



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

COUNTY ADMINISTRATION CENTER
2 SOUTH GREEN STREET, FOURTH FLOOR
BOARD OF SUPERVISORS CHAMBERS

May 21, 2020 1:30 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, Board of Supervisors Planning Committee 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 the May 21, 2020 Planning Committee meeting, follow the instructions below. For detailed Zoom instructions go to the Agenda Packet <https://www.tuolumnecounty.ca.gov/136/Board-of-Supervisors-Planning-Committee>

- 1) Use link to join webinar: <https://us02web.zoom.us/j/83252679433> (Webinar ID: 832 5267 9433)
- 2) During the public comment period you will have the option to “*raise your hand*” if you would like to comment on a project or during the public comment portion of the meeting.

If participating by computer:

- After clicking the “*raise your hand*” option, please wait until a staff member unmutes your microphone.
- Once staff has unmuted your microphone you will be asked to provide comments.
- A staff member will notify to you when you have 30 seconds remaining and again when your time is up.
- Once your allotted time is up, a staff member will mute your microphone and “*lower your hand*”.

If participating by smartphone:

- If you are participating from your smartphone, you will also have a “*raise your 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. Staff will assist as described above.

If participating by telephone:

- If you are participating via telephone call, you will need to press *9 (star 9) to “*raise your hand*”, and when you are unmuted you will hear “*you are unmuted*” allowing you to provide public comment. Staff will assist as described above.

You also may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (communityresources@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting. Comments must be received by the Community Development Department no later than 9:00 AM on the morning of the noticed 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. Consideration of the Minutes of the meeting of March 19, 2020
- B. Reports – Staff and Committee Members
- C. Community Development Department Workload Update

3. NEW ITEMS

- A. Status update and consideration of providing direction on the Tuolumne County Ordinance Code Title 17 Update Project.

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

May 15, 2020

TO: Board of Supervisors Planning Committee
FROM: Quincy Yaley, AICP Community Development Department Director
RE: Zoom Video and Teleconference for BOSPC Meetings

48 Yaney Avenue, Sonora
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In response to increasing risks of exposure to the coronavirus (COVID-19), the Tuolumne County BOS Planning Committee meeting will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Committee 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. The Chair of the meeting will set the time length public comment at each item. You are not required to identify yourself in order to provide comments during the meeting.

Below is the Zoom link and Webinar ID needed to participate or observe the meeting:

- Click the link to join the webinar: <https://us02web.zoom.us/j/83252679433>
- Meeting ID: 832 5267 9433
- One tap mobile

+16699006833,, 832 5267 9433 # US (San Jose)

- Dial by your location

+1 669 900 6833 US (San Jose)

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 60-90 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 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 Director at communityresources@tuolumnecounty.ca.gov. 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 above <https://us02web.zoom.us/j/83252679433>
- 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: 832 5267 9433
- 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.



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

May 15, 2020

To: BOS Planning Committee

From: Quincy Yaley, AICP, Community Development Department Director
Sheila Shanahan, Housing and Community Program Manager

RE: Status update and consideration of providing direction on the Tuolumne County Ordinance Code Title 17 Update Project.

48 Yaney Avenue, Sonora
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Tuolumne County has approved a contract with PlaceWorks, Inc to update the Title 17 Zoning Ordinance. The Zoning Code Update will address the following goals identified by the County:

- Implement Tuolumne County 2018 General Plan land use policies
- Meet goals identified in the County's Senate Bill 2 Planning Grants Program application including addressing Accessory Dwelling Units and streamlining the housing approval process
- Be consistent with State and federal law
- Create an intuitive document that is user friendly
- Create a transparent, predictable, and consistent process
- Respond to community concerns
- Promote infill, mixed-use, and development in Identified Communities
- Standardize and simplify development review

PlaceWorks will complete the project in multiple phases. The first phase priorities are the critical issues that need to be addressed to ensure consistency with state law, along with other process improvements. The second phase of the project will address broader land use regulations and development standards and guidelines. The attached outline and issues memo that summarizes the topics to be evaluated.

