# 2018 Tuolumne County General Plan

# Volume I: General Plan Policy Document

**August 2018**

**Prepared by the**
**Tuolumne County Community Resources Agency**

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**Tuolumne County General Plan**

**Table of Contents**

**Acknowledgements**

**Introduction**

| | |
|---|---|
| **Section A: The Tuolumne County Built Environment** | |
| Chapter 1 | Community Development and Design |
| Chapter 2 | Housing Element |
| Chapter 3 | Utilities Element |
| Chapter 4 | Transportation Element |
| Chapter 5 | Noise Element |
| **Section B: The Tuolumne County Economy** | |
| Chapter 6 | Economic Development Element |
| Chapter 7 | Managed Resources Element |
| Chapter 8 | Agricultural Element |
| **Section C: The Tuolumne County Community** | |
| Chapter 9 | Public Safety Element |
| Chapter 10 | Healthy Communities Element |
| Chapter 11 | Parks and Recreation Element |
| Chapter 12 | Education and Libraries Element |
| Chapter 13 | Cultural Resources Element |
| **Section D: The Tuolumne County Natural Environment** | |
| Chapter 14 | Water Supply Element |
| Chapter 15 | Natural Resources Element |
| Chapter 16 | Natural Hazards Element |
| Chapter 17 | Climate Change Element |

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# Tuolumne County General Plan

# INTRODUCTION

A place where all people enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

Since 1937, the State of California has mandated that local jurisdictions "make big plans" to guide growth and physical development within their respective boundaries through the adoption of General Plans. Government Code Section 65300 et seq. requires each local jurisdiction to adopt a General Plan that is comprehensive, internally consistent and long-term. Although the General Plan is required by State law to address specific issues, the local jurisdiction has the authority to organize the plan in any way that suits its needs. The General Plan should be clearly written, available to all those concerned with the community's development and easy to administer. The planning horizon for a General Plan is typically 20 or more years. This General Plan Update is proposed to guide the growth and development of Tuolumne County until the year 2040.

Tuolumne County General Plan Update has three overarching vision statements. They are:

**OAV1**. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

**OAV2.** Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

**OAV3.** Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

These vision statements are repeated throughout the General Plan Update to emphasize each element's links for the County's vison of the future for residents and visitors.

As a guide to this general plan, the Introduction has three components informing the reader on how to use the General Plan:

- Structure - An overview of the organizing principles behind the General Plan.
- Plan Foundations- A description of the efforts that resulted in the Tuolumne County General Plan.
- Legal Basis - A summary of how the General Plan relates to State law.

## Tuolumne County General Plan Structure

The Tuolumne County General Plan consists of three components - the Countywide General Plan, Community Plans which relate to specific areas of the unincorporated area of the County, and a Technical Background Report with data and information to support the General Plan and Community Plans.

The Countywide General Plan provides an overall framework for development of the County and protection of its natural and cultural resources, rural character, and the rights of its residents and property owners. The goals and policies contained in the General Plan apply throughout the County, except within the boundaries of the incorporated City of Sonora, and are supplemented by the policies contained in the Community Plans.

The Community Plans provide a more detailed focus on specific geographical areas within the unincorporated County. The goals and policies contained in the community plans supplement and elaborate upon the goals and policies of the Countywide General Plan.

The land use designations for parcels within the respective Community Plans are the same as those in the Countywide General Plan; therefore, the density and intensity standards for each land use designation are the same regardless of whether a parcel lies within or outside the jurisdictional boundaries of a Community Plan. Parcels covered by a Community Plan are subject to the development standards contained in that plan, such as architectural design guidelines or residential development amenities as well as those in the Countywide plan. Parcels lying outside of Community Plan boundaries are subject only to the specifications of the Countywide policies and development standards.

This document includes statements of goals, policies, implementation programs, land use diagrams and circulation diagrams all of which constitute Tuolumne County's policies for land use, development and environmental quality. These statements are defined as follows:

- Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- Policy - A specific statement in text or diagram guiding action and implying clear commitment.
- Implementation Program - An action, procedure, program, or technique that carries out General Plan policy.

Government Code Section 65302 states that, "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." These policies shall cover a variety of issues in seven (7) mandated elements. The Government Code authorizes the local jurisdictions to include an unlimited number of optional elements in their General Plans in addition to the mandatory elements described below.

## Mandatory Elements

**Community Development and Design Element -** This element functions as the land use element and is the core of the General Plan because it essentially establishes what land uses can be conducted in which locations. The land use element must, at a minimum, include land use maps or diagrams as well as population density and building intensity standards.

This General Plan Update identifies new areas for growth and limits growth in areas that are either "saturated" with development or have limited growth potential due to environmental constraints and/or the lack of adequate public services and facilities.

**Transportation Element -** State law has required the inclusion of a circulation element since 1955. This element is not simply a transportation plan but is actually intended to be an infrastructure plan that addresses the circulation of people, goods, energy, water, sewage, storm drainage and communications. All of these issues are addressed in the Transportation Element or the Utilities Element, Public Safety Element, Natural Resources Element or Water Supply Element. The Transportation Element included in this General Plan reflects the goals, policies and programs of the Community Development and Design Element and the land use diagrams. This integration of the land use and circulation elements has been accomplished by identifying impacts from the growth and development proposed in the Land Use Element on the County's circulation system and formulating measures to mitigate that growth. Conversely, the growth projected in the Community Development and Design Element has been directed to areas that currently can, or have the potential to, accommodate increased demands on the circulation system.

**Housing Element -** Required since 1969, the Housing Element is the only element that is required by State law to be updated on a scheduled basis. Local jurisdictions have the authority to update all of the other elements at their discretion. The focus of the Housing Element is the provision of low and moderate income housing, group housing and shelters. However, the provision of housing for all income levels is also addressed in this General Plan's Housing Element. Under the State's mandate, Tuolumne County's Housing Element is required to be updated in 2018.

**Natural Resources Element -** Government Code Section 65302 requires a General Plan to have a conservation element and an open space element but also authorizes these elements to be combined. Due to the similar themes of these elements, they have been combined in this General Plan as the Natural Resources Element to minimize redundancy.

The Government Code requires the Conservation Element to address the conservation, development and utilization of natural resources. Pursuant to the Government Code, the purpose of the Natural Resources Element is to identify land that should remain unimproved for the purpose of preservation of natural resources.

Natural resources considered in this Element include forests, soils, fisheries, wildlife, plants, energy, minerals and viewsheds. Water resources are considered in the Water Supply Element in Chapter 14 of this General Plan.

**Noise Element -** The purpose of the Noise Element is to identify and appraise noise problems in the community. This element follows the guidelines adopted by the Office of Noise Control in the State Department of Health

Services and addresses, to the extent practical, current and projected noise levels for transportation and stationary noise sources which contribute to the County's noise environment.

California Government Code Section 65302 also requires that noise contours be identified for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average sound level (Ldn). The noise contours must be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for various noise sources.

This Noise Element was developed using noise modeling instead of extensive noise monitoring. Based upon this modeling, standards for noise levels for land use compatibility have been formulated.

**Natural Hazards Element -** Section 65302(g) of the California Government Code requires that the General Plan include a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding, and wildland and urban hazards. The safety element is required to include mapping of known seismic and other geologic hazards. The Natural Hazards Element addresses the information required by Section 65302(g).

## Optional Elements

In addition to the seven mandatory elements discussed above, the comprehensive update of Tuolumne County's General Plan includes the following optional elements:

**Cultural Resources Element -** In December 1992, in response to a recommendation in the Blue Ribbon Growth Management Report, the Board of Supervisors authorized the Historic Preservation Review Commission to prepare a Cultural Resource Element for the General Plan. This element includes a priority system for cultural resources based on significance criteria and policies for management of resources. This Element also identifies means of streamlining the review process when cultural resources are affected.

**Economic Development Element -** In 1990, the City of Sonora and County of Tuolumne jointly adopted an Economic Development Policy. One of the measures included in that policy to implement the goals of the City and County was to develop and adopt an Economic Development Element for the General Plan. The purpose of the Economic Development Element is to outline a policy framework and implementation measures whereby economic development benefits local citizens, businesses, public, private and non-profit sectors and our quality of life while taking place in a region with important natural and cultural resources.

**Agriculture Element -** After the adoption of the County's Right-to-Farm Ordinance in 1992, the Tuolumne County Agricultural Advisory Committee began work on the Agriculture Element. This Element addresses the important agricultural industries in the County and identifies measures to protect agricultural lands from the encroachment of development and incentives to retain these lands in agricultural production.

**Parks and Recreation Element -** The Parks and Recreation Element contains an assessment of the recreational needs of residents and tourists of Tuolumne County. Goals and policies have been formulated to provide the needed recreational facilities identified through that assessment. Another important aspect of this Element is the

identification of sources of funding for acquisition, development and maintenance of new parks and recreational facilities.

**Air Quality Element -** The Air Quality Element was drafted in consultation with the Tuolumne County Air Pollution Control District and focuses on development standards to minimize pollution of the County's air. The key provisions of the Air Quality Element include reducing vehicular emissions and greenhouse gases through land use planning and transportation planning that promote public transit, pedestrian and bicycle access to homes, businesses, schools and civic centers; siting sources of industrial air pollutants away from residences and other sensitive receptors; and minimizing wood smoke from woodstoves and burning activities associated with fire hazard reduction and forest management practices.

**Utilities Element -** The purpose of the Utilities Element is to address the public facilities and services necessary to support the current and future residents and visitors of Tuolumne County. The focus of this Element is on those services provided by the County of Tuolumne and other local agencies related to public water, sewer, and solid waste, and how the need for those services relates to future growth.

**Water Supply Element -** The Tuolumne County Water Agency was reactivated on May 21, 2013 to ensure adequate safe water and sewer services for the citizens of Tuolumne County, now and in the future, and to protect, enhance and expand water resources throughout Tuolumne County. This Element incorporates and provides implementation of the goals of the Tuolumne County Water Agency which are to assure access to County water; diversification of the County water portfolio; achieve adequate water storage; and ensure secure, safe, and sustainable water and sewer infrastructure. The driving force is to ensure adequate water supplies to meet the diverse needs of a healthy and economically viable community. Such water supply needs include, but are not limited to: domestic consumption; fire protection; economic development; base industries, such as recreation and agriculture; and habitat protection.

**Healthy Communities Element -** Tuolumne County is committed to promoting the health and well-being of all its residents. Therefore this Element was created to address three public health and land use issues: physical activity, access to healthy foods and nutrition, and smoke-free living.

**Education and Libraries Element** – The purpose of the Education and Libraries Element is to address the public facilities and educational services necessary to support the current and future residents and visitors of Tuolumne County. This Element also identifies mechanisms for funding these important services for new and existing development.

**Climate Change** – The Climate Change Element will assist in the decision-making process for future growth in the County that can guide regional and local land use and transportation decisions toward sustainability, while meeting residents' needs and providing a high quality of life for all.

**Managed Resources** - The Managed Resources Element establishes policies and implementation programs to promote the stability and productivity of the County's managed resources, both mineral and timber, and related industries. This Element is intended to provide clear guidelines for land use decisions in renewable resource areas and express policies that promote and protect the current and future needs of Tuolumne County's mineral and timber resources.

**Public Safety** - The purpose of the Public Safety Element is to address public safety, facilities and services necessary to support the current and future residents and visitors of Tuolumne County. The focus of this Element is on those services provided by the County of Tuolumne and other local agencies and how the need for those services relate to future growth. The Public Safety Element also includes sections regarding law enforcement and emergency services.

### Community Plans

Plans for five of Tuolumne County's individual communities, Jamestown, Columbia, East Sonora, Tuolumne and Mountain Springs, have been included in this General Plan to provide goals and policies to address the unique character of those communities. These plans address the issues discussed in the individual General Plan elements, such as land use, but on a community level. Each plan has been prepared to reflect the character of the respective community. For example, the Columbia plan emphasizes historic preservation while the East Sonora plan focuses on design standards and creating a sense of place. These "plans" are not intended to be stand alone documents but rather simply provide a close-up of the community within the context of the County-wide General Plan. Additional community plans may be formulated as individual communities seek specific development goals, policies and standards to guide the future growth of their unique areas. The formulation of these plans will be undertaken by the County in response to requests from the communities. The County will not initiate such plans without the support and participation of a community's residents, property owners and businesses. The Community Plan Volume starts with the **Community Identity Element**. The inclusion of the Community Identity Element in the General Plan was recommended by the County's Blue Ribbon Committee on Growth Management. This Element addresses quality-of-life issues, such as aesthetic values, rural character, community involvement and history. The Community Identity Element also integrates these intangible values into the development process.

### Technical Background Report

The background information that provides the technical basis for the goals, policies, and programs is contained in a separate volume of this General Plan, titled the Technical Background Report. This includes expanded population and land use information, housing statistics, circulation information, and other relevant data. This Technical Background Report includes information required to be included in a general plan under state law and the 2017 General Plan Guidelines published by the Office of Planning and Research.

## Foundations of the General Plan

This General Plan utilized the Tuolumne County Transportation Council's adopted a population projection of 63,243 residents in Tuolumne County by the year 2040 after considering the State Department of Finance population projections and other growth factors. Although this General Plan is based upon the assumption that Tuolumne County will reach this projected population, it does not promote the growth of the County's population to that level. The philosophy of this General Plan is to assume that the County will be prepared and able to accommodate the projected growth, while at the same time, it will adhere to policies that define where and how development will occur. The General Plan provides guidance in determining the appropriate or desirable locations for this growth, thereby preventing an unnecessarily scattered pattern of development, which often results in

extraordinary demands on public services, above average public service costs and unnecessary and avoidable destruction or degradation of valuable resources.

Since 2007, the County of Tuolumne has been participating in a Regional Blueprint planning process for directing future growth and enhancing the quality of life in the County over the next few decades. Through this coordinated effort, the City of Sonora, Tuolumne County, Tuolumne County Transportation Council, and community members developed Guiding Principles for growth and development, and studied the potential effects of the likely land use development pattern and possible alternative growth scenarios on the transportation system, housing, local economy, quality of life, natural resources, and the environment. As a result of this effort, the Distinctive Communities Growth Scenario was selected and adopted by the Board of Supervisors in August 2012 as the preferred growth scenario for Tuolumne County. Tuolumne County's General Plan has been formulated to reflect this preferred growth scenario. This scenario allows each identified community to have a well-defined, cohesive, and compact community built around an appropriately-scaled urban core and community gathering places. The size of each community is based on an identified community boundary.

The General Plan Update is intended to function as a policy document to guide land use decisions within Tuolumne County's planning area through the year 2040. As discussed above, Tuolumne County's General Plan Update has been formulated to reflect the preferred growth scenario (the Distinctive Communities Growth Scenario of the Tuolumne Tomorrow Blueprint). Based on the general philosophy and input from the community and County decision makers, the General Plan Update includes the following overall objectives:

- Adopt a County-wide General Plan that reflects the current values and vision of the communities in the County and reflects the latest legal, statutory, scientific, and technical changes and advancements.
- Update the County General Plan to achieve and enable maximum flexibility for development within the bounds of state and federal law as well as an ever-evolving legal, cultural and environmental landscape.
- Promote the delivery of efficient and cost-effective public services.
- Enhance the unique nature of identified communities while providing services and amenities for residents, businesses, and visitors on a County-wide basis.
- Minimize or eliminate restrictions and requirements that can increase delays and/or the cost to development.
- Promote development within the County that is designed to fit the needs of the County's residents, businesses, and visitors.
- Promote the stewardship of the County's natural resources, which includes providing for the productive use of natural resources, and management to reduce risks of wildland fires.
- Conserve the County's historic resources and recognize their unique value to the County's social and economic fabric.
- Allow residents and property owners to use their land to the maximum extent of the law, while respecting the values of the community.

As part of this General Plan growth scenario, future urban growth is directed towards identified communities. Urban growth is considered development greater than 1 unit per two acres, and is served by public water and sewer, where available. The table below summarizes the nineteen identified communities in Tuolumne County. The size of each community is based on an identified community boundary area, and for five identified

communities coincides with the Community Plan boundary. The identified community boundary areas include 60% of the population in Tuolumne County. Maps of the eighteen individual identified communities listed in Table 1 can be found in the Technical Background Report volume to this General Plan Update.

**TABLE 1.**
**TUOLUMNE COUNTY IDENTIFIED COMMUNITIES**

| Community | Population | Acres |
|---|---|---|
| Big Oak Flat | 150 | 357 |
| Cedar Ridge | 552 | 530 |
| Chinese Camp | 22 | 36 |
| Columbia* | 3,371 | 15,845 |
| Crystal Falls/Mono Vista | 3,212 | 1,461 |
| East Sonora* | 3,809 | 5,017 |
| Groveland/Pine Mountain Lake | 2,344 | 6,329 |
| Jamestown* | 3,122 | 3,121 |
| Lake Don Pedro | 793 | 7,058 |
| Long Barn | 57 | 105 |
| Mountain Springs* | 100 | 1,083 |
| Sierra Village | 194 | 124 |
| Soulsbyville | 1,063 | 873 |
| Strawberry | 69 | 459 |
| Sugar Pine/Mi-Wuk | 922 | 773 |
| Tuolumne | 3,709 | 6,103 |
| Twain Harte | 2,866 | 3,527 |
| West Sonora | 1,293 | 337 |
| **Total** | **32,554** | **55,204** |

*Identified communities with an adopted community plan

The identified community boundaries as shown on Page 11 are intended to direct growth to areas where current development exists, and future development is anticipated. Additional mapping of the identified communities can be found in Volume II: Technical Background Report of this General Plan. Infill, redevelopment and mixed-use areas take advantage of existing public infrastructure and services. Residential and commercial areas become more compact within the community boundaries which promotes mixed-use and higher density residential development to supply housing demand. The General Plan Update will provide a mixture of residential, retail,

entertainment, office and commercial uses near each other creating active communities. Development is centralized within the identified communities with rural development radiating outward to the community boundaries. Rural development will serve as buffers between communities and help meet the functional needs of the natural environment and nearby agriculture production. Rural development may be primarily located on the fringe of identified communities, but clustered or grouped together to make the best use of infrastructure and avoid disruption to agricultural lands and environmentally sensitive areas. Transportation investments are used to link communities and to support a wide range of mobility choices within individual communities. Local government policies and programs would work in concert to encourage more complete and economically self-sufficient communities, where residents can live, work, and shop in the same community.

### Links to Previous Planning Efforts

The General Plan Update is preceded by previous planning efforts and documents completed by a variety of staff and stakeholders. These documents include:

- Tuolumne Tomorrow: Tuolumne County Regional Blueprint Project Report (2012)
- Tuolumne County Regional Blueprint Greenhouse Gas Study (2012)
- Tuolumne County General Plan and Regional Transportation Plan Evaluation and Analysis Report (2013)
- 2016 Regional Transportation Plan and Environmental Impact Report (adopted January 2017)

### Community Participation

Community involvement in the General Plan Update process began prior to the official kickoff of the update. It began during the previous planning efforts identified above. However, in 2013 the County formally initiated the update process. Between 2013 and 2015, Community Resources Agency staff held numerous meetings across the County to solicit input on the General Plan. The Tuolumne County Board of Supervisors Planning Committee also regularly met to work on the various elements in the General Plan.

Beginning in 2017, County staff met with stakeholder groups and representatives, including the Tuolumne County Farm Bureau, Farms of Tuolumne County, Tuolumne County Business Council, Tuolumne Band of Me-Wuk Indians, Chicken Ranch Rancheria, Tuolumne Heritage Committee, Central Sierra Environmental Resource Center, Tuolumne-Stanislaus Integrated Regional Water Management Group, and other interested groups and individuals. In the spring of 2018, Community Resources Agency staff sent notices to over 4,000 property owners with parcels that may be impacted by land use changes as well as notifying them of a series of informational sessions that were planned for Board of Supervisors meetings. These sessions were also advertised on the General Plan website and in the newspaper. Those information sessions discussed the following topics:

- General Plan/EIR 101
- Community Plans
- General Plan Implementation
- How to comment on the General Plan/EIR

Community Resources Agency staff also made presentations at the Tuolumne Rural Action Coalition, the Tuolumne County Board of Realtors, and several town hall meetings.

