



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

AGENDA TUOLUMNE COUNTY BOARD OF SUPERVISORS PLANNING COMMITTEE

January 20, 2022
3:30 p.m.

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

IMPORTANT PUBLIC NOTICE: Under the Governor's Executive Order N-25-20, this meeting will allow members of the Planning Committee to participate by teleconference; and under Order N-29-20, Accessibility Requirements, if you need swift special assistance during the Planning Committee meeting, please call 209-770-5423.

PUBLIC PARTICIPATION PROCEDURES

In order to protect public health and the safety of Tuolumne County citizens, this meeting will be physically closed to the public. Public Comment will be opened and closed individually for each agenda item listed below, excluding Reports. To observe or participate in this meeting, please use the following link: <https://us02web.zoom.us/j/88417705619> For detailed Zoom instructions go to the Agenda Packet <https://www.tuolumnecounty.ca.gov/136/Board-of-Supervisors-Planning-Committee>

You also may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (qyaley@co.tuolumne.ca.us) for retention as part of the administrative record. Comments will not be read during the meeting.

1. PUBLIC FORUM

The public may speak on any item not on the printed agenda. No action may be taken by the Committee. The amount of time allocated for the public forum is limited to 15 minutes.

2. PLANNING COMMITTEE BUSINESS

- A. Adopting Resolution PC2022-001 authorizing remote teleconference meetings of BOSPC for the period of January 20, 2022 to February 20, 2022.
- B. Reports – Staff and Committee Members
** Reports are a brief oral report from a committee or Commission member and/or County staff, and no Committee action will occur. This item is not intended to include in depth presentations or reports, as those matters should be placed on an agenda for discussion.**

3. NEW ITEMS:

1. Discussion of the 2022 Board of Supervisors Planning Committee Work Plan.

OLD BUSINESS:

None.

Adjournment

* The Board of Supervisors Planning Committee serves as an advisory group to the Board of Supervisors for reviewing, commenting on and recommending new and/or modifications to existing policy related to land use and development regulations. In conducting its work, the Committee is to attempt to balance the needs of the individual with the needs of all county residents by encouraging economic growth and promoting the stewardship of the county's natural resources and cultural heritage.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

TO: Tuolumne County Committee and Commission Members

FROM: Quincy Yaley, AICP Community Development Department Director

RE: COVID-19 Meeting Procedures

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In response to increasing risks of exposure to the coronavirus (COVID-19), all the Committee and Commission meetings will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Commission/Committees and County to adhere to social distancing requirements of the Brown Act and provide a way for the public to provide public comment live during the meeting.

Due to the modified meeting format and tele-conferencing meeting procedures, the Chair may choose to allow public comment on the project in an alternative fashion, rather than calling for those in favor, those in opposition, those neutral, and then any rebuttals or surrebuttals. The Chair may take public comment on the project in any order in lieu of the calling for those in favor, opposition, neutral, rebuttals, and then surrebuttals.

The Committee and Commission may elect to allow the applicant or applicant representative a specific time to speak on the project prior to taking public comments on the item. This opportunity could have a specific time length allotted, such as five or ten minutes.

As a reminder, those who wish to provide information during the public comment are not required to provide their name. County staff will notify the Chair of any individuals who wish to provide testimony and will limit the testimony to the time limit identified by the Chair.

If an item on the agenda is not identified as a “public hearing”, public comment is still required and can be conducted in a similar format to the modified procedures above.

All votes require a roll call with each Committee and Commission member to be named by County Staff prior to stating their vote. The Chair shall also identify by name the commissioner who initiated the motion and the name of the commissioner who seconds the motion. After a second is named, the Chair must allow County staff to complete a roll call vote.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the zoom meeting. It is recommended that the Chair pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed County staff will notify the Chair that there is no further public comment.

Staff may need to respond to emails or phone calls from members of the public during the meeting to provide assistance to the public if they encounter problems using the Zoom platform. Staff requests that the Chair allow additional time as needed to ensure that members of the public can engage in the meeting.

Zoom Instructions

Zoom links can be found in the agenda for each meeting. The public can view the meeting from their smartphone, on their computer browser, or listen on their telephone. Zoom does not require an account to attend the meeting, but if the public wishes to create one, their basic accounts are free.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the Zoom meeting. The Chair will pause for 60 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 60 seconds has elapsed county staff will notify the Chair that there is no public comment.

