



General Plan 101

Tuolumne County General Plan Update



Development Process



What is a General Plan?

- “Constitution” for growth and development
- Establishes common vision and desired outcomes
- Provides consistent direction for future development
- Balances growth, conservation, and quality of life
- Required under California State Legislation

What is in a General Plan?

- Required chapters called “Elements”
 - Land Use
 - Noise
 - Circulation
 - Housing
 - Safety
 - Open Space
 - Conservation



Other Contents

- County has adopted Optional Elements
 - Cultural Resources
 - Economic Development
 - Cultural Resources
 - Recreation
 - Agriculture

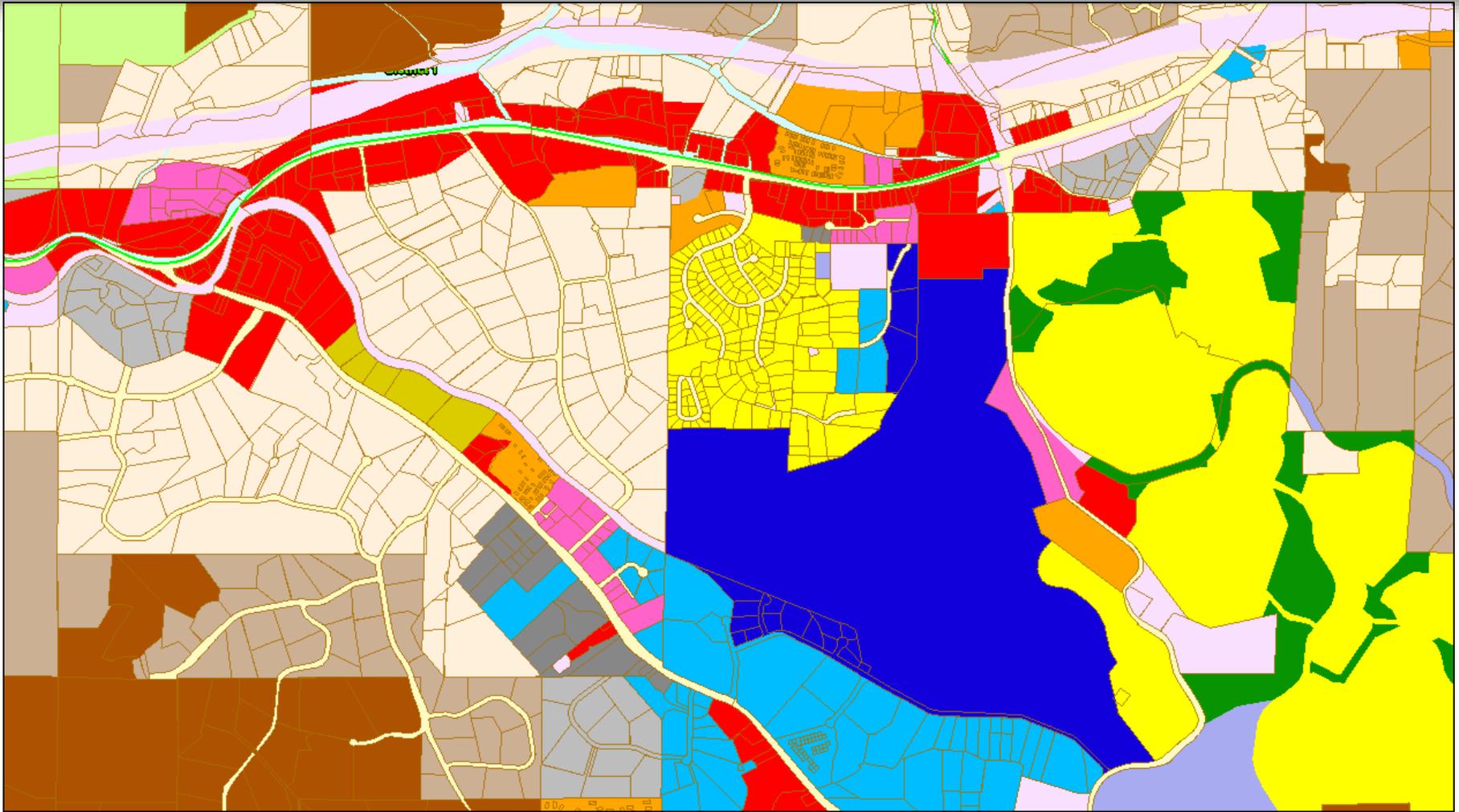


Other Contents

- Community Identity
- Air Quality
- Water Resources
- Public Facilities
- Healthy Communities
- 5 Community Plans
 - Jamestown
 - Tuolumne
 - Columbia
 - East Sonora
 - Mtn Springs



Land Use Maps



General Plan vs. Zoning

General Plan	Zoning Code (Title 17)
Land Use	Specific Type of Development
<i>Examples</i>	
Commercial	Gas Station, Mini Mart
Residential	Apartments, Single Family Residence
Industrial	Auto Repair Shop, Office Space, Church
<i>Other Differences</i>	
Density	Setbacks, Landscaping, Parking
What you can do	How can you do it

General Plan and Environmental Review

- California Environmental Quality Act (CEQA)
- Environmental Impact Report (EIR)
- Evaluates broad impacts of goals, policies, and programs
- Evaluates anticipated growth
- Program Level, not parcel specific
- Public Review-45 days
- Final General Plan and Final EIR December 2018

How does the General Plan affect you?

- How you and your neighbors can develop and use your property
- How easy it is to get to your job and services
- How long you sit in traffic during your commute
- The number and types of jobs available in your community
- The look and feel of neighborhood
- Number and quality of parks available to you
- Your exposure to unwanted noise
- Risk to you and your property from environmental hazards
- How cultural and natural resources around you are conserved

Resources for the Public

- County Website
 - Planning Homepage has documents available
 - <https://www.tuolumnecounty.ca.gov/889/General-Plan-Update>
 - Geographic Information Systems webpage for maps
 - <http://gis.co.tuolumne.ca.us:8093/flexviewers/Proposed%20General%20Plan%20Update/>
 - Existing General Plan
 - <https://www.tuolumnecounty.ca.gov/185/General-Plan-Policy>
 - Planning Division
 - 48 Yaney, Sonora, Monday through Friday, 8AM-4PM
 - 209-533-5633
 - qyaley@co.tuolumne.ca.us