Placeworks, in conjunction with CDD staff, will be working with the Planning Committee, Planning Commission, and Board of Supervisors on the project. We will bring this item back to the BOSPC this summer, with the first round of ordinances ready for review and adoption in late fall. In the spring of 2021, the ordinances in the second round of updates will be ready for review and adoption.

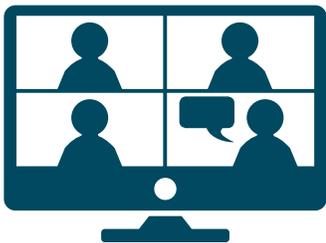
Staff recommends that the Board of Supervisors Planning Committee provide feedback to Placeworks and CDD staff on the Ordinance Code update project.

Get Involved in the County's Zoning Code Update!



Tuolumne County is initiating a comprehensive update to its Zoning Code following adoption of its General Plan Update in 2018. The Zoning Code is an important part of the County Code that guides land use in the unincorporated county through regulations and standards that affect how development can happen on individual properties. The goals for the update are to facilitate the County's growth and development and enhance its overall appearance, access to housing, and economic health. At this meeting, the Board of Supervisors Planning Committee will discuss issues that need to be addressed in the Zoning Code and confirm near-term priorities.

Please join us in this online meeting to share your ideas with the Committee and with County staff!



For more information

Please contact Quincy Yaley
Community Development Director
qyaley@co.tuolumne.ca.us
209-533-5961

VIRTUAL BOARD OF SUPERVISORS PLANNING COMMITTEE MEETING

MEETING TOPIC:

Title 17 Zoning Code Update – Issues and Priorities

DATE: May 21, 2020

TIME: 1:30 to 3:00 pm

This meeting will be conducted online. Meeting participants can join by desktop, tablet, or phone. Use this link to join the meeting:

<https://us02web.zoom.us/j/96447604264>
or 1 669 900 6833

Meeting ID: 964-4760-4264

We look forward to “seeing” you there!



MEMORANDUM

DATE May 7, 2020
TO Quincy Yaley
Tuolumne County Planning
FROM Amy Sinsheimer
SUBJECT Zoning Code Issues Memo

Introduction

The following memo identifies issues to be addressed in the updated Zoning Code based on best practices, input from County staff, current State and federal law, and a review of the following County documents:

- General Plan and Community Plans
- 2019 Housing Element
- Hillside and Hilltop Guidelines
- Scenic Route Guidelines
- Community Design Guidelines

General Plan Implementation Programs that can potentially be implemented through the Zoning Code Update that haven't already been identified by input from County staff, or in the Housing Element, are listed at the end of this memo for County consideration. Housing Element Implementation Programs are required by the State and have therefore been included in this memo without additional consideration. Implementation Programs that require County Code changes to titles other than Title 17 (e.g., Cultural Resource Protection and Native Oak Tree Protection) have not been included in this memo.

General Notes

- » Maintain the same format and numbering system as the existing County Code.
- » Re-organize Title 17 into major sections.
- » Consult form-based code examples in Rifle, CO; Grand Rapids, MI; and Redwood City, CA.
- » Include tables for allowed uses and in other locations as appropriate.
- » Simplify processes and reduce barriers and costs (e.g., reducing conditional use permit requirements).
- » Avoid regulating activities that are adequately covered by State regulations (e.g., forest practice rules for timber removal/habitat restoration).
- » Throughout Title 17, change "churches" to "places of worship."
- » Throughout Title 17, change "firehouses" and "police stations" to "public safety facilities."

General Provisions (Existing Title 17 Chapter 17.02)

- » No issues identified.

Definitions (Existing Title 17 Chapter 17.04)

- » Update and modernize definitions; remove any definitions not used in the Zoning Code.
- » Change grade definition (Section 17.04.380) to reference average existing slope.
- » Reconcile lot line adjustment definition with Title 16 definition.
- » Clarify the difference between a bed and breakfast and a short-term/transient room rental.
- » Add new definitions for the following:
 - Attached
 - Community gardens
 - Green waste
 - Incidental (e.g., based on square footage, but maintain some flexibility to consider on a case-by-case basis)
 - Recreational development
 - Bathrooms should be evaluated to see if appropriate for this definition.
 - Camp roads should be included in this definition.