Members of the public can also choose to watch the meeting and do not have to comment during the meeting. If a member of the public does not want to provide public comment live, they can provide public comment prior to the meeting via email to the Community Development Department Planning manager at QYaley@co.tuolumne.ca.us. If you would like your comments to be included in the record, please send comments to the above email address by 9:00 a.m. of the day of the noticed meeting.

If anyone is having technical difficulties with Zoom, they can visit Zoom's support page for helpful tips: <https://support.zoom.us/hc/en-us/categories/201146643>.

Below are step by step instructions on how to join and interact as an attendee via Zoom.

JOINING A WEBINAR BY LINK

- To join the webinar, click the link that we provided in the agenda.
- If you are signed in, change your name if you do not want your default name to appear.
- If you are not signed in, enter a display name.

MANUALLY JOINING A WEBINAR

- Use the 9-digit meeting ID/webinar ID provided in the agenda.
- Sign in to the Zoom Desktop or Mobile App
- Click or tap **Join a Meeting**
- Enter the 9-digit webinar ID, and click **Join** or tap **Join Meeting**
- If prompted, enter your name and email, then click **Join Webinar** or tap **Join**.
- You may change your name if you do not want your default name to appear, as you are not required to state your name.

WAITING FOR HOST TO START THE WEBINAR

- If the host has not started broadcasting the webinar, you'll receive a message letting you know to "Please wait for the host to start the meeting".

PUBLIC COMMENT

- During the public comment period you will have the option to "raise your hand" if you would like to comment on a proposed project or during the public comment portion of the meeting.
- Once you have clicked the "raise your hand" option, please wait until a staff unmutes your microphone.
- Once staff has unmuted you will have three minutes to speak.

- A staff member will verbally communicate to you and the Commissioners when you have 30 seconds remaining and then when your time is up.
- Once your allotted time is up, a staff member will mute and “lower your hand”.
- If you are participating from your smartphone, you will also have a “raise their hand” feature.
- When you are unmuted a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment.
- If you are participating via telephone call, you will need to press *9 (star 9) to “raise their hand”, and when you are unmuted you will hear “you are unmuted” allowing you to provide public comment.

END OF MEETING

- If you would like to leave the meeting before it ends, click **Leave meeting**. If you leave, you can rejoin if the webinar is still in progress, as long as the host has not locked the webinar.

Hi there,

You are invited to a Zoom webinar.

When: Jan 20, 2022 03:30 PM Pacific Time (US and Canada)

Topic: Board of Supervisors Planning Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88417705619>

Or One tap mobile :

US: +16699006833,,88417705619# or +13462487799,,88417705619#

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Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 884 1770 5619

International numbers available: <https://us02web.zoom.us/j/88417705619>

1 **Board of Supervisors Planning Committee (BOSPC)**

2 **County of Tuolumne**

3
4 **FINDINGS OF THE BOARD OF SUPERVISORS PLANNING COMMITTEE (BOSPC)**
5 **AUTHORIZING REMOTE TELECONFERENCE MEETINGS**
6 **OF THE BOARD OF SUPERVISORS PLANNING COMMITTEE (BOSPC)**
7 **FOR THE PERIOD JANUARY 20, 2022 THROUGH FEBRUARY 20, 2022**
8 **PURSUANT TO THE RALPH M. BROWN ACT.**
9

10 **WHEREAS**, all meetings of Board of Supervisor Planning Committee (BOSPC) and its legislative
11 bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code §§ 54950 – 54963),
12 so that any member of the public may attend, participate, and view the legislative bodies conduct their
13 business; and

14 **WHEREAS**, the Brown Act, Government Code section 54953(e), makes provisions for remote
15 teleconferencing participation in meetings by members of a legislative body, without compliance with the
16 requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions and
17 requirements; and

18 **WHEREAS**, a required condition of Government Code section 54953(e) is that a state of emergency
19 is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of
20 conditions of disaster or of extreme peril to the safety of persons and property within the state caused by
21 conditions as described in Government Code section 8558(b); and