## Legal Basis for the Tuolumne County General Plan

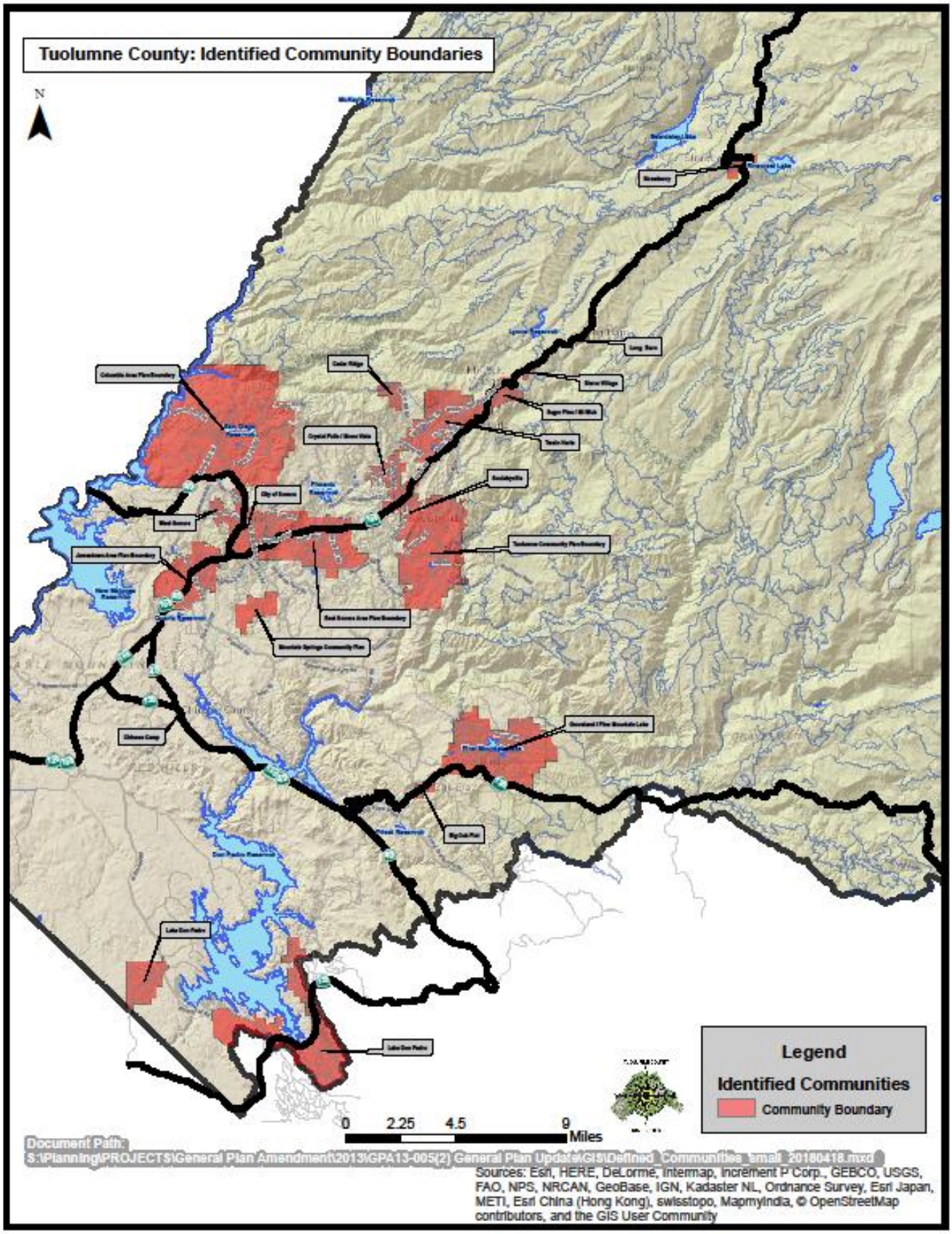
Government Code Section 65300 requires every city and county to formulate and adopt "a comprehensive, long-term general plan for the physical development" of the community. This document represents a comprehensive update of Tuolumne County's General Plan following the Government Code and the State's General Plan Guidelines.

Preparing the General Plan can be viewed as an activity that sharpens and focuses the concerns of citizens within the County and provides a framework for forging these often conflicting concerns into a common vision of the future. By focusing attention on the issues facing the community and placing them in an expanded time frame, the General Plan helps citizens to see their County as a complex and evolving system - a living entity that grows and responds to problems and opportunities - and it helps to guide the County along an agreed-upon course.

Preparing, adopting and implementing the General Plan serves the following purposes:

- To expand the capacity of the County government to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the County.
- To define the County's environmental, social and economic goals.
- To record the County's policies and programs for the maintenance and improvement of existing development and the location and characteristics of future development.
- To provide citizens with information about the County and with opportunities to participate in setting goals and determining policies and standards for the County's development.
- To foster the coordination of County development and environmental protection activities among local, regional, state and federal agencies.
- To guide and coordinate the many actions and day-to-day decisions of the County government that are necessary in developing and protecting the County.
- To provide local decision-makers and the County with a forum for resolving conflicts among competing interests and values.

While the General Plan sets out policies and identifies ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. As with piecing together a puzzle, local officials must take many separate, but interconnected, actions according to the direction set out in the General Plan. These various actions rest on two essential powers of local government - corporate and police. Using their "corporate power", local governments collect money through bonds, fees, assessments and taxes and spend it to provide services and facilities such as police and fire protection, roads and parks. Using their "police power", local governments regulate citizens' use of their property through zoning, subdivision and building regulations in order to promote the health, safety and welfare of the public. The General Plan provides the framework for the exercise of these powers by local officials. By virtue of State law and case law, all new development, initiated by both the public and private sectors, must be consistent with the General Plan.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## Environmental Review

The California Environmental Quality Act (CEQA) requires all local and State governmental agencies to consider the environmental consequences of projects over which they have discretionary authority. Public Resources Code Section 21065 defines a project as "an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." Therefore, Tuolumne County, as the lead agency was required to prepare and certify an Environmental Impact Report (EIR) for the General Plan.

The Tuolumne County General Plan EIR is a public document that assesses the overall environmental effects of the General Plan at a program level of detail and indicates ways to reduce or avoid reasonably foreseeable environmental damage. The Program EIR generally analyzes the broad environmental effects and provides a baseline against which future projects are evaluated. Where subsequent CEQA documentation is required for a future project, the County will implement the applicable mitigation measures developed in the Program EIR, and focus its analysis on site-specific issues that cannot otherwise be addressed at a program or policy level of analysis. The Program EIR is to be used as a companion document with the Tuolumne County General Plan.

In order to minimize the need to reanalyze a series of projects related to the General Plan, CEQA and the State CEQA Guidelines encourage using a General Plan EIR to address subsequent discretionary projects, such as adopting zoning ordinances and specific plans and approving capital improvement or development projects that are consistent with the General Plan. This streamlined approach to environmental review is commonly called "tiering" (CEQA Guidelines §15152). By using a tiered approach, the environmental review for a subsequent project can be limited to those project-specific significant effects that either were not examined or not examined fully in the General Plan Program EIR. Later activities that have been described adequately under the Program EIR will not require additional environmental documents. Similarly, CEQA offers the ability for projects that are consistent with the development density established by General Plan policies for which an EIR was certified to evaluate only project-specific significant effects particular to the project or its site (CEQA Guidelines §15183).

## Updating and Amending the Tuolumne County General Plan

This General Plan is intended to be a dynamic rather than a static document that can, and should, be updated and changed periodically to reflect the needs and desires of the people of Tuolumne County. There will always be a need to update and amend the General Plan over time to reflect changes in growth rates, changes in the demands for services and changes in planning philosophy. This General Plan is based upon analyses and assumptions concerning social, economic and physical conditions in Tuolumne County. This basic information is subject to change and refinement. It will therefore be necessary for the County to review the General Plan and to update its supporting data in light of new conditions that may occur over time. For example, this General Plan is based upon achieving a population of 63,243 by the year 2040. It is possible that this population level will not be achieved by that year and that this General Plan could therefore accommodate growth beyond that date. It is also possible that growth could occur faster than the projected rate, and, therefore, the General Plan would have to be re-evaluated at some point prior to 2040 to determine the extent and location of additional land which should be designated for growth.

The General Plan is also based upon land use, public service and physical data which were used to indicate lands suitable for both urban and rural development. This data represent the County's most up to date information. As this data and the General Plan are utilized, inaccuracies in the data may be identified. If an inaccuracy in the data is discovered to have resulted in the assignment of an inappropriate designation, the County will initiate an amendment to the General Plan.

**General Plan Amendment Procedure**

California Government Code Section 65358(b) authorizes the amendment of each of the General Plan's seven (7) mandatory elements to not more than four (4) times in one calendar year. This limitation on amending the General Plan does not include optional elements or amendments requested and necessary for affordable housing as provided by the Government Code. Additional exceptions to this limitation of General Plan amendments shall be in accordance with the California Government Code.

Amendments to the General Plan may be initiated by the County or by applications submitted to the Community Resources Agency. Each of the permitted amendments within a calendar year can encompass several different changes which shall be evaluated individually and their cumulative impacts shall be analyzed.

Since there is a need for flexibility in a General Plan through an amendment process, the process shall be available on a regularly scheduled basis and as needed. Where applications for General Plan amendments have been received, the Planning Commission will hold hearings on these amendments at its meetings in April and October of each year. Additional hearings may be held as necessary.

# Chapter 1

# COMMUNITY DEVELOPMENT AND DESIGN

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

The Community Development and Design Element forms the core of the General Plan by establishing what land uses can be conducted in which locations. This Element provides land use diagrams to illustrate the land use designations for all parcels within the unincorporated area of Tuolumne County. This Element also addresses the density and intensity to which these land uses can be developed.

The Community Development and Design Element encourages growth in areas where services exists, such as infrastructure, and directs development away from areas with limited growth potential due to the lack of adequate public services and facilities and/or are constrained by natural characteristics that do not lend themselves to development, such as steep slopes.

**Purpose**

The purpose of this element is to enhance the unique nature of existing communities while providing for services and amenities for residents, businesses, and visitors in Tuolumne County.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 1A:

**Protect and enhance the quality of life for all residents of Tuolumne County while facilitating growth and development to meet the present and future needs of the County's residents, visitors and businesses.** (formerly 1.A )

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 1.A.1:** Promote the efficient use of land to conserve natural resources. (formerly 1.A.1)

**Implementation Programs**

**1.A.a:** Establish criteria for the amount of land for land uses necessary to meet the needs of the County's population and maintain zoning districts and land use patterns that reflects these criteria. For example, the criteria may be a ratio of acres of commercial land per number of residential units within an identified community or the amount of recreational facilities needed per population on a County-wide basis. (formerly 1.A.e)

**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. (formerly 1.A.a)

**Policy 1.A.3:** Address the impacts associated with new development on cultural resources and conserve such resources where appropriate. (formerly 1.A.2)

**Policy 1.A.4:** Focus urban growth in identified communities, emphasizing infill development and the intensified use of existing development. (formerly 1.A.3 and 1.C.1)

**Implementation Programs**

**1.A.c** - Designate land between identified communities for non-urban land uses to protect the individual character of each community and to maintain distinct boundaries between communities. (formerly 1.A.d)

**1.A.d** - Maintain the County's rural character by utilizing transitional land uses around urban areas as buffers between communities and agricultural areas and timberlands, including rural density development, recreation areas, cluster developments, and natural features such as streams, ridgetops and large stands of trees. (formerly 10.F.a)

**1.A.e** - Designate adequate land in and around identified communities for urban land uses to allow for the growth accommodated in the General Plan. Limit the future conversion of non-urban designated land to urban designations to parcels immediately adjacent to identified communities. (formerly 1.A.c)

**Policy 1.A.5:** Promote infill and clustered patterns of development that facilitate the efficient and timely provision of infrastructure and services. (formerly 1.A.4)

**Implementation Programs**

**1.A.f** - Encourage a compact development pattern in and around identified communities through the General Plan land use diagrams. (formerly 12.B.b)

**1.A.g** - Target public funds toward identified communities to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.

**1.A.h** - Provide incentives to applicants with approved undeveloped projects that are modified to be consistent with High Density or Medium Density land use designations where allowable densities have been increased.

**Policy 1.A.6:** Establish growth areas to provide community services and enhance the quality of life by providing for economic, housing and cultural opportunities within identified communities. Where possible, these growth areas should be placed near transit stops, commercial centers, and other services. (formerly 1.A.5)

**Implementation Program**

**1.A.i** - Establish areas for growth in identified communities on the General Plan land use diagrams and zone the land in accordance with these maps. (formerly 1.A.j)

**Policy 1.A.7:** Encourage comprehensively planned and well-balanced, separate, and distinct communities. (formerly 1.A.6)

**Implementation Programs**

**1.A.j** - Designate an adequate amount of land for industrial development, business parks, commercial facilities and recreational development to provide jobs for the County's workforce, facilities for the County's residents and visitors and promote a healthy economy. (formerly 1.A.g)

**1.A.k** - Provide an appropriate mix of land uses and amenities in community cores to attract and retain quality businesses and institutions.

**Policy 1.A.8:** Designate adequate areas for greenbelts, open areas, parks and recreational facilities in and around identified communities to meet the needs of growing populations and to reflect the County's changing demographics. (formerly 1.A.f)

**Policy 1.A.9:** Encourage the clustering of community-oriented services and amenities in and near residential neighborhoods, including schools, branch libraries, open areas and parks and limited neighborhood commercial uses to provide a community center for neighborhoods. (formerly 1.A.8)

**Implementation Program**

**1.A.l** - Formulate community plans for identified communities that provide adequate lands for community-oriented services and amenities in and near residential neighborhoods, including schools, libraries, open areas and parks, and limited neighborhood commercial uses to provide and community center for neighborhoods. These plans should also promote the linking of these types of facilities through pedestrian/bicycle paths. (formerly 1.A.h)

**Policy 1.A.10:** Establish urban development boundaries within identified communities on the General Plan diagrams to promote the efficient use of infrastructure and services. This will also serve to

promote the improvement of infrastructure within the communities to meet standards for infill development, such as fire flow. (formerly 1.A.b)

**Policy 1.A.11:** Encourage growth to be dispersed among identified communities rather than concentrated in just one or two areas in the County. (formerly 1.A.10)

**Policy 1.A.12:** Identify special features or characteristics, such as unique topography, critical view sheds, or sensitive habitat, in areas throughout the County that affect development potential or opportunities for conservation. (formerly 1.A.12)

**Policy 1.A.13:** Encourage the extension and upgrading of services to Disadvantaged Legacy Communities as identified in the General Plan Technical Background Report. (formerly 1.A.13)

**Implementation Program**

**1.A.m** - Promote the extension of public water, sewer, stormwater drainage and structural fire protection services to identified Disadvantaged Legacy Communities, where feasible, and identify funding mechanisms that could make the extension of services and facilities to these communities financially feasible. (formerly 1.A.n)

**Policy 1.A.14:** Encourage a mix of uses in isolated identified communities that minimize the need for nearby residents to travel greater distances to access goods and services.

## GOAL 1B: **Minimize conflicts between incompatible land uses.** (formerly 1.B)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 1.B.1:** Protect existing land uses from the infringement of and impacts associated with incompatible land uses. (formerly 1.B.1)

**Implementation Programs**

**1.B.a** - Designate, where possible, land around existing non-residential land uses, such as agriculture, timberlands, mining preserves and industry, for new development that is compatible with these existing uses. (formerly 1.B.a)

**1.B.b** - Designate, where possible, land around existing residential neighborhoods for uses that are compatible with residences. Designate areas for new urban residential development away from existing incompatible land uses, such as agriculture, mining, industry, solid waste facilities, airports and sewage treatment facilities. (formerly 1.E.e)

**1.B.c** - Separate new urban residential development from land uses that potentially conflict with housing, such as agriculture, mining, industry, airports and sewage treatment facilities. (formerly 1.E.3)

**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. (formerly 1.G.c)

**Policy 1.B.2:** Protect public facilities from the infringement of incompatible land uses. (formerly 1.B.2)

**Implementation Programs**

**1.B.e** - Designate land around the County's airports for uses that are consistent with the Tuolumne County Airport Land Use Compatibility Plan and airport master plans. (formerly 1.B.b)

**1.B.f** - Identify solid waste facilities in the County on the General Plan Land Use Diagrams and designate land around these facilities for compatible land uses, recognizing that some potentially incompatible land uses may already exist. (formerly 1.B.e)

**Policy 1.B.3:** Require new commercial development to be designed to minimize the visual impact of parking areas on public roads and on public viewsheds. (formerly 1.F.4)

**Implementation Program**

**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. (formerly 1.F.e)

**Policy 1.B.4:** Maintain information in the County's land use diagrams to identify military "low-level flight paths."

**Implementation Program**

**1.B.h** - Provide early notification to the military of proposed developments that have the potential to affect military operations, testing or training activities within the identified military low-level flight paths.

**Policy 1.B.5:** Preserve the existing nighttime environment by limiting the illumination of areas surrounding new development. New lighting that is part of residential, commercial, industrial, or recreational development shall be oriented away from off-site sensitive uses, and shall be hooded, shielded, and located to direct light downward and prevent glare.

## GOAL 1C: **Promote a jobs-housing balance in the County and encourage new communities to be designed to provide a jobs-housing balance.** (formerly 1.C)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 1.C.1:** Encourage new residential development projects of 100 or more units, except those targeted for seniors or retirees, to be phased to occur with development that will provide for new jobs in the County unless the need for housing dictates otherwise. (formerly 1.C.b)

**Policy 1.C.2:** Encourage a Countywide jobs-housing balance as some communities in the County are not suited for extensive job-related or residential-related development. (formerly 1.C.c)

**Implementation Program**

**1.C.a** Designate adequate land for commercial, recreational, industrial, business park and mixed use development within and near identified communities that have adequate infrastructure and services. (formerly 1.C.a)

## GOAL 1D: **Encourage development to build facilities that promote the use of alternative transportation systems.** (formerly 1.D )

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 1.D.1:** Encourage pedestrian oriented development to reduce the use of motor vehicles. (formerly 1.D.1)

**Implementation Programs**

**1.D.a** - Update the local street design standards in suitable communities to include Universal Design criteria for street infrastructure such as sidewalks, pedestrian curb ramps, crosswalks, street lighting, shade trees, and curb extensions to accommodate all users, including people with disabilities and other special needs.

**1.D.b** - Work with transit providers and developers to encourage the construction of affordable housing developments that use transit-oriented and pedestrian-oriented design principles. (formerly 12.A.i)

**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. (formerly 2.C.9)

**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.

**Policy 1.D.2:** Promote neighborhood commercial development that provides retail stores and service businesses within walking distance of residential areas. (formerly 1.D.2)

**Implementation Programs**

**1.D.e** - Designate land for neighborhood commercial development within walking distance of residential areas to encourage alternative methods of transportation and eliminate the dependence on automobile transportation. (formerly 1.F.d)

**1.D.f** - Encourage new commercial centers to be designed to facilitate pedestrian circulation within and between commercial sites and nearby residential areas. (formerly 1.F.2)

**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.

**Policy 1.D.3:** Encourage urban residential development projects in identified communities to be located within a quarter mile of a transit stop.

**Implementation Programs**

**1.D.h** - Designate areas for new higher-density residential uses and appropriate support services within walking distance of public transportation facilities. (formerly 1.D.a)

**1.D.i** - Designate areas for new mixed-use, high and medium density residential development and appropriate support services within walking distance of public transportation facilities. (formerly 1.E.c)

**Policy 1.D.4:** Encourage transit oriented development by providing planning tools, such as design guidelines, and incentives, such as a streamlined permitting process, increased densities or reduced on-site parking requirements.

**Implementation Programs**

**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.

**Policy 1.D.5:** Promote the provision of multi-modal access to activity centers such as public facilities, commercial centers and corridors, employment centers, transit stops, schools, parks, recreation areas, and tourist attractions.

**Policy 1.D.6:** Promote a balance between commercial, industrial, recreational, residential and mixed-use land uses in identified communities to optimize the potential for the use of alternative modes of transportation. (formerly 10.E.3)

**Implementation Programs**

**1.D.l** - Designate land for integrated mixed-use areas including residential, retail, office, recreational, open space and public uses to facilitate travel by transit, bicycle or foot, as well as automobile. (formerly 1.D.b)

**1.D.m** - Designate areas on the General Plan land use diagrams for urban residential development near community centers, major commercial areas, neighborhood commercial centers, integrated mixed-use areas and other community facilities, such as schools and parks, and identify routes for non-motorized travel between identified communities to provide for travel by bicycle or foot, as well as automobile. (formerly 4.G.b)

**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. (formerly 1.A.k)

## GOAL 1E:

**Designate adequate land in appropriate areas to accommodate a range of residential densities and amenities to accommodate the housing needs of all income groups residing in Tuolumne County.** (formerly 1.E )

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 1.E.1:** Encourage and promote the development of housing for all income levels. (formerly 10.E.5)

**Implementation Programs**

**1.E.a** - Identify areas of the County suitable for development of housing for all income levels and designate adequate amounts of land for such development on the General Plan land use diagrams. (formerly 10.E.d)

**Policy 1.E.2:** Promote affordable housing throughout Tuolumne County. (formerly 1.E.1)

**Implementation Programs**

**1.E.b** - Provide incentives to developers to build new housing units that are affordable for the County's residents. These incentives shall include density bonuses, "fast-track" processing of land development permits, reduced parcel sizes and waivers of fees for affordable housing units, as defined by the County of Tuolumne. (formerly 1.E.a)

**1.E.c** - Designate an adequate amount of land in various density and parcel size ranges to meet the need of all income levels of the County's population. (formerly 1.E.b)

**1.E.d** - Maintain the Tuolumne County Ordinance Code in accordance with Accessory Dwelling Unit regulations established by the State of California. Develop local regulations to address life safety concerns.

**Policy 1.E.3:** Consider amending the Uniform Zoning Ordinance to allow land designated Low Density Residential by the General Plan land use diagrams to be divided into six parcels per acre without requiring an exception to the development standards.

**Policy 1.E.4:** Maintain development standards for housing projects that reflect and consider natural and cultural features, noise exposure of residents, fire hazard, circulation, access and the relationship of the development to surrounding land uses. These requirements determine residential densities and patterns which may result in a density that is less than the maximum specified by General Plan designations. (formerly 1.E.f)

**Policy 1.E.5:** Require subdivisions to be designed to provide well-connected internal and external streets and pedestrian facilities, where appropriate. (formerly 1.E.6)

**Implementation Programs**

**1.E.e** - Establish development standards for new housing projects to provide well-connected internal and external streets. Pedestrian facilities such as sidewalks, ramps, crosswalks, street lighting, shade trees, and curb extensions, should be required, where appropriate. Amend Title 11 of the Tuolumne County Ordinance Code to reflect these development standards. (formerly 1.E.h)

## GOAL 1F: **Promote the development of commercial uses to meet the present and future needs of Tuolumne County's residents and visitors and maintain economic vitality.** (formerly 1.F)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 1.F.1:** Encourage the retention and expansion of existing businesses. (formerly 1.F.1)

**Implementation Programs**

**1.F.a** - Designate adequate amounts of land in appropriate areas for new commercial development to meet the needs of the County's residents and visitors as growth occurs to reduce retail leakage to areas outside the County. (formerly 1.F.a)

**Policy 1.F.2:** Promote new commercial development in rural communities that provides for the immediate needs of the local residents and services to tourists. The scale and character of such commercial development should be compatible with and complement the surrounding area. (formerly 1.F.5)

**Implementation Programs**

**1.F.b** - Provide for commercial facilities in rural areas that have limited public services by maintaining a land use designation for such facilities that has unique development standards. (formerly 1.F.f)

**Policy 1.F.3:** Encourage commercial development to be designed to be compatible with the scale and architectural style of historic buildings located in the community. (formerly 1.F.6)

**Implementation Programs**

**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. (formerly 1.F.j, 1.F.g)
**1.F.d -** Encourage street frontages in historic communities to reflect the historic "Main Street" character and ambiance. (formerly 1.F.7.)