Zoning Districts (Existing Title 17 Chapters 17.06 through 17.51)

- » Zoning districts will be updated as needed for consistency with the updated General Plan. Could include a reduction in the overall number of zoning districts.
- » Consider requiring a conditional use permit for RV parks in the K (General Recreational) district, similar to the C-K (Commercial Recreation) district.
- » Address guest ranches in the K district.
- » Require a conditional use permit for mobile home parks in R-1 (Single-Family Residential) and RE-[X] (Residential Estate) districts.
- » Substitute “persons” for “employees” for residential care home use size thresholds.
- » Revise zoning as appropriate to permit multifamily development without discretionary review in all zones allowing multifamily development pursuant to Government Code Sections 65650 to 65655 (AB 2162). (Housing Element Implementation Program 3.C.d)
- » Allow low barrier navigation centers pursuant to Government Code Sections 65660 to 65660 (AB 101). (Housing Element Implementation Program 3.C.d)
- » Require a conditional use permit for mobile food facilities in the C-O (Neighborhood Commercial) district.
- » Allow dance/yoga/exercise studios in industrial districts, as well as associated retail services as an incidental/secondary use.
- » Adjust the minimum acreage in the TPZ (Timberland Production) district to be 37 acres or adjacent to another TPZ or forest.
- » Rename the Mobile Home Exclusion (:MX) Combining district.
- » Where tent revivals are listed as an allowed use, clarify to indicate that weddings are also allowed.
- » Add green waste uses as permitted/conditional uses in appropriate zoning districts.
- » Include standards for conex boxes that are consistent with the Building Code.
- » Provide an appropriate range of General Plan and Community Plan land use designations and zoning districts within each of the County’s identified communities so that persons are not excluded from living in areas of the county based on housing availability. Consider factors of elevation, topography, and the availability of public water and sewer systems, when determining an appropriate range of land use designations and zoning districts. (Housing Element Implementation Program 3.E.c)

- » The County Housing Division and the Board of Supervisors Housing Policy Committee will research and consider innovative housing solutions for extremely low-income households and vulnerable populations, such as container homes, boarding houses/shared housing models, tiny/manufactured homes in mobile home parks, accessory dwelling units, and other models that provide modest housing that is affordable to households on very limited incomes. (Housing Element Implementation Program 3.F.e)
- » Review how camping/glamping/RV parks/recreational developments without buildings (other than bathrooms) are regulated and recommend any needed changes.
- » Use permit requirement for vegetation removal in O (Open Space) districts is onerous. Adjust permitting requirements to allow more flexibility, while ensuring that any cultural and/or wetland/riparian resources are protected.

Development Standards¹ (Existing Title 17 Chapters 17.54, 17.56, 17.60, 17.62, 17.65)

- » Add a density bonus ordinance consistent with current State law.
- » Update the inclusionary housing ordinance.
- » Encourage rental housing developers to include units with three or more bedrooms in any new rental development to provide housing for large families. (Housing Element Implementation Program 3.F.c)
- » Adjust reduced garage setbacks to accommodate snow and topography:
 - 3,500-foot elevation threshold is arbitrary.
 - Garage size limit is outdated.
 - Define “garage” that is subject to reduced setback (i.e., if garage or portion of garage is used as an ADU, office, storage, etc.).
 - ROW/centerline are often unknown; surveys shouldn’t be required to determine setback.
- » Clarify what can be within setbacks, including clarification that appurtenances, such as propane tanks, mechanical equipment, or structures (including ground-mounted solar panels), are not allowed within setbacks (but fences are allowed).
- » Clarify when stairs are allowed to cross the front property line to access the front door, subject to an encroachment permit. Ensure consistency with requirements for reasonable accommodation in existing Section 17.68.126.
- » Add parking ratios for schools and events.

Standards for Specific Uses¹ (Existing Title 17 Chapters 17.52, 17.53, 17.64, and 17.67)

- » Chapter 17.53 (Wireless Communication Facilities):
 - Generally, this chapter is out of compliance with State and federal laws and too many variances are requested/granted, indicating the need to fix this section of the Code.
 - Section 17.53.050 (Application for a use permit):
 - Application requirements are onerous; provide more flexibility/authority for Community Development Director (CDD) or Planning Commission to waive certain requirements, such as:
 - Tree protection plan (see also Section 17.53.170)
 - Landscaping plan (often infeasible due to a lack of irrigation or existing pavement; see also Section 17.53.170)

¹ Term recommended by PlaceWorks.

