



COMMUNITY PLANS 101



April 17, 2018

What is a Community Plan?

- Defined in Public Resources Code §21083.3:
 - Part of the general plan
 - Applies to a specific geographic area
 - Addresses the State-mandatory general plan elements/topics
 - Policies and implementation programs specific to the area
- Common in counties with distinct communities or regions
- Community plans are NOT specific plans
 - Specific plans establish rules for development on a collection of properties
 - Specific plans are not part of the general plan
 - Specific plans implement general plans and community plans



Tuolumne County Community Plans

- Jamestown
- Columbia
- East Sonora
- Tuolumne
- Mountain Springs



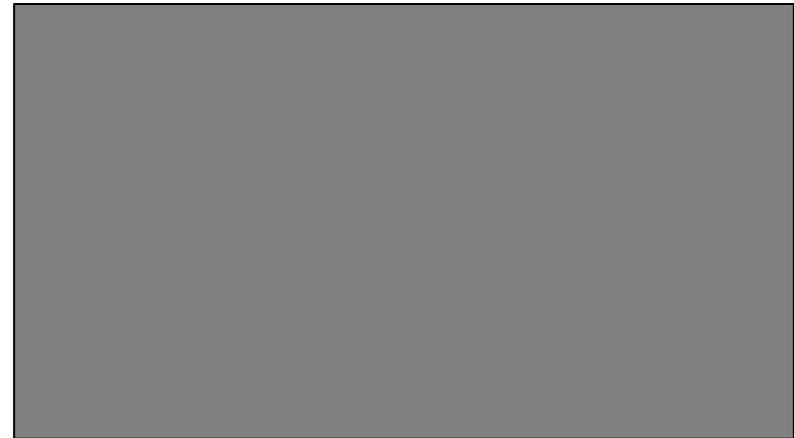
Functions of Community Plans

- 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
 - Jamestown, Columbia, East Sonora, Tuolumne
 - Future Update Efforts – Community-wide Planning
- No updates to Mountain Springs
- Community Plans will be assembled in a separate volume of the General Plan
 - Community Identity will become an introduction chapter to the Community Plans volume

Questions?

- Next Presentations
 - May 15, 2018
 - General Plan Implementation
 - June 3, 2018
 - Public Review Process