**Policy 1.F.4:** Encourage commercial development to be designed in an architectural style that reflects the County's indigenous materials or is compatible with the historic Mother Lode design features or is consistent with the architectural guidelines in communities with design review. (formerly 10.F.c)

**Policy 1.F.5:** Amend the Uniform Zoning Ordinance, Title 17 of the Tuolumne County Ordinance Code, to provide for off-site parking in historic districts to encourage parking for new commercial development to be consolidated in well-designed and landscaped lots or parking structures instead of on-site and to recognize the limitations of constructing parking facilities on undersized historic parcels. (formerly 1.F.i)

**Policy 1.F.6** Continue to require development on land designated Neighborhood Commercial, General Commercial or Heavy Commercial to be served with public water and sewer. (formerly 1.F.k)

## GOAL 1G:

**Promote the development of industrial uses to meet the present and future needs of Tuolumne County's residents and to provide jobs and promote economic vitality.** (formerly 1.G )

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 1.G.1:** Designate adequate amounts of land in appropriate areas for industrial development that are suitable for accommodating a variety of industrial uses and uses to support industry. (formerly 1.G.1)

**Implementation Program**

**1.G.a** - Designate specific areas for industrial development that are suitable for accommodating a variety of industrial uses and uses to support industry, to provide jobs for the County's population and that have adequate infrastructure.

**Policy 1.G.2:** Require industrial development to meet performance standards based on factors of noise, odor, traffic, air and water pollution, and underground resources in order to minimize its impacts on surrounding land uses. (formerly 1.G.2)

**Policy 1.G.3:** Encourage industrial businesses which utilize the output of lumber and natural resource processors and other industries that can provide a broad economic base for Tuolumne County. (formerly 1.G.5)

**Policy 1.G.4:** Encourage new industrial development to design parking areas that are sufficiently screened from public roads and surrounding public viewsheds. (formerly 1.G.e)

**Policy 1.G.5:** Establish design guidelines for new industrial development in or immediately adjacent to historic communities desiring design review to be designed to be compatible with the scale and architectural style of the historic buildings. (formerly 1.G.f)

# Chapter 2

# HOUSING

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

Section 65302 of the California Government Code requires all localities to include in their General Plans a Housing Element which provides for attainment of the State housing goal of "decent housing in a suitable living environment for every Californian".

Pursuant to Section 65583, the Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters and shall make adequate provision for the existing and projected needs of all economic segments of the community.

**Purpose**

Promote the development of housing by reducing regulatory barriers to the development of all housing types. Accommodate economic development and population growth projections by providing housing that meets the needs of all residents.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 2A:

**Maintain a variety of adequate sites to accommodate households of all types, characteristics, and income levels to meet Tuolumne County's share of the regional housing need. (formerly 3.A)**

# POLICIES & IMPLEMENTATION PROGRAMS

**Policy 2.A.1**: Continue to inventory environmentally unconstrained and compatibly zoned lands throughout the County for the provision of suitable housing sites. (formerly 3.A.1)

**Implementation Programs**

**2.A.a** - *Geographic Information System (GIS) Database*. Maintain the County's Geographic Information System (GIS) database in order to provide for an inventory of lands suitable for urban residential development, specifically high density projects. Said inventory will provide the basis for periodic review in meeting Regional Housing Needs, as well as providing prospective developers with information relating to the location of properties designated for higher residential density development within the County. (formerly 3.A.c)

**2.A.b** - *Review and Update of the Tuolumne County General Plan*. Continue to review the Tuolumne County General Plan and Community Plan land use diagrams to determine adequate sites available throughout the County to meet the regional housing need. (formerly 3.A.a)

**2.A.c** - *Analysis of Flood Hazard and Flood Management Information*. Annually review the Community Development and Design Element for areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) for the State Department of Water Resources to ensure that sites identified as appropriate for residential development continue to be suitable for development as required in California Government Code Section 65302. (formerly 3.A.g)

**2.A.d** - Consider walkability and distance to transportation nodes and public facilities, such as schools, when determining whether land is suitable for multi-family housing development. (formerly 3.A.5)

**Policy 2.A.2:** Encourage the extension of additional public services through the installation of larger utility distribution lines and off-site improvements for new urban developments where such improvements would serve adjacent lands designated for urban residential development. (formerly 3.A.b)

**Policy 2.A.3**: Initiate rezoning of properties suitable for the development of extremely low-, very low-, low-, median- and moderate-income residential development. (formerly 3.A.3)

**Implementation Programs**

**2.A.e** - *General Plan Consistency*. Rezone all parcels designated for Medium Density Residential (MDR), High Density Residential (HDR) and Mixed Use (MU) on the General Plan and Community Plan land use diagrams for consistency with their land use designations to increase the inventory of parcels available for development of extremely low-, very low-, low-, median- and moderate-income housing and to eliminate governmental constraints to such development. (formerly 3.A.e)

**2.A.f** - *Initiation of Rezoning*. Continue to identify properties suitable for extremely low-, very low-, low-median- and moderate-income residential development, including vacant or under-developed commercial and industrial land. Planning Division staff will discuss the potential

development of such parcels with the property owners. Initiate rezoning of properties suitable for these types of uses. (formerly 3.A.d)

**Policy 2.A.4**: Encourage residential infill development through flexible development standards in areas of the County where adequate public facilities and services are already in place taking into consideration the visual character of the neighborhood. (formerly 3.A.4)

**Implementation Programs**

**2.A.g** - Encourage consolidation of infill parcels for provision of multifamily residential development. (formerly 3.A.f)

**Policy 2.A.5** Encourage analysis of property insurance costs by the property insurance industry related to fire hazard and fire suppression infrastructure in an effort to lower insurance costs for residential properties. (formerly 3.A.h)

## GOAL 2B: Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, median-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need. (formerly 3.B)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 2.B.1:** Provide incentives and fee waivers for the construction of extremely low-, very low-, low-, median- and moderate-income housing. Encourage new development to provide housing that is affordable to all segments of the community. (formerly 3.B.1)

**Implementation Programs**

**2.B.a** - *Small Lot Subdivisions*. Continue to support the development of small detached or attached single-family housing subdivisions through the use of Planned Unit Development Permits to provide for lots which are less than 7,500 square feet in areas where public water and sewer systems are available and topography is conducive to such development. (formerly 3.B.a)

**2.B.b** - *Application Fees*. (1) Continue to waive application fees and Building Permit fees for discretionary entitlements for housing developments which include an affordable housing component on a percentage basis. (2) Continue to waive application fees for homeless shelters, transitional housing and safe houses. (formerly 3.B.b)

**2.B.c** - *Mitigation Fees*. Continue to waive the County Services Impact Mitigation Fee for extremely low, very low, low, and median income housing units. (formerly 3.B.c)

**2.B.d** - *Inclusionary Ordinance*. Implement the Inclusionary Housing Ordinance in order to encourage the development of a variety of types of housing for all income levels and assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and median-income households. The Inclusionary Ordinance has been amended to be a voluntary incentive program. County staff will provide an annual report to the Board of Supervisors which lists projects that have utilized the incentives. (formerly 3.B.d)

**Policy 2.B.2:** Continue to support public, private, and non-profit applications for State and Federal affordable housing programs for both new construction and rehabilitation projects. (formerly 3.B.3)

**Implementation Programs**

**2.B.e -** *Funding Sources*. (1) Continue to investigate and apply for funding through State and Federal agencies and private institutions in support of extremely low-, very low-, low-, median- and moderate-income housing, such as funds made available through the State's HOME, CalHome and CDBG Programs, Federal Home Loan Bank Programs, and United States Department of Agriculture Programs, as well as matching funds for water and sewer system improvements and expansion. Said funding could be used for affordable housing projects and programs. (2) Establish and maintain partnerships with affordable housing developers and local nonprofit organizations able to acquire and construct or rehabilitate residential developments for extremely low-, very low-, low-, median- and moderate-income households. (formerly 3.B.f)

**Policy 2.B.3:** Utilize the Affordable Housing Trust Fund as funds become available to acquire building sites for affordable housing, provide "gap" financing, leverage funds for acquiring or constructing affordable housing and to support rehabilitation of affordable housing units throughout the County. (formerly 3.B.g)

**Policy 2.B.4:** Encourage affordable homeownership opportunities especially for first-time homebuyers. (formerly 3.B.7)

**Implementation Programs**

**2.B.f** - *First Time Homebuyer Programs*. Continue to apply for funds and administer the First Time Homebuyer Program. This program currently includes a deferred, low-interest loan program, a homebuyer program for energy efficient homes and a down payment matching grant program. (formerly 3.B.h)

**2.B.g** - *Affordable Rental and Home Ownership Programs*. (1) Work closely with and support collaborative efforts of local agencies and affordable housing developers in developing affordable rental and home ownership programs including self-help housing. (2) The County Planning and Housing Divisions will work together to provide developers with information on affordable housing development incentives. (3) The County will discuss affordable housing financing program opportunities annually at the County Development Process Review Team which is attended by representatives of the development community. (4) The Community Resources Agency will also write an article annually on affordable housing finance programs for the division's newsletter which is widely distributed to contractors and members of the development community. (formerly 3.B.k)

**Policy 2.B.5:** Preserve homeownership and promote neighborhood stability by encouraging and promoting foreclosure prevention programs. (formerly 3.B.6)

**Implementation Programs**

**2.B.h** - *Foreclosure Assistance Programs*. Work in concert with the Amador-Tuolumne Community Action Agency (ATCAA) and other interested parties to publicize and disseminate information on the County website about existing foreclosure assistance hotlines, foreclosure counseling and prevention programs and other resources available for residents facing possible foreclosure. (formerly 3.B.l)

**Policy 2.B.6:** Facilitate expanded housing opportunities that are affordable to the workforce of Tuolumne County to support economic development and help ensure that workers have the ability to afford housing in the community where they work. (formerly 3.B.5)

**Implementation Programs**

**2.B.i** - *Workforce Housing*. Establish and maintain relationships between economic development entities such as the Tuolumne County Chamber of Commerce and the Economic Development Authority to facilitate the development of workforce housing to support increased economic opportunities within the County. The County of Tuolumne Board of Supervisors Housing Policy Committee will hold a public forum on workforce housing and encourage input from employers, employees, the Chamber of Commerce, the Economic Development Authority, the Association of Realtors and other interested parties. The Board of Supervisors recognizes that as economic conditions such as home prices, interest rates and rental rates shift, there is a need to review these changes to help ensure that there is adequate workforce housing. (formerly 3.B.m)

**2.B.j -** *Accessory Dwelling Units*. Continue to allow accessory dwelling units up to 1,200 square feet. Monitor the construction of attached and detached accessory dwelling units including the number and square footage of the units constructed (formerly 3.B.n)

**2.B.k** - *Rental Assistance*. (1) Continue to interface with the Stanislaus County Housing Authority which administers the Department of Housing and Urban Development Section 8 Rental Assistance Program in Tuolumne County and refer residents to their program. (2) Continue to offer rental assistance through the County Tenant Based Rental Assistance Program. (3) Continue to refer clients to the Amador Tuolumne Community Action Agency for rental assistance, security deposit and utility payment assistance. (formerly 3.B.o)

**2.B.l** - *Efficient Use of Land*. Require projects proposed in the R-3 (Multiple-Family Residential), R-2 (Medium Density Residential), R-1 (Single-Family Residential) and RE-1 (Residential Estate, one acre minimum) zoning districts to adhere to the minimum density standards specified in Title 17 of the Ordinance Code. (formerly 3.B.i)

**2.B.m** - *Regional Blueprint Implementation*. Initiate amendments to the General Plan Land Use Diagrams to designate the parcels identified in the Regional Blueprint for higher density development as High Density Residential (HDR), Medium Density Residential (MDR) or Mixed Use (MU). Consult with the affected property owners to initiate the General Plan land use designation changes. (formerly 3.B.j)

**Policy 2.B.7:** Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low-, low-, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation as well as rental assistance. (formerly 3.B.4)

**Implementation Programs**

**2.B.n** - *Extremely Low-Income Households*. (1) Utilize the County Inclusionary Housing Ordinance and Affordable Housing Fee Waiver Ordinance to encourage developers of each application for affordable housing to make a portion of the units constructed available to extremely low-income families. (2) The County will encourage and assist developers of affordable housing to apply for development funds and operating subsidies to provide housing units for extremely low-income households as funds are available. The Housing Program Coordinator will conduct outreach at least twice per year to provide developers with information regarding housing programs available for extremely low-income households. Outreach may include publishing articles in newsletters and on the County website, or providing information at housing forums. (3) The County Housing Program Coordinator will continue to meet with the Amador-Tuolumne Community Action

Agency to facilitate their efforts to develop affordable housing in partnership with an experienced affordable housing developer. (formerly 3.B.p)

**2.B.o** - *Education and Outreach Program*. (1) Continue to post on the County website Tenant Landlord information and information on affordable housing projects and programs available in the County and the Housing Element. (2) Continue to make housing referrals for affordable housing and tenant/landlord issues to local and statewide organizations. (3) The Board of Supervisors Housing Policy Committee will continue to discuss affordable housing issues and proactively solicit input from the public. (formerly 3.B.e)

**Policy 2.B.8:** Continue to administer the County Mobilehome Rent Control Program to help ensure that mobilehome residents are not subject to unreasonable rent increases. Encourage the preservation and maintenance of mobilehome parks which provide a valuable source of affordable housing. County staff will respond to requests for information and complaints from the mobilehome community and refer park maintenance issues to the State Department of Housing and Community Development Division of Codes and Standards. (formerly 3.B.q)

## GOAL 2C: Minimize governmental and non-governmental constraints in order to facilitate development of affordable housing in Tuolumne County. (formerly 3.C)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 2.C.1:** Minimize and where possible, eliminate governmental constraints that increase the cost of housing. (formerly 3.C.1)

**Implementation Programs**

**2.C.a** - *Board of Supervisors Housing Policy Committee*. The Board of Supervisors Housing Policy Committee will continue to evaluate governmental constraints on the development of all forms of housing and to propose methods to alleviate these constraints. (formerly 3.C.d)

**Policy 2.C.2:** Continue to review and revise procedures in an effort to streamline the development process. (formerly 3.C.2)

**Implementation Programs**

**2.C.b -** *"Fast Track" Permit Processing*. Continue to provide for "Fast Track" processing of discretionary applications proposing extremely low-, very low-, low-, median- or moderate-income housing. (formerly 3.C.a)

**2.C.c** - *Concurrent Review*. Continue to allow concurrent review of discretionary entitlement applications and building permit applications for land development projects to reduce processing time. (formerly 3.C.b)

**Policy 2.C. 3**: Encourage developers holding existing planning approvals for as yet undeveloped projects located in High Density or Medium Density zoned areas to increase densities. Incentives should be provided, such as a streamlined permitting process or reduced parking requirements, for these revised projects to encourage development. (formerly 3.C.3)

**Implementation Programs**

**2.C.d -** *Infill Development*. Continue to allow flexibility in development standards such as lot sizes, building heights, setbacks, site planning, parking requirements, and road requirements through the County Planned Unit Development process and the Inclusionary Housing Ordinance so that developers can utilize creative mechanisms for developing housing in existing neighborhoods. (formerly 3.C.c)

## GOAL 2D: Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County. (formerly 3.D)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 2.D.1:** Strive to preserve State and Federally subsidized housing units for extremely low-, very low-, low-, median- and moderate-income households over the useful life of the project. (formerly 3.D.5)

**Implementation Programs**

**2.D.a** - *Monitoring of Government Subsidized Housing Projects.* Monitor State and Federally subsidized housing units in an effort to maintain extremely low-, very low-, low-, median- and moderate-income restrictions. This will be accomplished through regular communications with property owners and tenants of existing units and agencies or organizations with oversight responsibilities. The County shall respond to inquiries from tenants of subsidized housing units in a timely manner. The County shall also respond to any Federal or State notices regarding subsidized housing projects. (formerly 3.D.a)

**Policy 2.D.2:** Identify funding sources to maintain at-risk housing units. (formerly 3.D.4)

**Implementation Programs**

**2.D.b** - *Monitor and assist affordable housing developments with "At Risk" Units*. (1) regularly monitor the at-risk status of all assisted affordable housing project in the county because all projects are eligible for pre-payment. Work with the project owners, the California Housing Partnership, and the Department of Housing and Urban Development (HUD) to make every effort to preserve these projects. Apply for funds, as available, to help extend project affordability. (2) Implement and administer the 2013 State Housing and Community Development HOME Project grant awarded to the County of Tuolumne for Tuolumne Apartments to renovate the project and extend affordability for another 55 years. (3) Identify funding sources to allow preservation and acquisition of at-risk affordable housing projects, and pursue those funding sources at the Federal, State or local levels to preserve at-risk units on a project-by-project basis. (4) In coordination with other local agencies, provide tenant education including tenants' rights and conversion procedures for at-risk affordable housing projects. (5) Maintain communication with potential property buyers considered under HUD's "First Right of Refusal" list for at-risk affordable housing projects and other programs, such as those administered by the Amador-Tuolumne Community Action Agency. Provide assistance with possible financing sources. (formerly 3.D.b)

**Policy 2.D.3:** *Native American Rancherias*. Assist the Bureau of Indian Affairs and the local Native American tribes, the Chicken Ranch Rancheria of Me-Wuk and the Tuolumne Band of Me-Wuk, in their

efforts to rehabilitate existing housing and the provision of new housing opportunities for their members. (formerly 3.D.d)

**Policy 2.D.4**: Investigate funding sources for improving water quality and remedial conservation work in older homes. (formerly 3.D.6)

**Implementation Program**

**2.D.c** - *Water Quality and Conservation.* (1)Encourage and support local agencies' individual and collaborative efforts to improve in-home water quality and conservation. Promote the widespread distribution of information on methods and alternatives for improving in-home water quality and conservation. (2) Coordinate with the County's Environmental Health Division to provide assistance to low- income homeowners who have failing wells and/or septic systems through the County Owner Occupied Rehabilitation Program. (formerly 3.D.e)

**Policy 2.D.5**: Investigate and develop programs for addressing remediation of hazard and health issues, such as lead-based paint, in older homes. (formerly 3.D.7)

**Implementation Program**

**2.D.d** - *Improve Hazard and Health Conditions in Older Homes*. (1) Continue to operate the County Owner Occupied Rehabilitation Program to correct serious health and safety-type issues in older homes owned by extremely low-, very low- and low- income households who cannot afford the cost of repairs. (2) Continue to refer residents to the United States Department of Agriculture Housing Preservation Grant Program which offers loans and grants to low income households to repair their homes. (3) Encourage and support local agencies' individual and collaborative efforts to improve hazard or health conditions, such as lead abatement, in older homes. Also, promote the widespread distribution of public information on programs, methods and alternatives for individuals to assess and improve the condition of older housing units. (formerly 3.D.f)

**Policy 2.D.6**: Continue to support the conservation and rehabilitation of the older housing stock within the County. (formerly 3.D.2)

**Implementation Program**

**2.D.e** - *Enforcement of Health and Safety Codes*. (1) Continue to enforce building, electrical, mechanical, sanitary, and fire development codes to assure safe rental and owner-occupied housing while not imposing a disproportionate hardship on low income families, the elderly or the disabled. (2) Explore the possibility of developing an ordinance to permit the repair or improvement of owner-built dwellings in the rural areas of the County that have been constructed utilizing unconventional materials and methods in an effort to improve the quality and safety of the existing housing stock. (formerly 3.D.c)

**Policy 2.D.7:** Continue to investigate funding sources for affordable housing rehabilitation, construction and rent supplement programs for rental and owner occupied housing. (formerly 3.D.3)

**Implementation Program**

**2.D.f** - *Mills Act.* Continue to implement the Mills Act in Tuolumne County to provide reductions in property taxes to property owners for preservation of historic structures. (formerly 3.D.g)

**2.D.g** - *Energy Conservation.* (1) Encourage and support local agencies' individual and collaborative efforts to improve in-home energy conservation and efficiency. Promote the widespread distribution of information on methods and alternatives for improving in-home

energy conservation and efficiency. (2) Continue to refer residents to the Amador Tuolumne Community Action Agency's Weatherization Program. (formerly 3.D.h)

**2.D.h** - *Rental Housing Rehabilitation Program*. Pursue a rental housing rehabilitation program if funds become available through CDBG, HOME, CalHome or other funding programs. (formerly 3.D.i)

## GOAL 2E:

**Affirmatively further fair housing and help prevent housing discrimination on the basis of source of income, race, color, national origin, ancestry, religion, age, sex, gender, gender identity, gender expression, sexual orientation, familial status, medical condition, disability characteristics or genetic information of that person. (formerly 3.E)**

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 2.E.1:** Encourage the distribution of extremely low-, very low-, low-, median- and moderate-income housing units throughout Tuolumne County rather than concentrating such development within a specific community. (formerly 3.E.1)

**Implementation Programs**

**2.E.a** - Housing Availability. 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 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 public sewer systems when determining an appropriate range of land use designations and zoning districts. (formerly 3.E.c)

**2.E.b -** Overconcentration. (1) Offer incentives to residential developers through implementation of the County Inclusionary Housing Ordinance and the County Fee Waiver for Affordable Housing to encourage construction of affordable units within new developments so that affordable housing is not concentrated in any particular area of the County. (2) Evaluate overconcentration of extremely low-, very low-, low-, median- and moderate-income housing units when considering applications proposing affordable housing. (formerly 3.E.d)

**Policy 2.E.2**: Promote fair housing and help prevent housing discrimination. (formerly 3.E.2)

**Implementation Programs**

**2.E.c** - *Education*. The County website has a page devoted to fair housing and tenant/landlord resources which includes links to the California Tenant Landlord Handbook, the Federal Department of Housing and Urban Development (HUD) Fair Housing Handbook, HUD's fair housing webpage, and local resources for fair housing which are the Amador-Tuolumne Community Action Agency (ATCAA) and the Central California Legal Services, The County has posted a HUD fair housing poster in the Community Resources Agency public reception area. (formerly 3.E.a)

One of the County of Tuolumne Housing Division Hand-Outs, which are available to the public at the public reception counter in the Community Resources Agency, is an *Affordable Housing Resources in Tuolumne County's Unincorporated Areas*. The hand-out provides information on

affordable housing developments in the unincorporated County and housing counseling, fair housing and homeless prevention referrals. Free copies of the California Tenant Landlord Handbook are also available at the counter.

