COMMUNITY PLANS 101

April 17, 2018
What is a Community Plan?

• Defined in Public Resources Code §21083.3:
  o Part of the general plan
  o Applies to a specific geographic area
  o Addresses the State-mandatory general plan elements/topics
  o Policies and implementation programs specific to the area

• Common in counties with distinct communities or regions

• Community plans are NOT specific plans
  o Specific plans establish rules for development on a collection of properties
  o Specific plans are not part of the general plan
  o Specific plans implement general plans and community plans
Tuolumne County Community Plans

- Jamestown
- Columbia
- East Sonora
- Tuolumne
- Mountain Springs
Functions of Community Plans

- Establish policies and programs that are tailored to individual communities
- Sets up a framework for implementation through future actions
  - Zoning, design guidelines, CIP, discretionary actions (projects)
Limitations of Community Plans

- What does a community plan do?
  - Policy framework for the community

- What does a community plan not do?
  - Implement the general plan for a community
    - Community plans work at the same level as the countywide general plan
    - Both the countywide plan and the community plans require additional actions to implement them (e.g., zoning)
Relationship to Countywide General Plan

- Countywide general plan provides policy framework
- Community plans treat specific issues in the community
  - Parking, design, circulation, land uses
- Consistent with countywide plan
- Avoid redundancy with countywide plan
  - If adequately covered in countywide plan, it doesn’t need to be covered in community plan
- Amendments require a general plan amendment
Tuolumne County Community Plans

• General Plan Update 2018
  o Jamestown, Columbia, East Sonora, Tuolumne
  o Future Update Efforts – Community-wide Planning

• No updates to Mountain Springs

• Community Plans will be assembled in a separate volume of the General Plan
  o Community Identity will become an introduction chapter to the Community Plans volume
Questions?

• Next Presentations
  o May 15, 2018
    ▪ General Plan Implementation
  o June 3, 2018
    ▪ Public Review Process