- A NEPA checklist should not be required (too early at use permit phase and redundant with federal laws).
 - Identify an appropriate scale for photosimulations and provide authority for the County to reject photosimulations that aren't adequate.
 - Subsection C, authorizing the CDD to hire an independent technical expert to review materials, and needs work.
 - Section 17.53.090 (Setbacks):
 - Change setback requirement from open space to be 200 feet from open space, not just a parcel with an open space designation.
 - Add setback requirements from roads, ROWs, and easements.
 - Section 17.53.100 (Service gaps): Define service gap; accommodate entities with grant funding to fill service gaps.
 - Section 17.53.120 (Visual compatibility): Adjust vegetation screening requirements and requirement to provide evidence that locating elsewhere is infeasible (see also 17.53.170).
 - Section 17.53.230 (Agreement and security to maintain and remove facility):
 - Change requirement for security agreement to be prior to final inspection instead of prior to issuance of a building permit. Consider requiring a security agreement deposit or some other mechanism to protect the County in case a building permit is never finalized.
 - Adjust language about the amount of the security; stamped engineers' estimates are not always accurate.
- » Add exemptions for 4-H livestock in certain zoning districts with performance standards.
- » Consider adjusting the 200-foot setback requirement for commercial events in the RE-5 district; this setback may be infeasible due to small parcel size or configuration.
- » Farmworker/Temporary Housing
 - Continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers and seasonal workers. Amend the Zoning Code to allow the use of recreational vehicles for employee housing. (Housing Element Implementation Program 3.F.d)
 - Consider eliminating the 30-day limit on RV use to provide more housing opportunities, while ensuring health, safety, and aesthetic impacts are mitigated through public health, screening, and/or landscaping requirements and/or establishing a minimum parcel size for extended RV use.
 - Section 17.48.023 (Temporary use of mobile homes or recreational vehicles) should move to Section 17.64.
- » Update the Accessory Dwelling Unit Ordinance consistent with State law. Develop local regulations to address life safety concerns. (Housing Element Implementation Program 3.A.b and Community Development and Design Element Implementation Program 1.E.d)
- » Consider establishing performance standards for farmers markets and community gardens in lieu of a permit.

Administration and Procedures¹ (Existing Title 17 Chapters 17.58, 17.66, 17.68, 17.70, and 17.72)

- » Revise administration and procedures (and any other applicable sections of the Zoning Code) for compliance with Senate Bill 35 and Senate Bill 330 related to streamlined review of residential projects and objective standards for review.
 - This will include incorporating design-related regulations into standards in the Zoning Code rather than leaving in design guidelines when appropriate for consistency with State law. Additional design standards may focus in specific areas of the county.
 - Similarly, we will consider incorporating guidelines from the County's *Hillside and Hilltop Development Guidelines* and *Guidelines for Development Along Scenic Routes* as design-related regulations and standards in the Zoning Code.

- » Review and revise the use permit and site development permit process to permit multifamily development up to maximum allowable densities (including transitional and supportive housing when proposed as a multifamily use) with objective standards, less or no discretion, simplified number of entitlements and not subject to exception processes such as typical conditional use findings. (Housing Element Implementation Program 3.C.d)
- » Adjust the site development and site review permit processes to focus on truly discretionary items; change list of standard conditions of approval to be Code requirements.
- » Consider revising public hearing notice requirement to ensure notice is received 10 days in advance of a hearing. Note that this is not required by the Brown Act, which only requires notices to be mailed at least three days before a regular meeting.
- » Section 17.68.100 (Site development permits): Eliminate the requirement for a site development permit for mobile home parks, RV parks, campgrounds, and airports (i.e., Section 17.68.100(A). Maintain the requirement for site development permits in certain districts (i.e., Section 17.68.100(B).