ATCAA is the HUD-designated fair housing counseling agency for Tuolumne County and they also provide fair housing educational materials and counseling. County staff work closely with ATCAA and make referrals to their organization when customers have fair housing or tenant/landlord concerns.

**2.E.d** Housing Complaints - Provide information and referrals concerning fair housing and housing discrimination to help ensure that fair housing practices are followed. Continue to refer complaints regarding discriminatory housing practices to the Amador-Tuolumne Community Action Agency, the Federal Housing and Urban Development Office of Fair Housing and Equal Opportunity, and Central California Legal Services for resolution. (formerly 3.E.b)

**2.E.e** - Housing Programs. Review active County Housing Programs annually to help ensure that there is no unintended bias towards applicants and that the affordable units are not concentrated in lower-income areas or areas of minority concentration within the unincorporated area of the County. (formerly 3.E.e)

## GOAL 2F: Promote green building design and encourage housing development that is consistent with the County's Healthy Communities Policies. (formerly 3.F)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 2.F.1:** Promote land use patterns that encourage energy efficiency. Promote higher density residential development where existing public services are available. (formerly 3.F.1)

**Implementation Program**

**2.F.a** - *Energy Efficient Land Use*. Encourage new development that includes energy efficient land use. This may include compact urban form, access to public transit, water efficient landscaping and other energy efficient measures. (formerly 3.F.b)

**Policy 2.F.2:** Promote green design in residential construction and rehabilitation. (formerly 3.F.2)

**Implementation Programs**

**2.F.b** - *Green Building Design*. (1) Encourage safe sustainability practices through the collection of rainwater and the use of grey water systems in order to reduce the impact on the environment, promote water conservation and improve the longevity of septic systems. Post information on the County website concerning grey water and rainwater design and permit procedures. (2) Continue to enforce the most current California Green Building Standards Code and California Energy Code as adopted by the California Building Standards Commission. (formerly 3.F.c)

**2.F.c** - *Energy Efficient Homes*. Provide information to the public on the County website regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. Topics may include energy saving techniques, xeriscaping, green retrofitting and the availability of low-interest energy loan programs. (formerly 3.F.a)

**Policy 2.F.3:** Investigate programs and funding sources for solar panels, green retrofitting of existing housing, weatherization and energy conservation improvements in apartments and homes and make this information available to the public. (formerly 3.F.3)

**Implementation Programs**

**2.F.d** - *Green Components* - County Housing Programs. Encourage the use of solar energy, green building components and accessibility features in the County's First Time Homebuyer and Owner Occupied Rehabilitation Programs. Look for additional funding sources to cover the cost of green upgrades in rental and owner-occupied housing. (formerly 3.F.e)

**2.F.e** - *Weatherization and Energy Conservation*. Evaluate the feasibility of offering incentives such as streamlined and expedited processing of development applications to property owners to encourage weatherization upgrades to existing buildings such as window retrofits, the use of solar systems and upgrades to insulation, Weatherizing and retrofitting existing buildings should be done in a manner that is compatible with the character of the building. (formerly 3.F.d)

**Policy 2.F.4:** Encourage new multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of second-hand smoke. (formerly 3.F.4)

**Implementation Programs**

**2.F.f** - *Smoke-Free Housing*. Explore the development of incentives for landlords who implement voluntary smoke-free policies in residential properties, such as discounts or waivers on administrative fees (such as certificate of occupancy or inspection fees). (formerly 3.F.f)

## GOAL 2G: Provide suitable housing for special needs populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals and individuals in danger of becoming homeless. (formerly 3.G)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 2.G.1 :** Encourage the development of housing for seniors and veterans. (formerly 3.G.1 )

**Implementation Programs**

**2.G.a** - *Senior Housing.* Identify funding opportunities and establish collaborative private/public partnerships to encourage the development of senior rental and for-sale housing, congregate care facilities, assisted living facilities and convalescent hospitals to meet the needs of County residents. (formerly 3.G.a )

**2.G.b** - *Universal Design*. Consider incentives to encourage the use of universal design features in existing and new residential properties so that these residences are accessible to people with disabilities and facilitate a senior's ability to age in place. Advise builders of the benefits of incorporating universal design standards, such as wide doors and hallways, grab bar supports, and widened bathroom areas into new residential construction. (formerly 3.G.h)

**2.G.c** - *Veterans Housing.* Identify funding opportunities and encourage the creation of housing opportunities for veterans. (formerly 3.G.b )

**Policy 2.G.2**: Provide for the housing needs of farm workers and seasonal workers. (formerly 3.G.2 )

**Implementation Programs**

**2.G.d** - *Farmworker Housing.* Continue to facilitate efforts of individuals, private organizations and public agencies to provide safe and adequate housing for farmworkers. The County may assist with site identification and support applications for funding to facilitate the development of housing for farmworkers. The Housing Program Coordinator will post information about funding opportunities for farmworker housing on the County website and include a link to those programs on the Agricultural Commissioner's page on the website. (formerly 3.G.e )

**2.G.e** - *Housing for Seasonal Workers.* The County intends to hold a workforce housing seminar and will include employers who hire seasonal workers. The goal is to determine whether or not there is an unmet housing need among seasonal workers and if so, to explore how to meet these needs. (formerly 3.G.f )

**Policy 2.G.3:** Provide for the needs of the physically and mentally disabled through the support of public and private group home development and supportive housing programs. (formerly 3.G.3)

**Implementation Program**

**2.G.f** - *People with Physical or Mental Disabilities.* Support the efforts of the Amador-Tuolumne Community Action Agency, the Central Sierra Continuum of Care and other organizations serving people with disabilities to plan and develop supportive housing facilities for people with physical, mental and developmental disabilities in Tuolumne County. (formerly 3.G.c)

**Policy 2.G.4:** Provide for the needs of the homeless by supporting the construction of emergency and transitional shelters as well as permanent, supportive housing. (formerly 3.G.4)

**Implementation Programs**

**2.G.g** - *Homelessness.* (1) Amend the Uniform Zoning Ordinance to remove the 8 person maximum size limitation for transitional and supportive housing which are currently allowed as permitted uses anywhere residential uses are allowed and subject only to those restrictions that apply to residential uses of the same type in the same zoning district. (2) Amend the General Plan definitions of "Supportive Housing", "Target Population" and "Transitional Housing" to conform with the new State definitions which will become effective on January 1, 2014. (3) County staff will continue to attend the Amador, Calaveras and Tuolumne County Continuum of Care meetings and work to end homelessness in Tuolumne County. (formerly 3.G.g)

**2.G.h** - *Homelessness Agency Support.* Provide assistance to the Amador-Tuolumne Community Action Agency, Center for a Non Violent Community, and similar agencies in their efforts to provide emergency and transitional housing programs. (formerly 3.G.5)

**Policy 2.G.5:** Identify funding opportunities to supplement Affordable Housing Trust funds collected pursuant to the requirements of the Inclusionary Ordinance and establish collaborative private/public partnerships to encourage the development of multifamily housing projects with three or more bedrooms per unit to provide housing for large families, including extremely low -income households. (formerly 3.G.d)

# Chapter 3

# UTILITIES

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

An adequate and high quality water supply is considered a basic need, and the use and quality of water has long been regulated by government. Since water moves easily across jurisdictional boundaries, much of the regulation is at the regional, state and federal levels. However, since cities and counties have legal authority over development and land use, they must consider the adequacy of water supplies and how development affects the quantity and quality of water available for other beneficial uses.

**Purpose**

Support actions that provide adequate water, waste water, and solid waste disposal on a Countywide basis, to balance the needs for residents, agriculture, development and other users.

This Utilities Element is intended to include water policies that focus on the infrastructure and delivery of water service, not on water supply and source issues. Supply and capacity is discussed in the Water Element. The purpose of the waste disposal portion of this Element is to provide general direction for establishing and maintaining adequate systems for sewage disposal during further development of the County and maintaining existing systems. Goals and policies related to solid waste address the conservation, development, and utilization of programs related to solid waste, green waste, and recycling.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 3A:

**Establish standards for water service for new development and protect the quality and quantity of existing supplies of ground and surface water.** (formerly 19.E)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 3.A.1:** Encourage the siting of new urban development either within or adjacent identified communities to maximize the use of existing infrastructure and encourage the logical extension of public water services infrastructure. When new urban development is proposed to be located outside but adjacent to identified communities, it should be located in proximity to existing water supply infrastructure. (formerly 19.F.c)

**Policy 3.A.2:** Require new commercial development to be served by public water systems, except for development in areas designated as Special Commercial on the General Plan land use diagrams. (formerly 19.E.1)

**Implementation Program**

**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. (formerly 19.E.b)

**Policy 3.A.3:** Continue to require new urban residential development with a density of one dwelling unit per two acres, or greater, and commercial development, except on land designated as Special Commercial (SC) by the General Plan land use diagrams, to be served with public water. (formerly 19.B.h)

**Policy 3.A.4:** Reserved

**Policy 3.A.5:** Protect the geologic landscape for water quality and quantity and the functionality of the geology for water recharge from new development. (formerly 19.E.4)

**Policy 3.A.6:** Require new commercial development in areas designated as Neighborhood Commercial, General Commercial or Heavy Commercial on the General Plan land use diagrams and urban residential development (densities greater than one dwelling unit per two acres) to be served by a public water distribution system. Prior to approval of any discretionary entitlement for such development, a public water distribution system must have indicated that service is available and it has a reliable source of water to serve their existing and future customer's foreseeable needs. Prior to occupancy of the development, the service must be in place. (formerly 19.E.a)

## GOAL 3B: **Plan new development and water supply infrastructure in a cooperative fashion.** (formerly 19.F)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 3.B.1** Require that development is consistent with the applicable water purveyor master plan, including as applicable, the proper design and sizing of water distribution lines, storage tanks, and other aspects of the water infrastructure system both on and off the site of development. (Formerly 19.F.a)

**Policy 3.B.2** Consider whether the water system proposed to serve a new development has a reliable source of water, sized to serve their existing and future customer's' foreseeable demands. Projects shall only be approved where the water supply system has reliable sources of water capable of meeting present and future demands. (formerly 19.F.b)

**Implementation Programs**

**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. (formerly 19.B.f)

**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 maintain 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.B.c** - New development shall not be approved that is proposed to be served by a public water purveyance system that does not include the project area within the defined geographic limits of service unless the public water purveyance system is in the process of or agrees to pursue action to include the project area within the purveyor's limits of service. (formerly 19.G.a)

**Policy 3.B.3** Encourage the logical extension of public water services infrastructure during review of new land development projects to provide a reliable and adequate distribution system to meet the future needs of the water purveyor. (formerly 19.F.1 and 2)

## GOAL 3C: **Encourage consolidation of existing small water systems and discourage the creation of new ones** (formerly 19.G)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 3.C.1:** Support the consolidation of water purveyors in the County to facilitate improvements to the infrastructure and consistency of water quality of the systems. (formerly 19.G.1)

**Implementation Program**

**3.C.a** - Establish and update a database of all the service areas of the water supply systems in the County to assist with land use planning. (formerly 19.D.2) Support the master planning of water purveyance systems that define the geographic limits of their service areas.

**Policy 3.C.2:** Consider the undesirability of proliferation of small water systems, as defined in the California Health and Safety Code, during the development review process. (formerly 19.G.2)

**Implementation Program**

**3.C.b** - Assist and support actions by larger water purveyors and special districts to incorporate and maintain existing smaller systems and isolated privately or mutually-owned water supply systems. (formerly 19.G.b)

**Policy 3.C.3:** Discourage additional water purveyors in the County, particularly stemming from new development. (formerly 19.G.3)

**Implementation Program**

**3.C.c** - Require residential development projects that are proposed to be served by a public water system to be served by an existing water purveyor that is either a district, or water company that is privately-owned, or a mutually-owned system. The new or expanded water service from a privately-owned or mutual water company must be geographically contiguous with the existing system and have a direct infrastructure link between the existing and new system. This requirement is not intended to apply to isolated commercial or industrial developments which are served by water systems which are transient-noncommunity or nontransient-noncommunity water systems. (formerly 19.G.c)

**Policy 3.C.4:** Discourage creating new discontiguous water systems operated by existing water purveyors. (formerly 19.G.4)

**Implementation Program**

**3.C.d** - Require amendments to the General Plan land use diagrams to add new areas designated for urban residential or commercial development, with the exception of new areas designated for Special Commercial (SC), be approved only with assurance that the area can be served by public water from either an existing district, or from an existing privately-owned or mutually-owned water company. The public water service from an existing privately-owned or mutually-owned water company is only acceptable if it would not create discontiguous service systems. Discontiguous service systems are those operated by the same company but are geographically separated and not related by a shared infrastructure. (formerly 19.G.d)

## GOAL 3D:

**Promote the logical extension or expansion of sewer system infrastructure as development occurs in areas where the expansion of public sewer systems is feasible.** (formerly 19.H)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 3.D.1:** Encourage the installation of public sewage systems in existing communities that are experiencing repeated septic system failures. (formerly 19.H.1)

**Policy 3.D.2:** Encourage new urban development to be served by public sewer systems. ((formerly 19.H.2)

**Implementation Program**

**3.D.a** - Require the logical extension of sewer lines and infrastructure to areas of existing development where there are known limitations or problems associated with on-site underground sewage disposal. (formerly 19.H.e)

**Policy 3.D.3:** Assist and cooperate in master planning sewer facilities and encourage the extension of additional public services through the installation of larger utility distribution lines and off-site improvements on new developments. (formerly 19.H.3)

**Implementation Programs**

**3.D.b** - Provide land use data from the General Plan, proposals being considered for updating the land use diagrams of the General Plan, and other relevant maps and data to districts who provide sewage disposal to be used in preparing their master plans. Data and maps showing areas noted as being hazardous for underground disposal or areas of known leach field failures, as well as relevant land use data, shall be shared. (formerly 19.H.a)

**3.D.c** - Review and consider land use implications of sewer master plans prepared by any of the sewer districts in the County. (formerly 19.H.b)

**3.D.d** - Provide descriptions of proposed land development projects that may require sewer service or in some way affect the ability of the sewer purveyor to provide service, to all affected utility districts or public sewer systems and consider comments in the evaluation process. (formerly 19.H.c)

## GOAL 3E:

**Maintain a healthy environment for the citizenry by setting standards for the types and methods of sewage disposal to be used by new development.** (formerly 19.I)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 3.E.1:** Maintain standards for residential development that sets a minimum lot size that can be created without service by a public sewer system. (formerly 19.I.1)

**Implementation Program**

**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. (formerly 19.B.g)

**Policy 3.E.2:** Require that proposed development in areas of known or suspected geological limitations to underground sewage disposal either be served by a public sewer system, or successfully demonstrate that on-site underground sewage disposal can be accomplished with no lessening of quality to ground or surface waters. (formerly 19.I.c)

**Policy 3.E.3:** Encourage new industrial and commercial development in areas where a public sewer system is available, or require evidence that there is a capability of functioning on a private system without any adverse public health impact. (formerly 19.I.3)

**Policy 3.E.4:** Require development to connect to a public sewer system if it is reasonably available. (formerly 19.I.4)

**Implementation Programs**

**3.E.b** - Encourage the siting of urban development either within or adjacent to identified communities to maximize the use of existing infrastructure and reduce the need for expansion of the public sewer system. Where urban development is proposed to be located outside of identified communities, it should be preferentially located in proximity to existing public sewer infrastructure. (formerly 19.I.f)

**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. (formerly 19.I.a)

**3.E.d** - Continue to allow development to be served by private water and sewage disposal systems provided that they are first approved by the agency having jurisdiction by law. (formerly 1.G.g)

**3.E.e** - Require buildings subject to a building permit proposed on a parcel within 300 feet uphill or 100 feet downhill of a public sewer system's primary pipeline to connect to that system for service in accordance with Chapter 13.08 of the Tuolumne County Ordinance Code. This includes all urban residential development, and commercial and industrial development. This does not apply when the public sewer system's treatment plant is at its capacity level or the sewer purveyor indicates the connection is not feasible, or the project lies outside the defined service area established for a district. (formerly 19.I.e)

## GOAL 3F: Maintain opportunities for residents and businesses to efficiently recycle or dispose of waste products.

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 3.F.1:** Require proposed solid waste facilities and all other new development to comply with the Tuolumne County Integrated Waste Management Plan and all adopted elements thereof. (formerly 1.B.f)

**Implementation Programs**

**3.F.a** - Encourage alternative methods of disposal of vegetative matter, including, but not limited to, composting, mulching or transporting the material to biomass facilities that accept it. (formerly 12.D.a)

**3.F.b** - Continue to offer a program for processing brush and yard debris in the County which avoids adverse impacts to energy consumption and generates a usable product. (formerly 4.F.d)

**Policy 3.F.2:** Encourage the recycling of products and materials and support the efforts of agencies, businesses and the general public to reduce the waste stream. (formerly 4.F.3)

**Implementation Programs**

**3.F.c** - Support existing and encourage the development of new recycling facilities. (formerly 4.F.c)

**3.F.d** - Continue to require franchise waste haulers to offer the Commingled Recycled System or a similar recycling program. (formerly 4.F.b)

**3.F.e** - Create and implement a countywide green waste and recycling program for residential and non-residential land uses. Implement a program to educate residents and business owners about recycling requirements and opportunities.

**3.F.f** - Encourage the development of new and expansion of existing businesses which reuse products and materials, recycle waste materials or convert waste products to energy. (formerly 4.F.2)

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# Chapter 4

# TRANSPORTATION

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

**Purpose**

Guide the development of a transportation system to maintain and improve the quality of life in Tuolumne County while accommodating new growth.

A well-balanced transportation system that relies upon all transportation modes is essential to the efficient use of public funds and the provision of affordable infrastructure. There are many ways that the design of new developments and proper utilization of existing infrastructure can encourage a more balanced transportation system without overly burdening one mode. The Transportation Element has been created to help policy makers, administrators, planners, engineers and developers understand how to design communities and projects that promote an efficiently balanced transportation system that reflects the needs of not just automobiles, but of pedestrians, transit riders and bicyclists. However, these efforts must be grounded to the realities of both geographical and funding constraints.

Transportation is the basic system which provides mobility to sustain social, economic and recreational activities in Tuolumne County. An improperly developed or out of balance transportation system can result in ineffective mobility and cause adverse and undesirable conditions such as safety hazards, long delays, air pollution, unnecessary energy consumption and a loss of community identity.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 4A:

**Preserve the County's substantial investment in the existing road system and provide for the long-range planning and development of the County's transportation system for the safe and efficient movement of people and goods.** (formerly 2.A)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 4.A.1:** Support and work with the TCTC to regularly conduct assessments of the current status of the highway system to determine the current level of needs in the system, and report those needs to the Board of Supervisors. (formerly 2.A.2)

**Implementation Programs**

**4.A.a** - Plan, design and regulate roadways in accordance with the following functional classification system and designations which are reflected in the County's Regional Transportation Plan, and are shown on the Master Plan of Streets and Highways in Chapter 4 of the General Plan Technical Background Report:

- Other Freeways and Expressways (Functional Class Code 2)
- Other Principal Arterial (Functional Class Code 3)
- Minor Arterial (Functional Class Code 4)
- Major Collector (Functional Class Code 5)
- Minor Collector (Functional Class Code 6)
- Local Road (Functional Class Code 7)
- Scenic Routes
- Urban Streets

(formerly 2.A.a)

**4.A.b** - Develop and manage the County's roadway system to maintain the following minimum levels of service (LOS) using methodology adopted by the Tuolumne County Transportation Council:

| | |
|---|---|
| Arterials, Minor Collectors, Major Collectors, Urban Streets | LOS D, unless an exception is made |
| Local Roads | LOS C |
| Minimum Peak Hour for all Intersections | LOS D |

The County may allow exceptions to these level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable. In allowing any exception to the standards, the County shall consider the following factors, including congestion/delays, rights of way, environmental impacts, safety, aesthetics, alternative transportation modes, and other geographical, environmental, social or economic factors on which the County may base findings to allow an exceedance of the standards. Exceptions to the standards will only be allowed after all reasonably feasible measures and options are explored. (formerly 2.A.h)

**4.A.c** - Establish priorities based on available funding for road improvement projects while balancing the need to support employment generating uses, affordable housing, and educational

facilities. Emphasize, consistent with legal and funding constraints, the following road improvement projects in the County Road Improvement Program:

1. Projects needed to maximize the safety of the road system on high accident road segments and intersections, including, but not limited to, additional road widths and turn lanes, realignments, shoulder improvements, bridge improvements, hazard elimination and hazard control devices.
2. Projects needed to improve rideability and preserve past infrastructure investments, including, but not limited to, pavement life extension and rehabilitation. To provide the most effective expenditure of funds, maintenance shall emphasize the arterial and major collector segments of the road system utilizing the County Pavement Management System.
3. Projects needed to improve capacity and travel speed, particularly on roads carrying through traffic, and including, but not limited to, interchange improvements, bypasses, additional road lanes and/or widths, turn lanes, signalization and bridge improvements that help fire, police and other emergency services achieve acceptable response times.
4. Projects needed to reduce vehicle miles traveled by improving the use of other modes of transportation, including, but not limited to, public transportation facilities (transit facilities and stops), park and ride facilities, bikeways, non-motorized trails and pedestrian facilities.