22 **WHEREAS**, a further required condition of Government Code section 54953(e) is that state or local
23 officials have imposed or recommended measures to promote social distancing, or, the legislative body
24 holds a meeting to determine or has determined by a majority vote that meeting in person would present
25 imminent risks to the health and safety of attendees; and

26 **WHEREAS**, on March 4, 2020, Governor Newsom issued a Proclamation of a State of Emergency
27 declaring a state of emergency exists in California due to the threat of COVID-19, pursuant to the California
28 Emergency Services Act (Government Code section 8625); and,

1 **WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-07-21, which
2 formally rescinded the Stay-at-Home Order (Executive Order N-33-20), as well as the framework for a
3 gradual, risk-based reopening of the economy (Executive Order N-60-20, issued on May 4, 2020) but did
4 not rescind the proclaimed state of emergency; and,

5 **WHEREAS**, on June 11, 2021, Governor Newsom also issued Executive Order N-08-21, which set
6 expiration dates for certain paragraphs of the State of Emergency Proclamation dated March 4, 2020 and
7 other Executive Orders but did not rescind the proclaimed state of emergency; and,

8 **WHEREAS**, as of the date of this Findings, neither the Governor nor the state Legislature have
9 exercised their respective powers pursuant to Government Code section 8629 to lift the state of emergency
10 either by proclamation or by concurrent Findings the state Legislature; and,

11 **WHEREAS**, the California Department of Industrial Relations has issued regulations related to
12 COVID-19 Prevention for employees and places of employment. Title 8 of the California Code of
13 Regulations, Section 3205(5)(D) specifically recommends physical (social) distancing as one of the
14 measures to decrease the spread of COVID-19 based on the fact that particles containing the virus can travel
15 more than six feet, especially indoors; and,

16 **WHEREAS**, the Board of Supervisors Planning Committee (BOSPC) finds that state or local
17 officials have imposed or recommended measures to promote social distancing, based on the California
18 Department of Industrial Relations' issuance of regulations related to COVID-19 Prevention through Title
19 8 of the California Code of Regulations, Section 3205(5)(D); and,

20 **WHEREAS**, as a consequence, the Board of Supervisors Planning Committee (BOSPC) does
21 hereby find that it shall conduct its meetings by teleconferencing without compliance with Government
22 Code section 54953 (b)(3), pursuant to Section 54953(e), and that such legislative bodies shall comply with
23 the requirements to provide the public with access to the meetings as prescribed by Government Code
24 section 54953(e)(2).

25 ///

26 ///

27 ///

28 ///

1 **NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED** by the Board of
2 Supervisors Planning Committee (BOSPC) , County of Tuolumne, State of California, in regular session
3 assembled on January 20, 2022 does hereby resolve as follows:

4 Section 1. Recitals. All of the above recitals are true and correct and are incorporated into this
5 Findings by this reference.

6 Section 2. State or Local Officials Have Imposed or Recommended Measures to Promote Social
7 Distancing. The Board of Supervisors Planning Committee (BOSPC) hereby proclaims that state officials
8 have imposed or recommended measures to promote social (physical) distancing based on the California
9 Department of Industrial Relations’ issuance of regulations related to COVID-19 Prevention through Title
10 8 of the California Code of Regulations, Section 3205(5)(D).

11 Section 3. Remote Teleconference Meetings. The Board of Supervisor Planning Committee
12 (BOSPC) is hereby authorized and directed to take all actions necessary to carry out the intent and purpose
13 of these Findings including, conducting open and public meetings in accordance with Government Code
14 section 54953(e) and other applicable provisions of the Brown Act.

15 Section 4. Effective Date. These Findings shall take effect immediately upon its adoption and
16 shall be effective until the earlier of (i) December 13, 2021, or (ii) such time the Board of Supervisors
17 Planning Committee (BOSPC) adopts a subsequent Findings in accordance with Government Code section
18 54953(e)(3) to extend the time during which its legislative bodies may continue to teleconference without
19 compliance with Section 54953(b)(3).