General Plan Implementation Programs with Potential for Implementation in Zoning Code Update

Community Development and Design Element

1.A.b - Provide an appropriate range of land use designations to serve the needs of the residents of the County and designate an adequate amount of land in each land use category to provide a balanced pattern of development. Use overlay designations to recognize special features or characteristics of areas of the County that may affect development potential or create opportunities for conservation of special resources.

1.B.d - Consider buffer areas around existing industrial land uses to protect them from infringement of new residential and other potentially incompatible land uses. These buffer areas may include building setbacks and/or limiting land uses within an established distance of these existing land uses.

1.B.g - Require proponents of new commercial development to locate parking areas behind buildings or sufficiently screen them from public roads and public viewsheds, or, if locating behind buildings and screening are determined to be infeasible, provide other landscaping or design features to visually enhance the parking areas.

1.D.c - Encourage building site designs that cater to transit riders, pedestrians and cyclists, as well as those arriving by car. Examples of transit, pedestrian and bicycle friendly building site design features include, but are not limited to, segregated entrances, pavement markings and warning and directional signage.

1.D.d - Establish criteria for walkability for the various land uses within identified communities to encourage development of active communities. The criteria may include a maximum walking distance to transit nodes from multi-unit housing of specific densities or a requirement for the provision of pedestrian routes connecting specific land uses to transit stops.

1.D.f - Encourage new commercial centers to be designed to facilitate pedestrian circulation within and between commercial sites and nearby residential areas.

1.D.g - Promote development within identified communities that meets a walkability standard of a quarter- to half-mile for access to daily retail needs, schools, transit stops and recreational facilities.

1.D.j - Provide incentives to encourage high and medium density residential development projects located within a quarter mile of a transit stop. Incentives could include a streamlined permitting process, increased densities or reduced on-site parking requirements.

1.D.k - Provide incentives, such as reduced parking requirements and permit streamlining, and remove zoning and other barriers to mixed-use and higher intensity development at transit nodes and along transit corridors.

1.D.n - Designate land within identified communities for mixed use in areas that are close to public transportation routes, commercial centers and community facilities, such as parks. Consider allowing additional commercial facilities in the Mixed Use (M-U) zoning district of the Tuolumne County Ordinance Code. Provide incentives to encourage the creation of mixed use development. Incentives could include a streamlined permitting process, density bonuses, or reduced parking requirements. Promote flexibility in the application of parking standards to support mixed-use and transit-oriented development.

1.F.c - Establish design guidelines for new commercial development in communities desiring design review to be compatible with the scale and architectural style of the existing buildings and integrate where appropriate natural and cultural amenities such as creeks, hillsides, scenic views, historic buildings and structures, and archaeological sites.

1.F.d - Encourage street frontages in historic communities to reflect the historic "Main Street" character and ambiance.

Utilities Element

3.A.a - Utilize the Special Commercial (SC) General Plan land use designation on property suitable for commercial development of a neighborhood, rural or tourist-oriented nature but lacking service from a public water system. Development of a commercial nature on land designated SC is allowed with applicant permits without having service from a public water or sewer system, but only where service is not reasonably available.

3.B.a - Continue to require new urban development needing discretionary entitlements to secure a letter from the jurisdictional public water agency stating that the proposed project can be served by that agency and that there is an available water supply.

3.B.b - Encourage new industrial development to locate in areas which have the capability of being served by a public water system, or a private system when it can be reasonably demonstrated that the development will not cause an adverse public health problem by maintaining zoning code standards for the provision of public water for industrial zoning districts and requiring review by the Environmental Health Division when exceptions are requested.

3.E.a - Continue to require new urban residential development with a density of three dwelling units per acre, or greater, and commercial development, except that on land designated Special Commercial (SC) by the General Plan land use diagrams, to connect to public sewer.

3.E.c - Consider whether areas proposed for designation as Neighborhood Commercial, General Commercial, Heavy Commercial, Business Park, Mixed Use, Light Industrial or Heavy Industrial on the General Plan land use diagrams can be served by a public sewer system. If public sewer service is available, the public sewer system shall be used for commercial or industrial development. Public sewer service is considered "available" according to the definition in Chapter 13.08 of the Tuolumne County Ordinance Code. Prior to approval of any discretionary entitlement for such development, a public sewer purveyor must have indicated that service is available, or an acceptable plan for sewage disposal through a private system must be approved by the Environmental Health Division or the State Water Resources Control Board. Prior to occupancy of the development, the service must be in place.