(formerly 2.A.p)

**4.A.d** - Prioritize safety related road improvement projects needed on streets and highways which experience an unusual number of motor vehicle traffic accidents, design necessary improvements and implement necessary improvements in a timely manner to the greatest extent possible. (formerly 2.A.t)

**4.A.d.1** – Support alternative energy vehicles and development of electric charging stations for passenger vehicles.

**4.A.d.2** – Prioritize a Safe Routes for School Program by partnering with the school districts and the TCTC to improve safety and increase walking and bicycling to school.

**4.A.d.3** – Support a regional effort for a Local Road Safety Plan for planning and prioritizing safety improvement projects.

**Policy 4.A.2:** Dedicate, widen and construct roads according to design and access standards generally defined in Chapter 4 of the General Plan Technical Background Report and, more specifically, the County Ordinance Code and the Countywide Traffic Circulation Improvement Program. Exceptions to these standards may be necessary and shall be approved by the Community Resources Agency Director, who shall ensure that safe and adequate public access and circulation are preserved by such exceptions. (formerly 2.A.b)

**Implementation Programs**

**4.A.e** - Require that roadway rights-of-way be wide enough to accommodate the lanes needed to carry long-range forecasted traffic volumes, as well as planned bikeways, pedestrian and transit facilities and required drainage, utilities, landscaping, cuts and fills, and suitable separations.

Minimum right-of-way criteria for each class of roadway are specified in Chapter 4 of the General Plan Technical Background Report and the County Ordinance Code. However, additional right-of-way, beyond the minimum criteria may be required to provide for location specific needs. (formerly 2.A.c)

**4.A.f** - Require Complete Streets design, where feasible and appropriate, in road planning documents, detailing pedestrian and bicycle lane infrastructure and alternative transportation connectivity, such as bus stops and dedicated bus pullout areas.

**4.A.g** - Require local roads serving new development to be aligned with existing local roads on abutting properties and extend existing roads to link with other roads wherever possible to provide continuity and provide safety in the local road system. (formerly 2.A.d)

**4.A.h** - Accommodate through traffic in a manner that discourages the use of neighborhood Local Roads. This through traffic, particularly truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life by using design measures, such as appropriate signage and traffic calming devices. (formerly 2.A.f)

**4.A.i** - Maximize intersection spacing on arterial and collector roadways and thoroughfares and minimize driveway encroachments. Except where specific site conditions warrant, no new intersection of a local road or new driveway with an arterial or collector road shall be closer to an existing local road or driveway than 500 feet in rural areas or 200 feet within urban areas. (formerly 2.A.e)

**4.A.j** - Promote the installation of traffic calming devices to improve street safety and access for pedestrians and bicyclists.

**Policy 4.A.3:** Evaluate the need for the provision of County roads to serve as alternative routes to the State Highway network within the County's boundaries and, if warranted, pursue funding for and construction of and/or improvements to the identified alternative routes. (formerly 2.A.7)

**Implementation Programs**

**4.A.k** - Support the State's goal of maintaining Level of Service C on State Highways and at intersections with County roads. If meeting the State's goal is not feasible after considering the following factors, congestion/delays, rights of way, environmental impacts, safety, aesthetics, and other geographical, environmental, social or economic factors on which the County may base findings to allow an exceedance of the standards, the minimum LOS standard for the State Highway System shall be no lower than LOS D. The methodology for evaluating LOS on State Highways shall be pursuant to the current version of the Highway Capacity Manual. (formerly 2.A.i)

**4.A.l** - Maintain, periodically update and implement the Tuolumne County Master Plan of Streets and Highways. This road network should include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Funding for this network should be provided from a combination of sources, such as new development, sales tax, gas tax, State partnerships and federal transportation programs. (formerly 2.A.m)

**4.A.m** - Collaborate with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that cross the County's boundaries. (formerly 2.A.k)

**Policy 4.A.4:** Set forth recommendations for the future of the County's streets and highways system in each update of the Regional Transportation Plan. (formerly 2.A.5)

**Implementation Programs**

**4.A.n** - Cooperate with the Tuolumne County Transportation Council in the implementation of the Regional Transportation Plan. (formerly 2.A.s)

**4.A.o** - Encourage the Tuolumne County Fire Department and the Tuolumne County Sheriff's Department to identify transportation issues prior to each revision of the Regional Transportation Plan by the TCTC. Fire Department and Sheriff's Department comments regarding emergency response corridors, evacuation routes and needed improvements, such as helispots, should be considered when revising the list of Circulation Improvement Projects. (formerly 6.I.a)

**Policy 4.A.5:** Consider the traffic impacts of development in relation to General Plan growth policies and require new development to provide mitigation for its fair share of impacts to the County's transportation system. Assess the needs of street and road users regularly through the land development application review process. (formerly 2.A.1)

**Implementation Programs**

**4.A.p** - Evaluate and analyze the traffic impacts of proposed land uses in relation to stated goals and objectives of the General Plan since growth policies regarding land use decisions directly affect the existing and future transportation system. (formerly 2.A.4)

**4.A.q** - Evaluate the impacts of new development on the County's transportation system and require such development to provide mitigation for its fair share of the impact. New development that is determined by the County to create or exacerbate an identified deficiency in the transportation system may not be approved if a plan and funding program to provide needed roadway improvements have not been approved and if the mitigation provided by the development will not correct the deficiency or if it will create an additional burden on County transportation funds. This implementation program shall not apply to new development for which the County makes a finding of overriding considerations for traffic impacts related to the new development in accordance with the California Environmental Quality Act. (formerly 2.A.r and 2.A p)

**4.A.r** - Consider implementing an alternative to LOS for evaluating transportation impacts, such as vehicles miles traveled, as described in the CEQA Guideliens .

**Policy 4.A.6:** Strive to maintain all components of the transportation system at adopted level of service standards.

**Implementation Programs**

**4.A.s** - Coordinate with State and Federal agencies, the Tuolumne County Transportation Council and developers to secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards. (formerly 2.A.6)

**4.A.t** - Require new development to mitigate that development's impacts on the local and regional transportation system through the fair share contribution of improvements to the master planned system and/or the payment of Traffic Impact Mitigation Fees. Exceptions to the payment of traffic impact mitigation fees may apply to land uses listed in the Traffic Impact Mitigation Fee Schedule or when alternative sources of funding can be identified to offset foregone revenues. (formerly 2.A.o)

**4.A.u** - Consider developing a two-tier Traffic Impact Mitigation Fee Schedule, whereby all new development pays a regional component, and sub-regional components are developed based upon the amount of improvements required in a specific area and the amount of development anticipated in that area.

**Policy 4.A.7:** Recognize the major funding limitations that exist within the State and County system and find that, as a matter of legislative policy, additional growth and development may be allowed within the County, notwithstanding the adverse impacts which may result in the short term by this growth and development. Therefore, it shall be the policy of the County to:

1. Encourage the existing partnership between the Tuolumne County Transportation Council, the State and developers in working together to solve State highway and County road problems created by growth and funding limitations.
2. Cooperate with governmental agencies in identifying and funding improvements necessary to mitigate the deficiencies in the transportation system in Tuolumne County.
3. Acknowledge that short-term adverse impacts to the Tuolumne County transportation system resulting from growth and development within and outside of the County will occur until adequate funding is made available and improvements are made through projects identified in the adopted State Transportation Improvements Program.
4. Monitor responsible agencies' activities in responding to the needs of the transportation system within the County.
5. Review and provide input on the Regional Transportation Improvement Program (RTIP).
6. Should critical State highway improvements not be identified in the adopted State Transportation Improvements Program, the County should review its policies to determine if additional growth and development should be curtailed in the impacted areas to maintain established minimum LOS standards.
7. When appropriate and feasible, support sustainable communities strategies to reduce vehicle miles traveled.

   (formerly 2.A.q)

**Policy 4.A.8:** Require that all new development participate in the provision of off-street parking, either on-site or in consolidated lots or structures, by providing parking facilities or through the payment of in-lieu fees or facilities for transit oriented developments. Allow for the payment of in-lieu parking fees for new development within Historic Design Preservation Districts and within identified communities as an alternative to providing on-site parking in order to retain the character of those districts and in recognition of the size limitations of existing parcels in historic communities to accommodate on-site parking. (formerly 2.A.g)

## GOAL 4B:

**Encourage the use of alternative means of transportation by providing safe bicycle and pedestrian facilities within urban development boundary areas and between identified communities thereby reducing road congestion which improves circulation, health and air quality within the County.** (formerly 2.B)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 4.B.1:** Develop a modern transportation system that incorporates alternative transportation modes into the system design. (formerly 12.B.2)

**Implementation Programs**

**4.B.a** - Strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile. (formerly 2.A.l)

**4.B.b** - Plan for a balanced multimodal transportation network that meets the needs of all users of roads, including bicyclists, pedestrians, and transit users. Incorporate bicycle, pedestrian and transit improvements when designing roadway improvements where appropriate. Support the efforts of the TCTC to develop an Active Transportation Plan for Tuolumne County, the State Route 49 Complete Streets and State Route 49 Congested Corridor Plan.

**4.B.c** - Provide multi-modal access to activity centers such as public facilities, commercial centers and corridors, employment centers, transit stops, schools, parks, recreation areas, and tourist attractions.

**4.B.d** - Promote walking and bicycling through education and outreach programs and activities such as commute campaigns, classes that teach cycling skills, and providing route maps.

**Policy 4.B.2:** Expand and improve pedestrian sidewalks and facilities focusing on safety, connectivity, and accessibility.

**Implementation Programs**

**4.B.e** - Develop a Sidewalk Priority Plan identifying all existing sidewalks as well as future sidewalks throughout the County. Prioritize retrofitting existing and constructing new sidewalks that connect residents to schools, bus lines and other transit stops, and parks and community centers.

**4.B.f** - Require safe and adequate crossing facilities that minimize pedestrian exposure to vehicular traffic, such as curb extensions or refuge islands, wherever feasible.

**4.B.g** - Develop new or revised street and street crossing design standards to improve pedestrian safety, convenience, and comfort, both as a part of routine public works projects and as a part of ongoing development.

**4.B.h** - Update the local street design standards for urban areas, where practicable, to include Universal Design criteria for street infrastructure such as sidewalks, pedestrian curb ramps, crosswalks, street lighting, shade trees, and curb extensions to accommodate all users, including people with disabilities and other special needs.

**4.B.h.1** –Include planned sidewalks, roadway shoulders, bike lanes, and transit stops in the design of major roadway rehabilitation or other improvement projects to accelerate the build out of the complete streets system.

**Policy 4.B.3:** Expand and improve the bikeways within Tuolumne County, focusing on safety, connectivity, and accessibility.

**Implementation Programs**

**4.B.i** - Pursue state and federal funds earmarked for new bicycle paths and transit improvements. (formerly 12.B.f)

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

**4.B.j.1** – Use local road funds to construct sidewalks, bike lanes, and roadway shouldsr when performing major pavement maintenance projects.

**Policy 4.B.4:** Encourage the use of alternative modes of transportation by incorporating public transit, bicycle and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities at suitable locations. (formerly 12.B.a)**Implementation Programs**

**4.B.k** - Consider the needs of pedestrians, bicyclists and individuals with disabilities in the project design review process. (formerly 2.B.3)

**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. (formerly 2.B.g)

**4.B.m** – Where appropriate, require new development outside of identified communities to provide and stripe minimum four-foot wide shoulders within the development to accommodate pedestrians unless average lot sizes are greater than two acres. (formerly 2.B.i)

**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. (formerly 2.C.8)

**4.B.o** - Require, when appropriate, new commercial, high density residential and recreational development to provide and maintain bicycle storage facilities. (formerly 2.B.c)

**4.B.p** - Provide and plan for pedestrian access routes to designated transit corridors in new development. (formerly 2.C.k)

**4.B.q** - Consider developing an impact fee program whereby all development would contribute towards the construction of pedestrian facilities to reduce vehicle miles traveled consistent with the California Environmental Quality Act.

**4.B.r** - Require local roads serving new development to include, where feasible, bicycle and pedestrian infrastructure that links to existing bicycle and pedestrian facilities.

**4.B.s** - Require, where appropriate and warranted, dedication of right-of-way for and/or construction of bicycle and pedestrian facilities along routes identified in the priority and non-priority lists contained in the Non-Motorized Element of the County of Tuolumne Regional Transportation Plan. (formerly 2.B.h)

**Policy 4.B.5:** Maintain and expand, where possible and appropriate, the system of non-motorized connections that link neighborhoods to larger roadways, activity centers and nodes, businesses, community services, parks and recreational facilities, and transit stops and stations.

**Implementation Programs**

**4.B.t** - Require all new community plans to include a bicycle and pedestrian routes plan. These bicycle and pedestrian route plans should illustrate an integrated connection to the existing bicycle, roadway and pedestrian network outside of the community, either through connections to urban centers and workplace locations or through connections to recreation infrastructure identified in the Recreation Master Plan. (formerly 2.B.f)

**4.B.u** - Support private efforts to construct bicycle and pedestrian facilities between high use areas as a means to reduce vehicle miles traveled. Consider crediting the cost of such facilities towards traffic impact mitigation fees. (formerly 2.B.e)

**4.B.v** - New bicycle and pedestrian facilities should be designed to accommodate preferred safe routes to the school from nearby population centers. (formerly 2.B.b)

**4.B.w** - Encourage the construction of pedestrian facilities and Class I and Class II bicycle facilities, such as widened and striped shoulders or completely separate facilities. In high traffic/high speed motorized transportation areas which receive high use by school children, require the construction, where feasible, of barriers between motorized and non-motorized traffic as well as provision of other safety features, such as special signal types, traffic calming features, and increased signage warning drivers of the presence of children walking and using bicycles. Such barriers can include, but are not limited to, construction of an asphalt or concrete curb or berm between motorized and non-motorized traffic ways. (formerly 2.B.d)

**4.B.x** - Identify routes for new bicycle and/or pedestrian facilities to link existing residential development to nearby commercial areas and community centers and facilities, such as schools, and to link existing and new identified communities to one another where feasible. (formerly 1.D.d)

**4.B.y** - Integrate pedestrian routes, sidewalks and bicycle lanes into continuous networks within identified communities.

**Policy 4.B.6:** Actively investigate and seek alternative funding sources for bicycle and pedestrian facilities. (formerly 2.B.1)

**Implementation Programs**

**4.B.z** - Encourage the Tuolumne County Transportation Council to set aside two percent (2%) of all new apportionments of Local Transportation Fund (LTF) dollars to fund bicycle and pedestrian facility projects listed in the Regional Transportation Plan or Recreation Master Plan. (formerly 2.B.j)

**4.B.aa** - Construct bicycle and pedestrian facilities as funds become available. (formerly 2.B.2)

**4.B.bb** - Continue to explore new funding sources for construction and maintenance of bicycle and pedestrian facilities. (formerly 2.B.k)

## GOAL 4C:

**Support the Tuolumne County Transit Agency efforts to provide safe, effective and efficient transportation service which meets the reasonable needs of transit dependent senior citizens and residents within Tuolumne County.** (formerly 2.C)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 4.C.1:** Support the development of all public and social service transportation systems as outlined in the Tuolumne County Transit Development Plan. (formerly 2.C.1)

**Implementation Programs**

**4.C.a** - Encourage the Tuolumne County Transit Agency to implement the Tuolumne County Transit Development Plan. (formerly 2.C.g)

**4.C.b** - Encourage the Tuolumne County Transit Agency to pursue public input into the operation of social service transportation systems as received via rider surveys, the Social Service Transportation Advisory Council and comments made during the annual unmet transit needs hearing. (formerly 2.C.5)

**4.C.c** - Promote coordination among all public and social service transportation operations to provide the highest level of efficiency and cost-effectiveness possible. (formerly 2.C.3)

**4.C.d** - Encourage the Tuolumne County Transit Agency to cooperate with public transportation providers, State and Federal Governments and private business to fund transportation services. (formerly 2.C.f)

**4.C.e** - Require new development projects to analyze their contribution to increased use of public transit and to contribute towards improvements if significant impacts are identified.

**Policy 4.C.2:** Encourage the Tuolumne County Transportation Council to enhance transit trips by improving performance, reliability, safety, security and facilities.

**Implementation Programs**

**4.C.f** - Encourage integration of different alternate transportation modes to facilitate multi-modal trips. Examples of methods to integrate transportation modes include, but are not limited to, provision of bicycle parking at transit and park and ride facilities and buses that provide bicycle storage.

**4.C.g** - Encourage the Tuolumne County Transit Agency to monitor the efficiency of the transit program and maintain compliance with established standards on a continual basis. (formerly 2.C.e)

**4.C.h** - Encourage the Tuolumne County Transit Agency to strive to establish 60 to 90 minute service frequency in high priority areas such as Sonora, Columbia and Jamestown, 120 to 180 minute service frequency on inter-city routes that service Sierra Village and Tuolumne and life line services to remote communities, such as Groveland. (formerly 2.C.b)

**4.C.i** - Support the Tuolumne County Transportation Councils efforts to expand and improve transit service by methods such as increased frequency of more popular routes, longer operating hours, and more stops in key locations and its consistency as identified in the Transit Development Plan Update for Tuolumne County Transit.

**4.C.j** - Support an inter-county bus transfer stop in Columbia near State Route 49.

**4.C.k** - Support direct transit services at major commercial destinations and activity centers. (formerly 2.C.a)

**4.C.l** - Support reasonable efforts to expand recreational opportunities with transit services. (formerly 2.C.l)

**Policy 4.C.3:** Encourage the Tuolumne County Transit Agency to meet the needs of the transportation disadvantaged, including youths, elderly, persons with disabilities and the economically disadvantaged. (formerly 2.C.4)

**Implementation Programs**

**4.C.m** - Encourage eligible claimants to maximize the use of Federal and State funds for public transportation purposes. (formerly 2.C.2)

**4.C.n** - Encourage the Tuolumne County Transit Agency to provide flexible and reliable demand-responsive services to paratransit patrons by striving to eliminate dial-a-ride trip turn downs and limiting subscription dial-a-ride to 50% of hourly capacity. (formerly 2.C.c)

**Policy 4.C.4:** Encourage effective marketing of all existing transportation services in Tuolumne County to improve awareness of existing services. (formerly 2.C.6)

**Implementation Programs**

**4.C.o** - Encourage the Tuolumne County Transit Agency to adopt a marketing plan that provides user friendly route schedules and service brochures, cultivates media contacts and makes special efforts to promote service to target markets. (formerly 2.C.h)

**4.C.p** - Encourage the Tuolumne County Transit Agency to market the transit trolley service to tourists to reduce daily internal County trips.

**4.C.q** - Support efforts of the Tuolumne County Transportation Council efforts to increase transit ridership through marketing and outreach campaigns.

**Policy 4.C.5:** Support the development of medium and high-density housing, commercial and offices along transit routes.

**Implementation Programs**

**4.C.s** – Encourage the following land use designations in areas served by transit: low density residential land use designations within 3/4 mile of an transit corridor medium density residential designations within 2 ¼ mile of transit corridors. (formerly 2.C.d)

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

1. 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.

2. 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.
3. Encourage low income/senior/disabled housing projects within ½ mile from existing high frequency service corridors.

(formerly 2.C.i)

**Policy 4.C.6** Support street designs that accommodate transit facilities and operations. (formerly 2.C.11)

**Implementation Program**

**4.C.u** - Support transit shelters that are comfortable, attractive, and accommodate transit riders. Ensure that shelters provide shade, route information, and benches.

**Policy 4.C.7:** Support the use of public transit during emergency evacuations by coordinating efforts through the Emergency Operations Plan.