20 ADOPTED this 20TH day of January, 2022 by Board of Supervisors Planning Committee (BOSPC),
21 by the following vote:

22
23 YES:

24 NO:

25 ABSENT:

26 ABSTAIN:

27

28



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

January 10, 2022

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TO: Tuolumne County Planning Committee

FROM: Quincy Yaley, AICP
Community Development Director

RE: 2022 Board of Supervisors Planning Committee Work Plan Discussion

GENERAL INFORMATION

1. Each year, your committee recommends to the Board of Supervisors a work program for the BOS Planning Committee. The work program lists issues for the Committee to consider during the year. It includes issues that were carried over from the Committee's previously adopted Work Programs, have been directed by the Board, have been requested by Committee members or members of the public, or have been proposed by County staff or housing advocates.
2. Attached for your review is the approved *2021 Board of Supervisors Planning Committee Work Program*. In response to feedback received last year, staff is requesting input from the Committee prior to drafting the 2022 Work Plan.
3. Items appropriate for a work plan include topics that can inform the Board of Supervisors decisions related to land use policies and regulations. This could include reviewing and commenting on matters related to the General Plan and Ordinance Code. The Committee may also discuss new policies that have yet to be considered by the Board, such as short term rental regulations or incorporation of Board of Forestry recommendations into local ordinance code.
4. A reliable work plan is one that is broad enough to accommodate issues as they arise through the year, but specific enough to direct staff and committee members on what topics to address. A last consideration when drafting the work plan is the availability of County staff to support the identified issues. A lengthy work plan may be difficult to complete, where as a focused work plan that identifies the role of staff in each item, would allow for a higher level of success.
5. Once input is received from the Committee, staff will update the work plan and bring it back to the committee prior to taking it to the Board of Supervisor for approval.

FINAL

BOARD OF SUPERVISORS PLANNING COMMITTEE

2021 WORK PROGRAM

The following is a list of issues proposed to be addressed by the Tuolumne County Board of Supervisors Planning Committee (BOSPC) in 2021. These issues have been directed by the Board of Supervisors, have been requested by Commissions, Committees or members of the public, have been proposed by County staff or advisory agencies, or are part of the implementation process from the 2018 Tuolumne County General Plan. Other items will be submitted to the Board of Supervisors for approval to be added to the workplan as issues arise requiring the Committee's consideration.

1. **Revisions to Development Regulations.** The Tuolumne County General Plan calls for the review and modification to existing County regulations to promote economic development and to eliminate, where possible, discouragements to such development. This process is on-going and additional changes to regulations are anticipated to be proposed in 2021.
2. **Comprehensive Update of Title 17 – Zoning Ordinance.** On September 17, 2013, the Board of Supervisors directed staff to prepare an update of the Tuolumne County General Plan. The 2018 General Plan and Environmental Impact Report (EIR) was approved and certified in January 2019. The primary vehicle for implementing the updated General Plan is the Uniform Zoning Ordinance codified in Title 17 of the County Ordinance Code. A comprehensive update of the zoning ordinance will be prepared to bring it into conformance with the updated General Plan including the 2019 Housing Element update. The zoning ordinance update will address ways to streamline the permit process and address repetitive code compliance violations of Title 17. The zoning ordinance will also be reformatted to be more user friendly.
3. **Climate Action Plan.** An implementation program requirement of the 2018 General Plan is the preparation and adoption of a Climate Action Plan by December 31, 2020. This plan will be managed by the Community Development Department in conjunction with Ascent Environmental. The consultant will develop GHG reduction scenarios that address State requirements. The specific strategies and priority actions selected for the proposed 2030 and 2050 GHG reduction scenarios will be summarized into a Strategic Framework with specific implementation plans. The Climate Action Plan will also include a list of measures that can be implemented to reduce the emissions of greenhouse gases that result from development projects.



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

BOARD OF SUPERVISORS

PLANNING COMMITTEE

MINUTES

November 18, 2021

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
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(209) 533-5633
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PRESENT: Chair Anaiah Kirk, Supervisor Jaron Brandon, and Committee Members Robert Ingalls
Sam Segerstrom

ABSENT: Committee Members Jim Schmidt, Larry Beil, and Matt Nutting

STAFF: Quincy Yaley, Community Development Department Director

* * * * *

CALL TO ORDER/WELCOME:

Chairman Kirk called the meeting of November 18, 2021, to order at 3:30.

