tuolumne County rural tracts, including nearby Columbia, because a broader regional designation can support linked investment in housing, workforce development, education, tourism, transportation access, airport-adjacent economic activity, and rural infrastructure; and

WHEREAS, the City supports the regional recommendation of three eligible Tuolumne County census tracts, including the Downtown Sonora tract, through a coordinated submission by the Tuolumne County Transportation Council; and

WHEREAS, Opportunity Zone designation does not approve any specific development project, change land use designations or zoning, create an entitlement, waive applicable environmental review, or commit the City to future funding obligations; and

WHEREAS, designation would instead provide an additional federal investment tool that may support locally desired outcomes, including housing production, rehabilitation of underutilized properties, commercial revitalization, infrastructure investment, tourism and outdoor recreation, workforce development, and rural economic resilience.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sonora hereby supports the Tuolumne County Transportation Council serving as the regional local authority recommending entity for eligible Tuolumne County census tracts under the Opportunity Zones 2.0 local authority recommendation process.

BE IT FURTHER RESOLVED that the City Council supports the submission by the Tuolumne County Transportation Council of Local Authority Recommendation Forms for three eligible Tuolumne County census tracts, including Census Tract 06109001200, Downtown Sonora and its immediate environs.

BE IT FURTHER RESOLVED that the City Council specifically supports Opportunity Zone 2.0 designation of Census Tract 06109001200 as a high-priority tract because of its demonstrated economic need, existing infrastructure, reinvestment potential, housing and mixed-use opportunities, civic and healthcare anchors, downtown commercial activity, and ability to generate visible community benefit.

BE IT FURTHER RESOLVED that the City Council supports regional coordination with the County of Tuolumne, the Tuolumne County Transportation Council, local economic development partners, community stakeholders, and state representatives to advance Opportunity Zone 2.0 recommendations that align with local and regional housing, infrastructure, and economic development priorities.

BE IT FURTHER RESOLVED that the City Administrator, or designee, is authorized to provide a copy of this Resolution to the Tuolumne County Transportation Council, the County of Tuolumne, the Governor's Office of Business and Economic Development, the California Department of Finance, state legislative representatives, and other relevant partners in support of the regional Opportunity Zones 2.0 recommendation.

BE IT FURTHER RESOLVED that this Resolution is intended to support regional coordination and does not constitute City approval of any specific project, entitlement, land use change, funding commitment, tax increment financing district, or future development action.

PASSED, APPROVED AND ADOPTED as a Resolution by the Sonora City Council at a meeting held by the City Council on the 6th day of July 2026, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Ann Segerstrom, Mayor

ATTEST: _____
Nicole McCutchen, City Clerk, City of Sonora