## GOAL 4D: **Support and encourage the revitalization of the Sierra Railroad.** (formerly 2.D)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 4.D.1:** Work with the owners of the Sierra Railroad to apply to the State and Federal Government for funding to rehabilitate Sierra Railroad. (formerly 2.D.a)

**Policy 4.D.2:** Support the revival of passenger, excursion and film train operations on the Sierra Railroad to the extent that such operations themselves can be proven cost-effective and do not conflict with freight operations on the Railroad. (formerly 2.D.2)

**Policy 4.D.3:** Encourage industrial and recreation land uses along the Sierra Railroad that may increase rail operations and which will not detract from use of the Railroad by the filming industry. (formerly 2.D.b)

**Policy 4.D.4:** Designate land along the Sierra Railroad with rail access for commercial, industrial or business park development on the General Plan land use diagrams and zone the property accordingly to increase the inventory of land zoned for business related development with the option of utilizing rail transportation. (formerly 10.B.c)

**Policy 4.D.5:** Support the intermodal linkage of truck on rail as a technique of reducing truck AADT (Annual Average Daily Trips) on highway corridors. (formerly 2.D.3)

**Implementation Program**

**4.D.a** - Support State and Federal efforts to levy higher user charges for mitigating truck traffic impacts. (formerly 2.D.c)

**Policy 4.D.6:** Encourage the use of rail as the preferred method to move high load tonnage commodities. . (formerly 2.D.4)

**Policy 4.D.7:** Develop through cooperation with all agencies involved, a railroad system that provides for the convenient and reliable movement of freight and passengers. (formerly 2.D.5)

## GOAL 4E:

**Maintain the viability and future accessibility of the airports and promote the planned development of aviation facilities in order to meet the general aviation and emergency transportation needs within Tuolumne County.** (formerly 2.E)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 4.E.1:** Support the development of the Columbia and Pine Mountain Lake (PML) Airports in accordance with the Tuolumne County Airport Land Use Compatibility Plan and Airport Master Plans. (formerly 2.E.1)

**Implementation Program**

**4.E.a** - Continue to pursue funds for maintenance and capital improvement projects for both airports. (formerly 2.E.a)

**Policy 4.E.2:** Support the continued existence of an Airport Enterprise Fund for each airport, and the dedication of all revenues generated from airport properties for use in funding airport operational and capital improvement costs. (formerly 2.E.3)

**Implementation Program**

**4.E.b** - Continue to strive to improve the service available at both airports, while becoming financially more self-supporting. (formerly 2.E.d)

**Policy 4.E.3:** Assist the Tuolumne County Office of Emergency Services in developing a workable plan which will create a county-wide system of emergency heliports. This will include the specific task of obtaining night lighting for the Bald Mountain, Buck Meadows and Moccasin heliports. (formerly 2.E.b)

**Policy 4.E.4:** Support operations at the Columbia and Pine Mountain Lake Airports, and seek funding sources to perpetuate the County Airports Department as a viable resource for aviation in Tuolumne County. (formerly 2.E.e)

**Implementation Program**

**4.E.c -** Support sources of capital improvement funds for the Columbia and PML Airports. (formerly 2.E.2)

**Policy 4.E.5:** Encourage enhanced levels of service and aviation opportunities available at the County airports. (formerly 2.E.6)

**Implementation Programs**

**4.E.d** - Maintain an array of air-related service businesses, such as air charter, helicopter, pilot's training, maintenance, search and rescue, air ambulance and other aviation related businesses presently using the airports. (formerly 2.E.f)

**4.E.e** - Develop presently vacant property at the Columbia Airport with industries or businesses that are aviation-related, aviation-dependent, or otherwise compatible with the future use of the Columbia Airport. (formerly 2.E.g)

**4.E.f** - Promote the retention of the California Department of Forestry and Fire Protection (CAL FIRE) Air Attack Base at the Columbia Airport by accommodating CAL FIRE operational needs at the airport and working with the local community to influence the State to keep the Air Attack Base at its current location. (formerly 2.E.h)

**4.E.g** - Support proposals for a public air carrier service whose purpose would be to provide frequent flights to bring Tuolumne County closer, in terms of travel time, to other areas. (formerly 10.B.f)

## GOAL 4F:

**Maintain land use and development patterns in the vicinity of the County airports which are compatible with aircraft operations.** (formerly 2.F)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 4.F.1:** Plan for future airport operations, considering possible expansion of airport operations, services and the proximity of adjacent land uses. (formerly 2.F.1)

**Implementation Programs**

**4.F.a** - Implement and periodically update the Columbia Airport Master Plan in order to update operational and safety procedures, reflect State and Federal mandates, better utilize Airport property and recommend land use compatibility standards for land surrounding the Airport. (formerly 2.F.a)

**4.F.b** - Implement and periodically update the Pine Mountain Lake Airport Master Plan to guide the development of the Pine Mountain Lake Airport. The master plan should reflect desired operational and safety procedures, State and Federal mandates, and the internal needs of the Airport. (formerly 2.F.b)

**4.F.c** - Seek funding to allow the Airport Land Use Commission to update the Airport Land Use Compatibility Plan periodically to ensure that land use decisions affecting property in the vicinity of the County airports are consistent with the continued safe operation of the airports. (formerly 2.F.c)

**Policy 4.F.2:** Encourage development in the vicinity of County airports that would not cause land use conflicts, hazards to aviation or hazards to the public. (formerly 2.F.2)

**Implementation Programs**

**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. (formerly 2.F.d)

**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. (formerly 2.F.e)

# Chapter 5

# NOISE

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

| Purpose |
| --- |
| Minimize the potential for noise conflicts arising from development in Tuolumne County. |

The Noise Element of the General Plan provides a policy framework for addressing potential noise conflicts encountered in the development process with a focus on minimizing such conflicts. The content of this Noise Element and the methods used in its preparation follows the requirements of Section 65302(f) of the California Government Code and the General Plan Guidelines prepared by the State Office of Planning and Research (OPR). The OPR Guidelines require that major noise sources and areas containing noise-sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions.

In accordance with the Government Code requirements, noise exposure information has been collected in conjunction with the preparation of this Element for highways, arterials and major collector roads, railroad operations, aircraft and airport operations, local industrial facilities and other stationary sources.

Noise-sensitive uses identified by the Government Code and by Tuolumne County include urban residential development, schools, hospitals, convalescent homes, churches and libraries.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 5A:

**Protect the economic base of Tuolumne County and preserve the tranquility of residential areas by minimizing potential conflicts between transportation and stationary noise sources and noise sensitive land uses. (formerly 5.A)**

# POLICIES & IMPLEMENTATION PROGRAMS

**Policy 5.A.1:** Evaluate the need of proponents of new development of noise-sensitive land uses proposed adjacent to existing transportation or other noise sources to incorporate noise reduction techniques so that noise levels at the new development are consistent with the exposure threshold standards shown in Tables 5.A and 5.B. (formerly 5.A.1 )

**Implementation Programs**

**5.A.a** - Review new public and private development proposals to determine conformance with the policies and programs of this Noise Element. Determine that noise levels from new development will not exceed the noise level standards for specified land uses included in Tables 5.A, 5.B, 5.C, or 5.D. Determine that new development of noise-sensitive land uses in proximity of existing noise sources or land designated on the General Plan land use diagrams as HI, LI, BP, HC, TPZ or MPZ will not be affected by noise levels exceeding the standards of Table 5.C. For modifications or expansions of existing stationary noise sources that already exceed the standards of Table 5.C on lands designated as noise-sensitive uses, Tuolumne County will determine that the new development will not increase the noise level received at the noise-sensitive land uses, or require noise reduction measures, so that the cumulative noise generated from the entire development site is equal to or less than the pre-modification or pre-expansion ambient noise level. (formerly 5.A.a)

**5.A.b** - Require an acoustical analysis where activities associated with proposed development are likely to produce noise levels exceeding those specified in Tables 5.A, 5.B, 5.C, or 5.D of this Element. The acoustical analysis shall be conducted early in the review process so that the possible effects of noise and noise mitigation can be considered in the project design. The requirements of an acoustical analysis are listed in Implementation Program 5.A.c.

**Policy 5.A.2:** Evaluate if proponents of proposed new transportation noise sources need to submit evidence of noise effects on existing noise-sensitive land uses. Require that new development of transportation noise sources be located and designed so that existing noise-sensitive land uses will not be exposed to noise levels that exceed the standards shown in Tables 5.A, 5.B or 5.D. Potential noise effects on any adjacent sensitive wildlife habitat and associated special-status wildlife species should also be considered and minimized, as needed.

**Implementation Program**

**5.A.c -** Institute procedures to enforce noise reduction measures required pursuant to an acoustical analysis during the building permit and construction processes and to monitor compliance with noise reduction measures during operation of the development. Acoustical studies shall meet all requirements detailed below:

- Be the financial responsibility of the applicant.

- Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and significant noise sources. Where actual field measurements cannot be conducted, all sources of information used for calculation purposes shall be fully described.
- Estimate existing and projected (20 years) noise levels of the noise generating source and compare those levels to the adopted policies of the Noise Element. Projected future noise levels shall take into account noise from planned streets, highways and road connections.
- Recommend appropriate mitigation to achieve compliance with the adopted policies of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.
- Estimate noise exposure after the prescribed mitigation measures have been implemented.

**Policy 5.A.3:** Require proponents of proposed development of new stationary noise sources or modifications of existing stationary noise sources to evaluate noise effects on existing nearby noise-sensitive land uses. This policy does not apply to noise levels associated with agricultural operations. (formerly 5.A.4)

**Implementation Program**

**5.A.d -** Prepare and adopt a noise ordinance to be used in defining acceptable noise levels received at various land uses and enforcing excessive noise levels have been reported and verified. (formerly 5.A.d)

**Policy 5.A.4:** Require new development located within the Noise Impact Area diagrams identified by the Tuolumne County Airport Land Use Compatibility Plan to be located and designed so that it will not be affected by noise levels exceeding the standards within the Airport Land Use Compatibility Plan. (formerly 5.A.6)

**Policy 5.A.5:** Require that construction activity and temporary construction impacts do not expose existing noise-sensitive land uses to excessive noise levels. Require all new construction activities to implement all feasible noise-reducing measures as necessary to limit construction noise exposure at receiving occupied land uses to within acceptable County noise levels identified in Table 5.3. Should nighttime construction activities be required, noise levels shall not exceed night time noise maximum noise levels established for various land uses in Table 5.B.

**Implementation Programs**

**5.A.e -** The County shall ensure that, where residences or other noise sensitive uses are located within 800 feet of construction sites, appropriate measures shall be implemented to limit noise exposure from construction. Specific techniques may include, but are not limited to, restrictions on construction timing, use of sound blankets on construction equipment, and the use of temporary walls and noise barriers to block and deflect noise.

**Table 5.A**
**MAXIMUM ALLOWABLE NOISE EXPOSURE-TRANSPORTATION NOISE SOURCES EXCLUDING AVIATION RELATED NOISE[1]**

| | Outdoor ActivityAreas[2] | Interior Spaces[3] |
|---|---|---|
| **Land Use** | **$L_{dn}$/CNEL, dB** | **$L_{dn}$/CNEL, dB** |
| Urban Residential | 60 | 45 |
| Transient Lodging[4] | 60 | 45 |
| Hospitals, Nursing Homes[5] | 60 | 45 |
| Churches, Meeting Halls, Office Buildings, Mortuaries | --- | 45 |
| Schools,[5] Libraries, Museums | --- | 45 |

[1] This table applies to noise exposure levels that result from a transportation noise source other than aircraft; Table 5.3 addresses aircraft noise. For existing receiving land uses, consideration shall be given to the noise exposure from new transportation noise sources during the design and approval of the new transportation project. In the case of existing transportation noises sources, projects or consideration of land use changes involving noise-sensitive land uses shall address the noise exposure environment and use these standards as thresholds.

[2] An outdoor activity area is a location outside of the immediate structure where formal or informal activities are likely to happen. For example, anywhere on an urban residential property could be an outdoor activity area, while the outdoor activity area for a school would be the playground or sporting fields, and for a hospital would be an exterior patio or exercise area. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land uses.

[3] For typical construction methods, the reduction in the noise level from the outside of the structure to the inside is approximately 15dB. In a high noise environment, special construction techniques may be necessary to reduce the interior noise level to the standard.

[4] Transient lodging are overnight accommodations usually intended for occupancy by tourists or other short-term paying customers, examples include hotels, motels, or homeless shelters. Transient lodging, as used in this case, does not include bed and breakfast establishments which are located in rural areas, campgrounds, or guest ranches.

[5] These standards only apply to nursing homes or schools that have more than 6 beds or students, respectively.

**Table 5.B**
**MAXIMUM ALLOWABLE NOISE EXPOSURE-AIRCRAFT NOISE SOURCES[1]**

| Land Use | Outdoor Activity Areas[2] | Interior Spaces[3] | | |
|---|---|---|---|---|
| | $L_{dn}$/CNEL, dB | $L_{dn}$/CNEL, B | $L_{max}$db[4] | |
| | | | Day | Night |
| Residential - Living Areas | 55 | 45 | 45 | 45 |
| Residential - Sleeping Areas | 55 | 40 | 45 | 40 |
| Transient Lodging[5] | 60 | 45 | -- | 40 |
| Hospitals, Nursing Homes[6] | 60 | 45 | -- | 40 |
| Churches, Meeting Halls, Office Buildings, Mortuaries | 60 | 45 | 45 | 45 |
| Schools, Libraries, Museums | 60 | 45 | 55 | 55 |

[1] This table applies to noise exposure levels that result from aircraft. For existing receiving land uses, consideration shall be given to noise exposure from new aviation-related sources during the design and approval of the new aviation-related project. In the case of existing aviation-related noise sources, projects or consideration of land use changes that lie within the jurisdictional area of the Tuolumne County Airport Land Use Commission, which involve noise-sensitive land uses shall address the noise exposure environment and use these standards as thresholds.

[2] An outdoor activity area is a location outside of the immediate structure where formal or informal activities are likely to happen. For example, anywhere on an urban residential property could be an outdoor activity area, while the outdoor activity area for a school would be the playground or sporting fields, and for a hospital would be an exterior patio or exercise area. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land uses.

[3] For typical construction methods, the reduction in the noise level from the outside of the structure to the inside is approximately 15dB. In a high noise environment, special construction techniques may be necessary to reduce the interior noise level to the standard.

[4] $L_{max}$ refers to the maximum interior noise level. The design $L_{max}$ value shall be established as the maximum aircraft noise level which is exceeded by 10 percent of the aircraft noise events occurring during a typical 24-hour day of aircraft operations. In other words, the $L_{max}$ value used in the evaluation shall be determined by eliminating the loudest 10 percent of the aircraft events measured during the sample period, which should be a typical 24-hour day.

[5]Transient lodging are overnight accommodations usually intended for occupancy by tourists or other short-term paying customers, examples include hotels, motels, or homeless shelters. Transient lodging, as used in this case, does not include bed and breakfast establishments which are located in rural areas, campgrounds, or guest ranches.

[6] These standards only apply to nursing homes or schools that have more than 6 beds or students, respectively.

**Table 5.C**
**MAXIMUM ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES[1]**

| | Daytime (7 a.m. to 10 p.m.) | Nighttime (10 p.m. to 7 a.m.) |
|---|---|---|
| Hourly $L_{eq}$, dB[2] | 50 | 45 |
| Maximum level, dB[3] | 70 | 65 |

[1] This table applies to noise exposure as a result of stationary noise sources. For a development project or land use change involving a noise-sensitive land use, the noise from nearby noise sources will be considered during design and approval of the project, or in determining whether the land use change is appropriate. For development projects which may produce noise, land use changes and project review will consider the effects of the noise on possible noise-sensitive land uses. When considering modification or expansion at a site that already produces noise levels which exceed these standards at noise-sensitive land uses, the modification or expansion shall be reviewed to consider if the proposed action will further raise the existing noise levels received at the noise-sensitive land use(s).

Noise-sensitive land uses include urban residential land uses, libraries, churches, and hospitals, in addition to nursing homes or schools which have over 6 beds or students, respectively. Transient lodging establishments which are considered noise sensitive land uses include hotels, motels, or homeless shelters, but not bed and breakfast establishments located in rural areas, campgrounds, or guest ranches.

[2] The sound equivalent level as measured or modeled for a one-hour sample period. The daytime or nighttime value should not be exceeded as determined at the property line of the noise-sensitive land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

[3] Similar to the hourly $L_{eq}$, except this level should not be exceeded for any length of time.

| Table 5.D<br>SIGNIFICANCE OF CHANGES IN CUMULATIVE NOISE EXPOSURE[1] | |
|---|---|
| **Ambient Noise Level Without Project[2] (Ldn or CNEL)** | **Significant Impact if Cumulative Level Increases By:** |
| <60 dB | + 5.0 dB or more |
| 60-65 dB | + 3.0 dB or more |
| >65 dB | + 1.5 dB or more |

[1]These standards shall be applied when considering the noise impacts from projects that could cause a significant increase in the cumulative noise exposure of existing noise-sensitive land uses. If it is likely that existing noise-sensitive land uses could experience these increases in cumulative noise exposure, as measured in CNEL or Ldn, then an acoustical analysis that meets the requirements of Table 5.1 shall be accomplished and the results considered in project design.

[2]Ambient Noise is defined as the composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Source: Federal Interagency Committee on Noise (FICON), Federal Agency Review of Selected Airport Noise Analysis Issues, August 1992.

**5.A.f –** Require the use of alternative pile driving techniques, where feasible, if a particular project requires pile driving within 800 feet of sensitive receptors requires pile driving.

**5.A.g -** Require equipment and trucks used for project construction utilize the best available noise control techniques (including mufflers, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds).

**5.A.h –** Require impact equipment (e.g., jack hammers, pavement breakers, and rock drills) used for project construction be hydraulically or electrical powered wherever feasible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatically powered tools is unavoidable, the use of an exhaust muffler on the compressed air exhaust is recommended to lower noise levels from the exhaust by up to about 10 dBA. When feasible, external jackets on the impact equipment should also be incorporated to achieve a further reduction of 5 dBA. Whenever feasible, require the use of quieter procedures, such as drilling rather than impact equipment operation.

**5.A.i** - Locate stationary noise sources as far from sensitive receptors as possible. Stationary noise sources that must be located near existing receptors shall be adequately designed to minimize noise exposure at sensitive receptors such that County noise standards are met.

**Policy 5.A.6:** The County shall ensure that, where new residences or other noise sensitive uses would be located adjacent to existing or new railroad tracks that would be in use, such as the Sierra

Railroad, appropriate measures shall be implemented to ensure such residences would not be exposed to noise levels that exceed standards in Table 5.A and applicable vibration levels (e.g., Federal Transit Administration Guidelines). New residential development adjacent to existing railroads shall be required to prepare an acoustical study in accordance with requirements in Implementation Program 5.A.c to determine appropriate measures, including distance buffers, site design, building material choice, to ensure compliance with noise and vibration standards.

# Chapter 6

# ECONOMIC DEVELOPMENT

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

The purpose of economic development is to raise the standard of living for everyone in a region by optimizing human, financial, natural and cultural capital to produce income, goods and services to support the region and for export. Economic development activities within a region are broad based and include the public, private and non-profit sectors and their involvement in retail, wholesale, recreational, agricultural, health care, manufacturing, service, tourist and industrial activities.

The Economic Development Element is intended to support the retention and expansion of existing businesses and attract new businesses and industries to the County. Through creating efficiencies within the County's regulatory authority, projects can become "shovel ready" in a timely manner. This element also supports the creation, expansion and rehabilitation of public infrastructure needed to support and sustain local business and industry. By providing funding, the County can enable business development that will benefit both residents and visitors.

**Purpose**

Promote economic development within Tuolumne County that is designed to fit the needs of the County's residents, businesses, and visitors. Support a development strategy that retains and creates living-wage job opportunities to allow all residents to thrive.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 6A:

**Develop and maintain a favorable environment for conducting business in the County by providing a consistent, efficient and positive regulatory climate.** (formerly 10.A)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 6.A.1:** Provide a stable and sound blueprint for investment and business decisions by providing consistency in developmental requirements. (formerly 10.A.5)

**Implementation Programs**

**6.A.a** – Maintain simple forms, instructions, and handouts related to land development, both in print and digital formats. (formerly 10.A.g)

**6.A.b** - Utilize technology to disseminate development information and to improve the processing of development applications. (formerly 10.A.h)

**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. (formerly 10.A.j)

**Policy 6.A.2:** Project a pro-business image through a pro-active planning and regulatory policy framework. (formerly 10.A.1)

**Implementation Programs**

**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. (formerly 10.A.4)

**6.A.e** - In cooperation with the business and economic development organizations in the County, develop a proactive effort to identify policies, regulations, fees and other issues related to the County's programs for the issuance of various permits, licenses and other land use entitlements that are problematic or represent obstacles to businesses and develop solutions, such as adjusting, replacing, or eliminating the regulations to be more amenable to the economic development interests of the County. (formerly 10.C.b)

**6.A.f** - Support or initiate appropriate political efforts which will promote local economic development or business activities, especially those which pay family wage salaries. (formerly 10.A.a)

**6.A.g** - Review and evaluate on a periodic basis, any County fees related to land development projects for comparability with similar fees in neighboring jurisdictions. Balance fee adjustments between keeping development fees favorable to economic development and maintaining services to review and process applications in a timely manner. (formerly 10.A.k)

**Policy 6.A.3:** Strive to make the development process more user-friendly, efficient and effective by streamlining the processing of business related entitlements. (formerly 10.A.2)

**Implementation Programs**

**6.A.h** - Assist businesses by streamlining application and permit review processes by identifying a single point of contact for each development project and continuing to coordinate improvements in the efficiency of the respective development divisions. Establish a priority for responses by staff to requests for data and assistance pertaining to land development projects that entail the creation of new jobs. (formerly 10.A.c)

**6.A.i** - Continue to prioritize land development applications for the expansion of existing or construction of new facilities for commercial, industrial or recreational enterprises, particularly within identified communities. (formerly 10.A.b)

**6.A.j** - Reduce processing times for project review within County departments by cross-training and integrating staff from different departments to encourage a broad understanding of the various application review processes. Review staffing levels to determine if adding staff will reduce delays in permit processing. (formerly 10.A.d)

**6.A.k** - Conduct customer service surveys, on a periodic basis, for all development divisions, including follow-up questionnaires for specific development entitlements, to gauge customer satisfaction and implement changes to improve permit processing in response to customer comments. (formerly 10.A.i)

**6.A.l** - Expand the County's automated computer tracking system, which is used by all development divisions, to enable applicants to access information regarding project status online and to improve the efficiency of the respective divisions through automation. (formerly 10.A.f)

**6.A.m** - Encourage the development of new businesses that will provide employment and diversify the local economy by maintaining a database of available sites, fast track permit processing and pre-zoning suitable sites for commercial development. (formerly 1.F.b)

**Policy 6.A.4:** Focus the permit process on regulatory intent while recognizing that an effective customer service program seeks solutions that are within the law and public interest. (formerly 10.A.3)

**Implementation Program**

**6.A.n** - Provide training in customer service and communication skills to all County staff. (formerly 10.A.e)

**Policy 6.A.5:** Maintain an ongoing relationship with business, industry, tourism, agriculture, recreation, cultural, and historic preservation groups, such as the Tuolumne County Chamber of Commerce, Yosemite Chamber of Commerce, Tuolumne County Farm Bureau, Tuolumne County Visitor's Bureau, Tuolumne County Association of Realtors, Tuolumne County Building Industry Association, Central Sierra Arts Council, Tuolumne Band of Me-Wuk Indians, and Chicken Ranch Band of Me-Wuk Indians, to assist the County in its efforts to develop and maintain a favorable environment in which to conduct business. (formerly 10.A.8)

**Implementation Programs**

**6.A.o** - Provide education to County staff, commissions, elected officials and the public regarding economic development. (formerly 10.A.m)

**6.A.p** - Promote an open line of communication between the Board of Supervisors, the public, and all agencies or departments which issue permits related to commerce. (formerly 10.A.7)

## GOAL 6B:

**Promote the improvement of the infrastructure, such as water and sewer lines, roads, power, railroads and airports, and communication facilities throughout the County to increase the marketability of the County for the retention, expansion, and attraction of business and industry.** (formerly 10.B)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 6.B.1:** Support a schedule of reasonable and justified mitigation fees for new development to pay its proportional share of the cost of expanding services and infrastructure. (formerly 10.B.a)

**Policy 6.B.2:** Actively work to maintain, improve and expand, where appropriate, the transportation system to facilitate economic development. (formerly 10.B.1)

**Implementation Program**

**6.B.a** - Work cooperatively with Caltrans and neighboring counties to improve regional transportation facilities by engaging in public dialogue through the Tuolumne County Transportation Council. (formerly 10.B.b)

**Policy 6.B.3:** Support the efforts of the utility providers to maintain, improve, enhance reliability, and expand where appropriate their infrastructure and service within the County. (formerly 10.B.2)

**Implementation Programs**

**6.B.b** - Continue to cooperate with utility companies in securing funding to improve utilities throughout Tuolumne County.