Chairman Kirk asked staff to complete a roll call for the Commission to see who was present.

Chairman Kirk: Present
Vice-Chair Brandon: Present
Sam Segerstrom: Present
Robert Ingalls: Present
James Schmidt: Absent
Matt Nutting: Absent
Larry Beil: Absent

Chairman Kirk indicated that there was a quorum.

1. PUBLIC FORUM

Chairman Kirk asked if anyone in the audience wished to address the Committee during this portion of the meeting to speak on any issue not on the agenda. Seeing no one who wished to address the Committee at this time, he closed the public forum.

2. PLANNING COMMITTEE BUSINESS

A. Consideration of the minutes of the meeting of September 16, 2021.

It was moved by Committee Member Segerstrom and seconded by Supervisor Brandon to approve the minutes of September 16, 2021 as presented.

Chairman Kirk asked staff to roll call for the vote.

Chairman Kirk : Aye
Vice-Chair Brandon: Aye
Sam Segerstrom: Aye
Robert Ingalls: Aye
James Schmidt: Absent
Matt Nutting: Absent
Larry Beil: Absent

Chairman Kirk called for the vote. Ayes, 4; Noes, 0; Abstain, 0.

Motion passed: 4 – 0 – 0 with Committee Members Schmidt, Larry Beil, and Matt Nutting being absent.

B. Reports- Staff and Committee Members

** Reports are a brief oral report from a committee or Commission member and/or County staff, and no Committee or Commissioner action will occur. This item is not intended to include in depth presentations or reports, as those matters should be placed on an agenda for discussion.**

Supervisor Brandon gave an update on the Board of Supervisors Housing Policy Committee (BOSHPC). He relayed that the BOSHPC made two recommendations related to the Title 17 Update. He noted the first regarded the density bonus and minimum lot sizes, and the second related to multi-use, non-CEQA Site Development Review (SDR) discretionary process, being done by right.

3. OLD BUSINESS

A. Review of Draft Documents for the Title 17 Update Project.

Ms. Yaley gave a status update on the Title 17 Update Project, noting that the comment period is coming to an end. She stated that the consultants have started reviewing the comments and are strategizing the next phase of the project, based on the comments received. She gave an overview of the pros and cons for reducing the minimum parcel size.

Commissioner Ingalls inquired about the governor's new law allowing multiple units on one parcel lots.

Ms. Yaley replied that the General Plan did not evaluate changes in minimum lot sizes. She noted that it is to be determined by local policy.

Supervisor Brandon asked if there would be a need for an Environmental Impact Report (EIR) if reducing minimum lot sizes without increasing dwelling units per acre.

Ms. Yaley replied yes and gave an overview of the impacted environmental factors. She explained Senate Bill 9 (SB9), and the exceptions allowed in the Development Process.

Chair Kirk suggested industry perspective on how to address these issues.

Ms. Yaley added a request for clarification on the public's idea of streamlining.

Commissioner Segerstrom commented on streamlining the development process, noting time and efficiency, and how to simplify the process and still be within the boundaries of the law.

Ms. Yaley added a request for clarification on the public's idea of streamlining.

Supervisor Brandon asked if SB9 could be offered to properties in the county that did not meet the State criteria.

Ms. Yaley responded that they could be allowed but noted the importance of using a case by case basis.

Supervisor Brandon asked if there are any changes being proposed to streamline the Planned Unit

Development (PUD) process.

Ms. Yaley stated she would do analysis on the environmental review and evaluate streamlining the PUD process.

Supervisor Brandon discussed a General Plan review. He noted redevelopment, new development, expectations of developers, and enhancing the permitting process.

Ms. Yaley Spoke about the concerns of apartments in commercial zoning districts, considering density, obstacles, and impacts; and noted the pros and cons, possible barriers, and the need for additional Environmental Review.

Commissioner Ingalls raised concerns about mixed use compatibility.

Supervisor Brandon discussed subsections of mixed use to maximize efficiency.

Ms. Yaley discussed different options and risk factors in correlation with eliminating the Site Development process.

NEW ITEMS

None

4. ADJOURNMENT

Chairman Kirk adjourned the meeting.

Respectfully submitted,

Quincy Yaley, AICP

Community Development Department Director

QY:tv