Circulation Element

4.A.d.1 – Support alternative energy vehicles, including electric vehicles, and development of electric charging stations for passenger vehicles for the use of the public, including County employees and County fleet vehicles.

4.B.j - Encourage provisions for bicycle facilities at transit nodes, recreational facilities and public spaces.

4.B.k - Consider the needs of pedestrians, bicyclists and individuals with disabilities in the project design review process.

4.B.l - Require, when appropriate and warranted, new development to contribute to, or construct, bicycle and pedestrian facilities. New development zoned R-1, R-2, R-3, C-O, C-1, C-2, C-K and M-U occurring within a two mile radius of a school, shopping center, life enrichment facility or work concentration area and located along a major or minor collector or arterial shall be targeted for providing bicycle and pedestrian facilities within the new development. If existing conditions prohibit development from constructing warranted facilities, such developments should set aside sufficient room along the project frontage and pay in-lieu fees to construct bicycle and pedestrian facilities.

4.B.n - Encourage a continuous and interconnected pedestrian friendly system of paths that lead to transit stops, by encouraging all new residential and commercial development to include a pedestrian circulation system that is connected to existing (and where possible, planned) transit stops.

4.B.o - Require, when appropriate, new commercial, high density residential and recreational development to provide and maintain bicycle storage facilities.

4.B.p - Provide and plan for pedestrian access routes to designated transit corridors in new development.

4.C.t - Coordinate transit system development with community planning and development efforts by implementing the following land use policies:

- Encourage new facilities which may have public transit impacts to locate within ½ mile of high frequency service areas, with pedestrian access to current bus stops.
- Require, when appropriate, new large developments, such as urban density subdivisions, multi-family housing complexes, commercial centers or business parks, to provide amenities, such as shelters and benches, for transit users.
- Encourage low income/senior/disabled housing projects within ½ mile from existing high frequency service corridors.

4.F.d - Require future County-owned, public-use airport facilities and surrounding land use zones to be master planned prior to operation in order to establish safe operation of the airport.

4.F.e - Review General Plan Amendments, Zone Changes, and development applications within the referral area of a County airport for consistency with the Airport Land Use Compatibility Plan in order to continue safe operation of the airports.

Noise Element

5.A.** - No exterior amplified sound systems (e.g., public address systems) will be allowed as part of any agritourism use. Exceptions may be allowed with review and approval by the County with the submittal of a plan analyzing the noise from the speakers/amplification. As part of the County review and approval, the applicant shall submit a speaker/amplification noise plan prepared by an acoustical engineer, that evaluates the potential for the proposed amplified sound to exceed County noise standards (Table 3.12-7 of this EIR). If necessary, the noise plan shall include protocols for siting, orientation, and operation of speakers (including potential volume limits) that would be implemented to reduce the effect of noise levels generated by on-site stationary noise sources. The applicant shall demonstrate through the plan how the speaker/amplification system would not exceed applicable County noise standards (Table 3.12-7 of this EIR). After the noise plan is approved by the County for the agritourism operation, no additional speaker/amplification noise plan would be required, unless the agritourism operation proposes changes to the speaker/amplification system that could meaningfully affect noise levels (e.g. changes to the location, orientation, or volume of the amplification system).

Economic Development Element

6.A.c - Maintain standards that are required for each generalized type of development to provide greater certainty to applicants of the regulations and conditions that can be anticipated for the respective types of development projects.

6.A.d - Review and amend, where appropriate, County codes and regulations to address provisions that have the potential to deter the retention or expansion of local businesses or the attraction of new businesses.

6.E.a - Continue to allow home occupations and cottage industries within residential areas subject to specific criteria. Provide guidelines on home occupations to be included in the business start-up packet. Include information on the criteria for determining whether or not a business qualifies as a home occupation.

6.E.j - Continue to "fast-track" film permits through the permitting process in order to expedite movie, television, commercial and other cinematic or video productions.

6.E.l - Support biomass energy facilities as an alternative to traditional forms of energy.