**6.B.c** - Support water and wastewater agencies in identifying areas zoned for commercial use that are lacking adequate infrastructure, support agency designs for infrastructure of adequate size and types to meet current and future business service needs and support the efforts of agencies that are filing grant applications to fund upgrades to water and wastewater facilities. (formerly 10.B.g)

**Policy 6.B.4:** Support efforts to install state of the art communication facilities throughout Tuolumne County. (formerly 10.B.4)

**Implementation Programs**

**6.B.d** - Support the efforts of communications companies to identify the key facilities and technology required to facilitate increasing business needs for communications services and to keep Tuolumne County competitive in attracting new businesses which depend on such services. (formerly 10.B.d)

**6.B.e** - Actively work to improve the telecommunications infrastructure in the County in order to increase opportunities for telecommuting and facilitate economic development.

## GOAL 6C:

**Identify financial sources which could be obtained for economic development purposes.** (formerly 10.D)

### POLICIES & IMPLEMENTATION PROGRAMS

**Policy 6.C.1:** Provide financial support to the Tuolumne County Economic Development Authority's programs and activities. (formerly 10.D.1)

**Implementation Programs**

**6.C.a** - Support the continued provision of a countywide revolving loan fund, currently through the Community Development Block Grant (CDBG) program, to assist local businesses in expansion or retention activities. (formerly 10.D.a)

**6.C.b** - Continue to allocate funds to the Tuolumne County Economic Development Authority and the Visitor's Bureau on an annual basis. (formerly 10.D.b)

**6.C.c** - Support Tuolumne County Economic Development Authority's efforts to develop funding and technical assistance sources for local micro-enterprises. (formerly 10.D.c)

## GOAL 6D:

**Promote the development of commercial, industrial, agricultural, and recreational facilities and tourism uses to provide jobs for County residents and diversify the local economy.** (formerly 10.E)

### POLICIES & IMPLEMENTATION PROGRAMS

**Policy 6.D.1:** Enhance and promote the position of Tuolumne County as a regional recreational center for the Central Valley and Bay Area regions. (formerly 10.F.7)

**Implementation Programs**

**6.D.a** - Encourage and support private sector initiatives to develop recreational and tourist-oriented facilities. (formerly 10.F.j)

**6.D.b** - Coordinate with the Tuolumne County Economic Development Authority, the Visitor's Bureau, and other organizations to include the County's recreation opportunities and tourism potential in their promotional activities. (formerly 10.F.i)

**Policy 6.D.2:** Promote a diverse, countywide tourist industry that relates to the agricultural, historical, cultural, recreational, and natural attractions of the County. (formerly 10.E.7)

**Implementation Programs**

**6.D.c** - Encourage the development of agritourism enterprises in the County. (formerly 10.E.8)

**6.D.d** - Promote heritage tourism by highlighting Tuolumne County's cultural resources through support for programs emphasizing the recognition and/or use of cultural resources for the enjoyment, education and recreational use of visitors to Tuolumne County. (formerly 9.A.2)

**6.D.e** - Support a voluntary Historic Marker Program and preparation of a guide for walking, bicycling and driving tours describing the resources and locations of the resources included in the program. Guides should be distributed to the Visitor's Bureaus, the Chambers of Commerce, Lodging Associations, Columbia State Historic Park, Yosemite National Park, Railtown 1897, Tuolumne County Museum, Stanislaus National Forest and other similar organizations. Sites listed on the National Register of Historic Places, the California Register of Historical Resources or the Tuolumne County Register of Cultural Resources and located within an historic district or visible from a designated heritage corridor shall be recognized in the Historic Marker Program with a Marker to be mounted on the structure. Funding for the program is likely to be from donations and grants and may be a limiting factor; therefore, coordination with interested organizations and agencies is encouraged. (formerly 9.A.f)

**Policy 6.D.3:** Encourage the expansion of the tourist industry by supporting new development that serves that industry. (formerly 10.F.4)

**Implementation Program**

**6.D.f** - Prepare a land use map identifying parcels near existing or anticipated population centers which are properly zoned and have a high potential for supporting proposed new recreational facilities, such as a covered swimming pool or roller skating rink. This information will be made available to the Tuolumne County Economic Development Authority, Chamber of Commerce and other appropriate agencies for informing private industry of the County's support for these new facilities. The information should be included in subsequent updates of the Tuolumne County Recreation Master Plan. (formerly 8.B.c)

**Policy 6.D.4:** Address the needs of visitors and provide recreational opportunities which enhance business within the County's identified communities consistent with the goals and policies of the Economic Development Element of the General Plan. (formerly 8.C.4)

**Implementation Program**

**6.D.g** - Prepare a brochure indicating the location of existing trails, recreation facilities, and destination points for distribution by the Tuolumne County Chamber of Commerce, Tuolumne County Visitor's Bureau, the County libraries, area lodging facilities, and other entities who contact residents and visitors. (formerly 8.C.d and 8Gb)

**Policy 6.D.5:** Enhance and promote the position of Tuolumne County as a regional trade center for the Central Sierra Nevada region. (formerly 10.F.6)

**Policy 6.D.6:** Identify areas within the County which will be appealing to, and capable of accommodating, the amount of industrial and other employment-generating development required to meet the County's needs over the planning horizon of this General Plan. (formerly 10.E.1)

**Implementation Programs**

**6.D.h** - Continue efforts in determining the amount of land needed for commercial, industrial and recreational development to meet the County's needs during the planning horizon of this General

Plan and, utilizing the computerized database inventory of suitable land for such uses, designate the respective amounts of land needed for each use on the land use diagrams. Rezone the land in accordance with the land use designation to make it more available for development. (formerly 10.E.b)

**6.D.i** - Maintain a database inventory of suitable sites in Tuolumne County for industrial, commercial, and recreational development based on land use designations, zoning, infrastructure availability, transportation, proximity to labor and market and other factors utilizing the County's computerized mapping system. This inventory will address ownership, zoning, infrastructure capacities and other site attributes and constraints. (formerly 10.E.a)

**6.D.j** - In cooperation with the Tuolumne County Economic Development Authority, encourage the attraction of businesses and industries by maintaining a database of available sites and buildings, fast tracking permit processing and rezoning suitable sites to be consistent with their land use designations. Encourage the reuse of historic buildings for new businesses. (formerly 10.F.h)

## GOAL 6E:

**Encourage the retention and expansion of existing businesses, attraction of new business and industry and assist in entrepreneurial programs to generate local employment opportunities, reduce retail leakage out of the county trade area and diversify the local economy, while maintaining its environmental and cultural integrity.** (formerly 10.F)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 6.E.1:** Encourage small businesses, home occupations and cottage industries throughout the County. (formerly 10.E.4)

**Implementation Program**

**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. (formerly 10.E.c)

**Policy 6.E.2:** Encourage local business organizations to provide programs that assist local start-up enterprises. (formerly 10.C.1)

**Implementation Programs**

**6.E.b** - Cooperate with the Tuolumne County Economic Development Authority in creating and updating a business inventory list to facilitate the tracking of new business starts and home based businesses which may need assistance and other small business support services. Additionally, the list could be utilized to update the inventory of manufacturing firms so the directory may be used to organize venture forums, bringing together similar businesses to discuss technologies, ideas and other opportunities. (formerly 10.C.a)

**6.E.c** - Provide technical assistance to and participate in local seminars and workshops sponsored by local organizations, such as Chambers of Commerce or the Tuolumne County Economic

Development Authority, to provide information to entrepreneurs on local government regulations. (formerly 10.C.c); and, support the Tuolumne County Economic Development Authority's Small Business Development Center and its partnership with the Service Corps of Retired Executives (SCORE), and other business and educational organizations. (formerly 10.C.3)

**Policy 6.E.3:** Encourage the retention and expansion of existing businesses. (formerly 10.F.1)

**Implementation Programs**

**6.E.d** - Actively support and cooperate with local economic development organizations, such as the Tuolumne County Economic Development Authority, in their efforts to retain and expand existing businesses, attract new business and industry, and encourage entrepreneurship in Tuolumne County. (formerly 10.A.6)

**6.E.e** - Through the Tuolumne County Economic Development Authority, the Tuolumne County Chamber of Commerce, Yosemite Chamber of Commerce, and other business organizations, promote the concept of "doing business locally" and assist in the promotion of purchasing local goods and services. (formerly 10.F.9)

**6.E.f** - Continue to incorporate language into County invitations to bid for goods and services indicating preference for local vendors and suppliers, other factors being equal; exercise such preference in selecting vendors and suppliers; develop a list, by type of goods and services, of local vendors for County acquisitions and purchases. (formerly 10.F.l)

**6.E.g** - Encourage and support regional and local business recruitment efforts initiated by the Tuolumne County Economic Development Authority and other business organizations. (formerly 10.F.2)

**Policy 6.E.4:** Encourage the development of business activities that are considered particularly well-suited to Tuolumne County. (formerly 10.E.6)

**Implementation Programs**

**6.E.h** - Actively support and promote the film industry in Tuolumne County by initiating, coordinating and/or adopting programs to preserve the unique cultural resources and historic landscapes sought by the film industry. (formerly 9.A.3)

**6.E.i** - Support the Tuolumne County Film Commission in consulting with film industry representatives to identify areas and resources in Tuolumne County considered most important to the film industry. Consider proposals to protect historic film areas and, when appropriate, support such proposals. (formerly 9.A.g)

**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. (formerly 10.F.k)

**6.E.k** - Promote and support the film industry through such means as "fast-tracking" film permits and preserving natural and cultural resources that provide backdrops for filming. (formerly 10.F.8)

**Policy 6.E.5:** Encourage development of alternative energy-producing facilities which conserve the County's natural resources. (formerly 4.H)

**Implementation Programs**

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

**6.E.m** - Plan development so as not to preclude the future utilization of significant energy producing minerals or water resources necessary for hydroelectric facilities. (formerly 4.H.1)

**6.E.n** - Actively participate and be engaged in State and Federal water policy and Federal Energy Regulatory Commission relicensing of hydroelectric projects in the County. (formerly 19.A.d)

**6.E.o** - Encourage land uses which maximize the efficient use of energy and facilitate the use of renewable energy resources in order to reduce dependence on imported and non-renewable energy supplies. (formerly 4.F.1)

**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. (formerly 4.F.a)

**Policy 6.E.6:** Encourage the building of the local economy and its associated new commercial and industrial development in a manner which recognizes the importance to wisely conserve, utilize and promote the County's scenic beauty, natural and cultural resources, environmental setting and educational assets. (formerly 10.F.3)

**Policy 6.E.7:** Encourage improvement of the physical appearance of the County, while promoting retention of structures and other features which contribute to the County's character. (formerly 10.F.5)

## GOAL 6F:

**Link human resources development and services programs and agencies with economic development agencies.** (formerly 10.G)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 6.F.1:** Support the efforts of the Tuolumne County Economic Development Authority and other local organizations in providing education and employment placement programs to assist the entrepreneurial efficiency of existing retail and service businesses. (formerly 10.C.2)

**Implementation Programs**

**6.F.a** - Support the Tuolumne County Economic Development Authority, Columbia Community College, Mother Lode Job Training and other local, state and federal programs that provide job training, re-training, and career counseling in offering the type of training needed by employers. (formerly 10.G.1)

**6.F.b** - Provide technical assistance and data to other local agencies and organizations that require such support to apply for job training and employment development grants and allocations. (formerly 10.G.a)

**6.F.c** - Participate in the Mother Lode Job Training program, and the internship programs at Columbia Community College and Tuolumne County's high schools, by providing job training sites and programs in various County agencies. (formerly 10.G.b)

## GOAL 6G:

**Maintain County public service functions at an adequate level by identifying funding sources to allow public services to expand as the County population increases.** (formerly 7.F)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 6.G.1:** Continue to establish fee schedules for applications, permits, and other entitlements or services in accordance with the actual or estimated costs of performing the requested function. (formerly 7.F.a)

**Policy 6.G.2:** Identify revenue sources to generate funding to provide acceptable levels of County public services as the County population changes. (formerly 7.F.2)

**Implementation Program**

**6.G.a** - Review the County Services Impact Mitigation Fee on a regular basis to determine that all the service-providing functions of County government agencies have been considered and the various components remain adequate. (formerly 7.F.b)

# Chapter 7

# MANAGED RESOURCES

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

Tuolumne County has a rich history of using and producing natural resources. Prior to the development of formal industries, early inhabitants worked and lived off the land. Historic activity began intensely soon after the widely publicized 1848 discovery of gold. This discovery forever changed the face of Tuolumne County's physical landscape.

**Purpose**

Recognize that working landscapes provide stewardship values for the County's natural environment and that stewardship of the County's natural resources includes the productive use of resources.

The Managed Resources Element establishes policies and implementation programs to promote the stability and productivity of the County's timber and mineral lands and related industries. This Element is intended to provide clear guidelines for land use decisions in timberland areas and express policies that promote and protect the current and future needs of Tuolumne County's timberland resources. Further, it is desired to focus stewardship of renewable resources in public lands, in order to maximize personal property rights and economic development opportunities on privately held land.

### Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 7A: Promote the stability and productivity of the County's timberlands and timber related industries.

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 7.A.1:** Encourage the conservation and management of timberlands through incentive programs while conforming with California forest practice law. (formerly 4.A)

**Implementation Programs**

**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. (formerly 4.A.1)

**7.A.b** - Encourage owners of timberlands which do not qualify for property tax incentives, such as Timberland Production (TPZ) zoning, to continue timber production through such incentives as recognition programs, or other local, State or Federal incentive programs that may become available. (formerly 4.A.2)

**Policy 7.A.2:** Minimize the potential for conflicts between timberland and non-timber related uses. (formerly 4.B)

**Implementation Programs**

**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. (formerly 4.B.b)

**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. (formerly 4.B.a)

**7.A.e** - Maintain Chapter 5.20 of the Tuolumne County Ordinance Code, the Right to Farm Ordinance, so that it clearly includes timber management and harvesting activities within protected agricultural uses, in order to protect these timber activities, as well as the growing of timber.

1. Maintain the "management and harvesting of timber" as an agricultural use in Section 5.20.030 to prohibit an existing timber management activity from being declared a nuisance when land uses in the surrounding areas change and a conflict arises, and
2. Maintain the "management and harvesting of timber" as an agricultural use in Section 5.20.040 to require a notice to purchasers of real property filing any grant deed or land sale contract with the County Recorder that discloses the potential for timber management activities in their area, and that normal timber practices may involve operations that inconvenience local residents or generate dust, smoke, noise, lawful and proper use of chemical pesticides and herbicides, and truck traffic, and that adjacent landowners should be prepared to accept such inconveniences or discomforts as a normal and necessary aspect of living in Tuolumne County which has a strong rural character and a healthy timber sector.

3. Maintain the grievance procedures in Chapter 5.20 of the Tuolumne County Ordinance. (formerly 4.B.c)

**Policy 7.A.3:** Encourage well planned timber related uses in commercial timberland areas. (formerly 4.C)

**Implementation Programs**

**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. (formerly 4.C.a)

**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. (formerly 4.C.b)

**7.A.h** - Develop programs that encourage enhanced carbon storage in forests, use of durable wood products, and use of wood biomass for energy, while maintaining healthy forest ecosystems.

## GOAL 7B:

**Support existing and intermittently operating, and promote new, commercial mining operations within areas suitable for mineral extraction when compatible with adjacent land uses.** (formerly 4.D

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 7.B.1:** Map the significant mineral lands classified Mineral Resource Zone 2 (MRZ-2) by the California Department of Conservation Division of Mines and Geology, and target those most appropriate for conservation and possible extraction. To be targeted for conservation and possible extraction, the significant classified mineral lands must be considered as to their location, relationship to their surrounding land uses, and economic viability under a set of established criteria. Those lands which meet the County's criteria will be designated as Mineral Preserve (-MPZ) overlay on the General Plan Land Use Diagrams. Lands not targeted for conservation and possible extraction can still be considered for mineral extraction and mining activities through the process established by the Surface Mining and Reclamation Act and Chapter 8.20 of the Tuolumne County Ordinance Code. (formerly 4.D.1)

**Implementation Programs**

**7.B.a** - Create and maintain Mineral Resources Maps and a database to reflect existing and new geologic information provided by the California Department of Conservation California Geological Survey, to recognize significant mineral resources classified by the State under their Statewide mineral classification study program. Update the Mineral Resources Maps to reflect changes made by the California Geological Survey. (formerly 4.D.a)

**7.B.b** - Identify on the Mineral Resources Maps the following areas, which have been classified as having significant mineral deposits based upon a study approved by the State Mining and Geology Board pursuant to the State Mining and Reclamation Act of 1975. These lands and all other lands so classified in the future will be mapped on the Mineral Resources Maps:

1. The Southern Half of the Bald Mountain/ Browns Flat Gold Mining District has been classified as State Mineral Resource Zone-2 (MRZ-2b) (Refer to Division of Mines and Geology Report 86-12 SAC, July 11, 1986).
2. The Jamestown Mine property has been classified as State Mineral Resource Zone (MRZ-2a, MRZ-2b, and MRZ-3a) (Refer to Division of Mines and Geology Open File Report 91-04, May 1991).
3. Portions of the Rough and Ready Creek site have been classified as State Mineral Resource Zone (MRZ-2a and MRZ-2b) (Refer to Division of Mines and Geology Open-File Report 93-11, 1993).

Various properties with precious metals, carbonate rock, and concrete-grade aggregate resources have been classified as State Mineral Resource Zone (MRZ-2a, and MRZ-2b) (refer to Division of Mines and Geology Open-File Report 97-09, 1997). (formerly 4.D.b)

**7.B.c** - Any classified mineral lands which meet the following criteria will be designated as Mineral Preserve (MPZ) overlay on the General Plan Land Use Diagrams:

1. The property has been classified by the State Mining and Geology Board as Mineral Resource Zone (MRZ-2a or MRZ-2b) under the State Classification System, as shown in Table 7.1 of the Technical Background Report (Volume II).
2. The property is not within 1,000 feet of the City of Sonora or any of the boundaries of each existing or new identified community.
3. Within 1,000 feet of the property, there is no property zoned as an urban level residential zoning district.
4. Within 1,000 feet of the property there is no property designated as any one or a combination of the following: HDR, MDR, LDR, ER, NC, GC, HC, SC or MU by the General Plan.
5. No reservoirs that are used as drinking water supplies are within 1,000 feet of the property.
6. The property has not been designated as a County landmark in the Tuolumne County General Plan or listed on the Tuolumne County Register of Cultural Resources; with the exception of historic mining resources.
7. There are no known high occupancy structures[1], such as schools, health care facilities, skilled nursing facilities, residential care homes, hotels or motels within 1,000 feet of the property.
8. The property must be within one (1) mile of a State Highway, Federal Aid System (FAS) road, railroad, or arterial or collector road as designated by the Transportation Element of the General Plan.

[1] For the purpose of this program, high occupancy structures are defined as those housing more than six persons in the case of skilled nursing homes and residential care homes, featuring more than six guest rooms in the case of hotels and motels, and providing facilities for more than six students in the case of schools and six patients in the case of health care facilities.