6.E.p - Expedite all permits under the County's jurisdiction which are necessary for the development of energy generating facilities using renewable resources and enterprises which are engaged in other types of energy conservation programs, such as biomass co-generation facilities, businesses which utilize recycled products and materials, and recycling facilities.

Managed Resources Element

7.A.a - Encourage retention of existing, and management of new timberlands by continuing to provide tax incentives to timberland owners, such as Timberland Production (TPZ) zoning or Williamson Act land conservation contracts, or other State or Federal incentive programs that may be offered to conserve timberlands.

7.A.c - Encourage the siting of proposed residential development (HDR, MDR, LDR and MU land use designations) on land that is not adjacent to commercial timberlands.

7.A.d - Reduce potential conflicts between timber management activities and non-timber related land uses by discouraging the development of new non-timberland uses on land adjacent to commercial timberlands. Allow flexibility in development regulations so that the overall density of the proposed development project can be concentrated in the portion of the parcel away from the timberland boundary.

7.A.f - Consider expanding the permitted uses in the Timberland Production (TPZ) zoning district and agricultural zoning districts to include facilities which are integrally related to the growing, harvesting and processing of forest products.

7.A.g - Consider expanding the conditionally permitted uses in the Timberland Production (TPZ) zoning district, and agricultural zoning districts to include timber support services or timber compatible uses.

Agriculture Element

[Note: Several Implementation Programs in the Agriculture Element have already been implemented through updates to the Zoning Code that were completed at the time of General Plan adoption. Those implementation programs are not included below.]

8.B.c - Establish development standards to provide County staff with discretion to deny development that proposes to introduce growth-inducing public services like public sewer systems and potable public water into agricultural areas.

8.C.c - Require that maintenance of preexisting common fence lines be the joint responsibility of the existing agricultural use and adjacent new development through conditions of approval made a part of such new development.

Public Safety Element

9.G.d - Require that a public water system, having adequate fire flow, is available prior to development of land for which a zone change to an urban zoning district is approved. Public water need not be available on-site at the time of zoning, however, financial and other assurances must be provided to the County which will allow such improvements to be installed in a timely manner.

9.I.c - Review development applications for projects that would manufacture, process, or dispose of hazardous materials or hazardous waste for compliance with the Tuolumne County Comprehensive Hazardous Waste Management Plan.

9.I.d - Provide for the review of applications for discretionary entitlements for projects which would utilize hazardous materials or generate hazardous wastes by the Tuolumne County Environmental Health Division and the Tuolumne County Fire Department for compliance with the latest adopted regulations for safety and environmental protection.

Healthy Communities Element

10.C.a - Encourage new multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of secondhand smoke.

Parks and Recreation Element

11.A.f - Address recreational needs of new identified communities and community plans through a recreation plan to be approved in conjunction with approvals for new communities and community plans which includes the following:

- Recommendations for the amount of acreage needed to serve the population of the new community or within the community plan's boundaries using a minimum standard of 5 acres/1,000 population.

- Recommendations for the locations and alternative locations for park sites within the boundaries based on projected acreage needs.
- Appropriate zoning to facilitate future dedication/development of identified park sites.
- Recommendations for maintain proposed recreation facilities, including maintenance districts.
- Identification of potential routes for trails to link new towns or communities into the County-wide trail system.

11.B.h- To provide recreational use in water resource areas, continue to conditionally permit, in the O (Open Space) and O-1 (Open Space -1) zoning districts, recreational uses where such uses do not adversely impact water resources, such as beaches, picnic areas, non-motorized pedestrian and equestrian trails and other recreational uses.

11.E.a- Establish standards in the Tuolumne County Ordinance Code for the provision of open areas and recreational facilities for new residential development consisting of five or more dwelling units. Review and update, as needed, existing requirements for open areas and recreation facilities for multi-family housing development in the County Ordinance Code.

11.E.b- Require new residential development of five or more units to participate in the provision of recreational facilities for their residents as follows:

- For multi-family housing developments, such as apartments, or mobile home parks, recreational facilities shall be provided on site.
- For residential subdivisions, the subdivider shall have the option to provide recreational facilities on site, pay an in-lieu recreation fee or dedicate land for public recreational facilities in accordance with Government Code 66477. Any such fees collected may be used for the acquisition, construction and maintenance of recreational facilities.

Education and Libraries Element

12.A.c - Require review, by the Community Resources Agency Director, of potential school sites. The Community Resources Agency Director shall report on the conformity of the site with this General Plan, prior to acquisition by the school district, in accordance with California Government Code Section 65402 and Tuolumne County Resolution 89-11.

12.A.d - Encourage schools to be located in residential areas to promote the use of school facilities as community centers, with their associated educational, cultural and recreational opportunities, and minimize transportation costs.

12.A.m -Allow the establishment of private or alternative schools in a variety of zoning districts as conditional uses as long as the school can be found to be compatible with the surrounding neighborhood.

Air Quality Element

15.A.e - Require proposed new development projects to analyze their contribution to increased traffic and to implement, as needed, transportation demand management measures or other improvements to reduce vehicle miles traveled, which, in turn, reduces air pollutant and GHG emission.

15.A.g - Establish buffer zones to separate new residential development projects and projects categorized as sensitive receptors (e.g., hospitals, convalescent homes, day care facilities, and schools) from existing industrial sites and/or sites that emit criteria and toxic or air pollutants.

15.A.h - Establish buffer zones to create an adequate distance between new air pollution point and area sources such as industrial, manufacturing and processing facilities, and residential areas and sensitive receptors.

15.A.i – Avoid locating new urban residential development projects and other projects categorized as sensitive receptors (e.g., hospitals, convalescent homes, day care facilities, and schools) within 500 feet from industrial sites and/or sites that may emit criteria toxic or air pollutants. If a 500 foot buffer is not feasible, compliance with Implementation Program 15.A.j shall be required.

Natural Resources Element

16.A.a - Exempt lands designated on the General Plan land use diagrams as Timberland Production Zone, or Agricultural when the parcel is 37 acres or larger and supports an agricultural or residential land use or is vacant, from the County's programs for conserving scenic resources, as these lands provide scenic value without participating a scenic resources program.

The land use restrictions on Scenic Routes and lands adjacent to them as outlined in the Streets and Highways Code of the State of California shall only apply to lands designated as non-urban on the General Plan land use diagrams maps. Land designated as TPZ or AG when the parcel is 37 acres or larger and supports an agricultural or residential land use or is vacant shall be exempt from these restrictions.

16.A.i - Provide flexibility in development standards to facilitate the clustering of new development in order to encourage the retention of scenic resources, landmarks and the natural landscape.

16.B.i - Require development that is subject to a discretionary entitlement from the County and to environmental review under the California Environmental Quality Act (CEQA) to evaluate potential impacts to biological resources and mitigate significant impacts for the following or as otherwise required by State or Federal law:

- Species listed or proposed for listing as threatened, rare, or endangered under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA);
- Species considered as candidates for listing under the ESA or CESA;
- Wildlife species designated by CDFW as Species of Special Concern;
- Animals fully protected under the California Fish and Game Code; and
- Plants considered by CDFW to be “rare, threatened, or endangered in California” (California Rare Plant Ranks [CRPR] of 1A, presumed extinct in California and not known to occur elsewhere; 1B, considered rare or endangered in California and elsewhere; 2A, presumed extinct in California, but more common elsewhere and 2B, considered rare or endangered in California but more common elsewhere).
- Sensitive natural communities, including wetlands under Federal or State jurisdiction, other aquatic resources, riparian habitats, and valley oak (*Quercus lobata*) woodland.
- Important wildlife movement corridors and breeding sites.
- Oak woodlands, as provided in Implementation Program 16.B.j.

Natural Hazards Element

17.A.b - Update the County's General Plan and Ordinance Code as new Federal and State laws regarding geologic hazards and requirements are enacted.

17.D.b - Apply zoning and other land use controls to regulate development in known hazardous areas capable of seismic activity.

17.E.f - Support the efforts of the Tuolumne County Fire Department to prevent loss of life, property and resources. Refer land development applications which would permit structures in areas subject to wildland fire to the Tuolumne County Fire Department/CAL FIRE for review and identification of measures necessary to mitigate the fire hazard.