9. After application of the above criteria, all areas comprised of one or several properties which remain and constitute a total area of less than 37 acres in size, shall be excluded.
10. All operating or permitted mining operations which have approved reclamation plans that have been classified by the State Mining and Geology Board as Mineral Resource Zone (MRZ-2a or MRZ-2b) under the State Classification System shall be designated as Mineral Preserve (-MPZ) overlay on the General Plan Land Use Diagrams, notwithstanding any of the previous criteria which would otherwise exclude the property from that designation. (formerly 4.D.c)

**7.B.d** - Maintain and update the database on the Tuolumne County Geographic Information System (GIS) to centralize known geological and mineral resource information. Geological data gathered in the preparation of the Natural Hazards Element of the General Plan, as well as State classified mineral resources, will be available in the database. The data generated by the required geologic and geotechnical studies in the various mineral resource zones will supplement the basic information. The database will serve as a convenient way to eliminate duplication of studies, facilitate future studies, and be used to maintain and update the Geologic, Mineral Resources and Geotechnical Interpretive Maps. (formerly 4.D.d)

## GOAL 7C:

**Conserve the County's mineral resources for future use by encouraging well-planned, compatible uses in and adjacent to significant mineral lands and by reclaiming lands that have been disturbed by mining activities.** (formerly 4.E)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 7.C.1:** Protect lands classified as significant Mineral Resource Zone-2 (MRZ-2) by the State Department of Conservation Division of Mines and Geology, and meeting the criteria established in the General Plan for Mineral Preserve (-MPZ) overlay, from conflicts, such as incompatible development on surrounding land, which might prevent future mining activities. (formerly 4.E.1)

**Implementation Programs**

**7.C.a** - Consider buffer areas between extraction sites or mining operations and non-mining land uses. The buffer areas between newly permitted mining activities and existing non-mining land uses shall be provided on lands of the new mining site. The buffer areas between new non-mining development and existing mining operations shall be on lands proposed for such new development adjacent to the existing mining operation. Mining operations which have been operated intermittently or considered idle shall be exempt from providing buffer areas at the time they are reactivated but may be subject to such buffer areas in conjunction with approval of permits for expansion of the operation. Creative solutions and flexibility should be encouraged in the creation of buffer zones. The designation of conservation easements, setbacks or open space zones for buffers shall not in any manner authorize trespass upon private property, or increase the right of public agencies to gain access to private property. (formerly 4.E.a)

**7.C.b** - Existing development (commercial, residential and public facilities) as well as undeveloped private lands, shall be protected from adverse environmental effects caused by mining through appropriate impact minimization measures such as erosion control actions, native species re-vegetation plans, and noise minimization efforts. (formerly 4.E.b)

**7.C.c** - The County shall use the Mineral Preserve (-MPZ) overlay on the General Plan Land Use Diagrams as a means to provide for the public awareness of the existence of significant mineral deposits and the potential for mining in that area. (formerly 4.E.c)

**7.C.d** - Enhance mineral resource lands after development by reclaiming the land for future uses compatible with mineral extraction and mining operations and/or by landscaping with plants native to the local area and restoring natural habitats. The natural, undisturbed condition of each habitat type should be mimicked when creating or restoring plant or wildlife habitats and to aesthetically blend the reclaimed site into the surrounding area. (formerly 4.E.d)

**7.C.e** - A reclamation plan, consistent with the State Surface Mining and Reclamation Act (SMARA) standards, is required for all mining operations. Reclamation shall:

1. Prevent, mitigate, or minimize adverse effects on the environment.
2. Encourage the production and conservation of minerals.
3. Provide for the protection and subsequent beneficial use of mined and reclaimed land.
4. Eliminate residual hazards to the public health and safety.
5. Ensure that mined lands are reclaimed on a timely basis to a usable condition that is readily adaptable for alternative land uses.
6. Avoid the environmental and legal problems created by improperly abandoned mines.

(formerly 4.E.e)

# Chapter 8

# AGRICULTURE

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

The Agriculture Element acknowledges the importance of agricultural production in and to Tuolumne County and establishes policies and programs to promote the stability and productivity of the County's agricultural lands and industries. This Element is intended to provide clear guidelines for decisions in agricultural areas. It is also intended to express policies that promote and protect the current and future needs of the agricultural industry.

If new technology is developed for the agricultural industry which is not consistent with the policies and implementation programs contained herein, the County shall consider amendments to this Element consistent with the commitment to encourage the maintenance of a healthy agricultural sector of the County's economy.

**Purpose**

Support existing and encourage the growth of additional agricultural industries and related tourism opportunities by recognizing the value and diversity of agricultural operations in Tuolumne County.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

# GOAL 8A: **Avoid the conversion of agricultural lands except on property determined to be infill areas.** (formerly 11.A.)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 8.A.1:** Avoid the conversion of agricultural lands from the Agricultural General Plan land use designation and compatible zonings. (formerly 11.A.1)

**Implementation Program**

**8.A.a** - Encourage the protection of agricultural lands through programs such as the voluntary purchase of development rights. This could be accomplished by establishing a conservation easement on the land. The easement could take the form of a deed restriction or be placed in a trust for a specific period of time or in perpetuity. (formerly 11.A.a.)

**Policy 8.A.2:** Exempt the following agricultural lands from Policies 8.A.1, 8.A.3 and 8.A.4:

- Areas of land designated Agricultural that are less than 160 acres in size and are surrounded by land designated other than Agricultural or Public that is managed for open space uses. These areas may contain more than one parcel and ownership of the parcels may be by different owners.
- Parcels that meet all of the following criteria: (1) the parcel is less than 80 acres in area; (2) the parcel is located within 500 feet of a public water main; and (3) the parcel is situated adjacent to land designated High Density Residential (HDR), Medium Density Residential (MDR), Low Density Residential (LDR), Mixed Use (MU), Neighborhood Commercial (NC), General Commercial (GC) or Heavy Commercial (HC) by the General Plan land use diagrams.

These agricultural lands may be converted from Agricultural to an appropriate land use designation as determined by the Board of Supervisors. (formerly 11.A.2)

**Policy 8.A.3:** Grant exceptions to Policy 8.A.1 regarding conversion of agricultural land only where the locational relationship of the land, together with the use proposed, would provide a public benefit of such magnitude as to justify the exception. (formerly 11.A.4)

**Implementation Programs**

**8.A.b** - Grant exceptions to the policies and implementation programs regarding conversion of agricultural land contained in this Element only when such exception is approved by the Board of Supervisors. (formerly 11.A.f)

**8.A.c** - Utilize the Agricultural Rating System matrix only to evaluate applications proposing exceptions to Policy 8.A.1 and Policy 8.A.2.

- High-value Agricultural Lands are those parcels which receive a score of 175 or higher as determined by the Agricultural Rating System Matrix.
- Agricultural Lands of Local Importance are those parcels which receive a score of at least 125 but not more than 174 as determined by the Agricultural Rating System Matrix.
- Agricultural Lands of Limited Importance are those parcels which receive a score of 124 or lower as determined by the Agricultural Rating System Matrix.(formerly 11.A.e)

**Policy 8.A.4:** Development proposed adjacent to land designated Agricultural by the General Plan land use diagrams shall provide a buffer from the agricultural land. The buffer shall be 200 feet in width and located on the development site. No residential or non-agricultural buildings may be erected in the buffer area as long as the adjacent land remains designated Agricultural. The buffer may be reduced in width by the Board of Supervisors after considering the recommendation of the Agricultural Advisory Committee if such a reduction is determined appropriate based upon the topography, vegetation, roads or other physical features of the buffer area or other factors considered by the Committee. If the General Plan land use designation of the adjacent land is amended in the future to a designation other than Agricultural, the need for the buffer area will be eliminated and the land use restrictions imposed pursuant to this Policy will cease at that time.

## GOAL 8B: **Stabilize agricultural use at the urban fringe.** (formerly 11.B.)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 8.B.1:** Limit intrusion of urban development into agricultural areas. (formerly 11.B.1)

**Implementation Program**

**8.B.a** - Make one of the following findings before approving expansion of identified community boundaries established on the General Plan land use diagrams:

(a) the proposed development would not result in reduced productivity or increased costs of an agricultural operation;

(b) the proposed development would not contribute to the deterioration of the rural setting, agricultural landscape, and operation practices of the adjacent agricultural areas; or

(c) the community's need for the development in the proposed location is so important as to justify an exception to the policies and implementation programs contained within this Element. (formerly 11.B.a)

**Policy 8.B.2:** Protect and encourage productive use of valuable agricultural lands and areas that provide buffers between identified communities.

**Policy 8.B.3:** Reduce economic pressure for conversion of agricultural land. (formerly 11.B.2)

**Implementation Program**

**8.B.b** - Allow uses accessory or complementary to agricultural operations as permitted or conditional uses in order to make agricultural operations more profitable and reduce pressure to convert agricultural land.

**Policy 8.B.4:** Limit the intrusion of growth-inducing public services, such as public sewer systems and potable public water, into agricultural areas. (formerly 11.B.3)

**Policy 8.B.5:** Encourage development of non-agricultural lands before development of land designated Agricultural by the General Plan land use diagrams. (formerly 11.B.4)

**Policy 8.B.6:** Refer applications for discretionary land use entitlements submitted to the Community Resources Agency proposing development of parcels that are zoned AE (AE-37, AE-80 or AE-160), are at least 37 gross acres in area and are located adjacent to land designated for agricultural use to the Agricultural Advisory Committee for review and recommendation regardless of the General Plan land use designation of the parcel to allow an opportunity to comment on impacts to adjacent agricultural land.

## GOAL 8C: **Minimize conflicts between agricultural and non-agricultural uses.** (formerly 11.C.)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 8.C.1:** Allow agriculturalists to manage their operations in an efficient, economic manner while minimizing conflict with non-agricultural uses. (formerly 11.C.1)

**Implementation Programs**

**8.C.a** - Apply the provisions of the "Right to Farm" Ordinance (Tuolumne County Ordinance Code, Chapter 5.20) to minimize conflict and resolve disputes between agricultural operations and nearby non-agricultural land uses. (formerly 11.C.b.)

**8.C.b** - Minimize impacts to existing agricultural operations or use and resolve potential_conflicts between agricultural operations and new development through conditions of approval made a part of such new development. (formerly 11.C.c.)

**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. (formerly 11.C.d.)

**Policy 8.C.2:** Establish a buffer between agricultural land uses and residential/non-agricultural land uses. It shall be the obligation of the party seeking the land use change to ensure that a sufficient buffer is established between the parcels. The buffer shall favor protection of the agricultural land. (formerly 11.C.2)

**Implementation Program**

**8.C.d** - Implement the standards for buffer zones between new non-agricultural development and land designated for agricultural use established in Policy 8.A.4. (formerly 11.C.b)

**Policy 8.C.3:** Recognize that agricultural labor housing is important to agricultural operations in the County.

**Implementation Programs**

**8.C.e** – Amend the Zoning Ordinance to allow recreational vehicles to be used as agricultural labor housing to the extent allowed by health and safety regulations.

**8.C.f** - Adopt a policy regarding agricultural labor housing on land under Williamson Act contract. The policy should specify conditions under which agricultural labor housing is considered necessary to an agricultural operation.

## GOAL 8D:

**Manage agriculturally-related industrial and commercial uses in agricultural areas to facilitate local agricultural production.** (formerly 11.D.)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 8.D.1:** Facilitate local agricultural production, by allowing the following agricultural support services, where appropriate within agricultural areas: (a) those facilities which supply an agricultural need such as: farm supply, feed sales, agricultural product storage, or feed yards; (b) those facilities that benefit agriculture by processing or packaging agricultural products such as: slaughtering facilities, packing sheds, canneries, wineries or sawmills; (c) those facilities that benefit agriculture by converting agricultural by-products to other uses such as: livestock feed yards or alternative energy power generation, utilizing agricultural by-products; and, (d) those facilities that process rock, aggregate gravel, or minerals. (formerly 11.D.1.)

**Implementation Program**

**8.D.a**- Amend the Uniform Zoning Ordinance, Title 17 of the Tuolumne County Ordinance Code, to allow agricultural support services as permitted or conditional uses on land zoned for agriculture.

**Policy 8.D.2:** Allow agricultural support services located in agricultural areas on land designated for agricultural uses. (formerly 11.D.2)

**Implementation Program**

**8.D.b** - Require agricultural support services allowed on land designated for Agriculture to conserve the rural setting, agricultural landscape and operational practices of the adjacent agricultural areas through conditions attached to development permits and other approvals for such agricultural support services. (formerly 11.D.b)

**Policy 8.D.3:** Recognize that it is the express intent of this Goal to not conflict with or supersede any conditions set forth under state laws, County ordinances, or resolutions adopted pursuant to the California Land Conservation Act (Williamson Act) of 1965, as amended. Where conflicts exist between development regulations and Williamson Act contracts, the more restrictive requirements will prevail. (formerly 11.D.5)

## GOAL 8E:

**Encourage the development of agritourism enterprises in Tuolumne County.**

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 8.E.1:** Encourage agritourism activities that complement local agricultural production and promote tourism.

**Implementation Programs**

**8.E.a** - Allow events on agricultural land that expose the public to agricultural issues and activities**.**

**8.E.b** - Continue to allow recreational uses, such as hiking, biking, hunting, fishing and children's camps, on agricultural land where such uses are compatible with on-site agricultural enterprises.

**Policy 8.E.2:** Allow agritourism activities on land zoned for agriculture (A or AE) or land that is subject to the Williamson Act land conservation program when such activities are accessory to the primary agricultural use of the land.

**Implementation Programs**

**8.E.c** - Amend the Uniform Zoning Ordinance, Title 17 of the Tuolumne County Ordinance Code, to allow agritourism activities as permitted or conditional uses on land zoned for agriculture when such uses are accessory to the agricultural use of the land.

**8.E.d** - Amend Resolution 106-04 to allow agritourism activities as compatible or conditional uses on land in the Williamson Act land conservation program when such activities are consistent with the Williamson Act.

**Policy 8.E.3:** Modify County regulations as necessary to facilitate the development and growth of the agritourism industry. Specifically, amend the Uniform Zoning Ordinance, Title 17 of the Tuolumne County Ordinance Code, to:

- allow farm stays, bed and breakfasts, guest ranches and similar opportunities for people to experience a rural lifestyle on agricultural lands.
- provide for weddings, festivals, parties, and other types of public gatherings on land zoned for agriculture when such events are educational or accessory to the agricultural use of the land.
- provide for agritourism activities and events as permitted or conditional uses on nonagricultural land to promote agricultural products grown in the County.

**Policy 8.E.4:** Work with the Tuolumne County Economic Development Authority and other organizations to identify ways to increase the marketing of Tuolumne County through agritourism activities.

## GOAL 8F: Expand and improve infrastructure used by agriculture.

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 8.F.1:** Support the development of infrastructure specific to agriculture.

**Implementation Programs**

**8.F.a** - Support and facilitate development of cost effective water sources, storage and conveyance systems for agricultural use.

**8.F.b** - Support installation of agriculture friendly utilities to benefit agricultural production and agritourism.

**8.F.c** - Assist utility providers to plan for and install utilities in such a way as to minimize impacts to agriculture and enhance crop production and agritourism.

**8.F.d** - When prioritizing road improvement projects, consider the value of roads for transportation of agricultural commodities.

# Chapter 9

# PUBLIC SAFETY

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

The Public Safety Element is the primary vehicle for relating local safety planning to County land use decisions. The variety of communities and topography create challenges to ensure public safety. Tuolumne County has a unique role to collaborate with various special districts to promote the delivery of efficient and cost effective public services that meet the needs of residents, businesses, and visitors. Tuolumne County promotes land use policies that empower landowners and communities to mitigate hazards within public lands that are managed by underfunded state and federal agencies.

**Purpose**

Reduce death, injuries, property damage, and the economic and social dislocation resulting from natural hazards, thereby improving the quality of life within the County.

Within Tuolumne County, the interface of the natural and manmade environments create potential safety hazards, including wildland fires and flooding. This Element, while focusing on fire, also addresses other public safety issues relevant to Tuolumne County, including emergency services, crime, and hazardous waste. Hazards related to seismic, geologic, and drought hazards are addressed in the Natural Hazards Element.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 9A: **Consult with all affected agencies on fire protection planning within Tuolumne County.** (formerly 6.N)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 9.A.1:** Actively involve fire protection agencies within Tuolumne County in land use planning decisions. (formerly 6.N.1 )

**Implementation Programs**

**9.A.a** - Assess the effects of land development applications on fire protection capability during the review of applications. The assessment should incorporate comments from all affected fire protection agencies, not just those with jurisdiction over the project site because wildland fire originating on the site could cross jurisdictional boundaries. Appropriate measures should be formulated and implemented to reduce the safety concerns and fire hazards which could result from approval of the application. Recommendations should specify the source of funding for implementation and maintenance of identified fire protection measures. (formerly 6.N.a)

**9.A.b** - Actively involve all fire agencies, including local fire agencies, within the County when considering revisions to County fire protection regulations which may affect the districts. (formerly 6.N.b)

**Policy 9.A.2:** Encourage all fire protection agencies (Federal, State, and local) within the County to maintain communication with each other and with the Office of Emergency Services and the Community Resources Agency to promote an integrated approach to fire protection planning. (formerly 6.N.2)

**Implementation Program**

**9.A.c** - Work cooperatively with CAL FIRE and local fire agencies to manage wildland fire hazards. (formerly 6.N.c)

**Policy 9.A.3:** Integrate County policies and land use designations with the strategies of the fire protection agencies within the County to provide adequate service to existing, as well as, future development. (formerly 6.N.3)

**Policy 9.A.4:** Actively support efforts to maintain and improve Federal and State fire service capabilities. (formerly 6.N.4)

**Implementation Program**

**9.A.d** - Support efforts of CAL FIRE, the U.S. Forest Service, the National Park Service, other government land management agencies, the Southwest Interface Team (SWIFT), the Highway 108 Fire Safe Council, the Yosemite Foothills Fire Safe Council and other regional fire safe entities, to secure adequate funding for their fire protection and fuel reduction programs, and support their efforts to reduce the wildland fire potential on lands under their jurisdiction within Tuolumne County. (formerly 6.N.d)

**Policy 9.A.5:** Consult with CAL FIRE, the U.S. Forest Service, the National Park Service and local fire agencies on fire prevention programs in order to maximize the distribution of information to the public. (formerly 6.N.5)

**Implementation Program**

**9.A.e** - Work with the U.S. Forest Service, CAL FIRE, local fire agencies, the Southwest Interface Team (SWIFT), the Highway 108 Fire Safe Council, the Yosemite Foothills Fire Safe Council, and community fire prevention auxiliary groups within the County to distribute information regarding the wildland fire hazard present within the County, recommended fire prevention practices, and required fire protection measures. (formerly 6.N.e)

**Policy 9.A.6:** Support the Strategic Fire and Resource Protection Planning program within Tuolumne County. (formerly 6.N.6)

## GOAL 9B:

**Create plans to effectively prepare for, respond to, and recover from the effects of natural or manmade disasters or other emergencies.** (formerly 6.P)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 9.B.1:** Maintain an effective Tuolumne County Emergency Operation Plan to direct the response for a natural disaster or other emergency. (formerly 6.P.1)

**Implementation Programs**

**9.B.a** - Periodically review and update Chapter 2.40 (Emergency Services) of the Tuolumne County Ordinance Code to evaluate consistency with State and Federal laws and regulations, to assess the current emergency response organization, and to ensure an accurate composition of the Tuolumne County Emergency Services Operational Area Committee. (formerly 6.P.a)

**9.B.b** - Ensure the Emergency Operations Plan for Tuolumne County is consistent with the provisions of Articles 1-8 of Division 2 of Title 19 of the California Code of Regulations regarding the Standardized Emergency Management System (SEMS) and with the National Incident Management System (NIMS). The Emergency Operations Plan for Tuolumne County should be reviewed every two years and updated as necessary, in order to incorporate changes in governmental regulations and operational practices. (formerly 6.P.b)

**Policy 9.B.2:** Continue to encourage interagency interaction and cooperation in responding to and in recovering from an emergency situation. (formerly 6.P.2)

**Implementation Programs**

**9.B.c** - Organize response between the Tuolumne County Office of Emergency Services, the Tuolumne County Fire Department, CALFIRE, U.S. Forest Service, the County Sheriff, and other public and private agencies to respond to a natural disaster efficiently. (formerly 6.G.f)

**9.B.d:** Integrate local fire agencies into operational activities and recovery planning efforts, coordinated by Tuolumne County Fire Department/CALLFIRE, in response to emergency situations. (formerly 6.I.5)

**Policy 9.B.3:** Train County personnel in their responsibilities in preparation for a natural or man-made disaster or other emergency pursuant to the SEMS, NIMS and the Tuolumne County EOP. (proposed (formerly 6.P.c)

**Implementation Programs**

**9.B.e** - Conduct training exercises on a regular and ongoing basis to establish and maintain an required level of emergency response preparedness. Training should involve all agencies anticipated to respond in emergency situations. (formerly 6.P.d)

**9.B.f** - Actively pursue funding for continued emergency response training, planning and specialized emergency equipment. (formerly 6.P.e)

**Policy 9.B.4:** Assist property owners in the recovery process so they can rebuild structures damaged in a natural or man-made disaster or other emergency. (formerly 6.P.4)

**Implementation Program**

**9.B.g** - Apply the "Recovery and Reconstruction Ordinance", contained in Chapters 15.30, 15.32 and 15.34 of the Tuolumne County Ordinance Code for implementation following natural disasters. The ordinance streamlines processing of permits required for reconstruction of destroyed or damaged structures, while requiring attention to safety improvements necessary to prevent, or reduce the likelihood of, a reoccurrence of such damage. (formerly 6.P.f)

**Policy 9.B.5:** Ensure that current emergency services are adequate to protect public health and safety in the event of natural and manmade hazards, including terrorist incidents and public health pandemics. (formerly 6.P.5)

**Implementation Programs**

**9.B.h** - Implement the Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan to protect life, safety, and property by reducing the potential for future damages and economic losses that result from natural and manmade hazards. (formerly 6.P.g)

**9.B.i** - Improve interdepartmental communications in order to coordinate fire emergency response between the Tuolumne County Office of Emergency Services, the Tuolumne County Fire Department, local fire agencies, CAL FIRE, the U.S. Forest Service, the National Park Service, the County Sheriff and other agencies. (formerly 6.I.g)

**9.B.j** - Coordinate maintenance of and improvements to emergency communications systems in the County so that they are capable of supporting use by emergency services during large fire emergencies and incidents in the higher elevations of the County. Coordination should include the Stanislaus National Forest, Yosemite National Park and fire protection agencies responsible for areas located east of Twain Harte. (formerly 6.L.c)

**9.B.k** - Work with the Office of Homeland Security for terrorist preparedness and security training and to upgrade the County's emergency communication facilities. (formerly 6.P.h)

**9.B.l** - Work with State and Federal agencies to obtain funding to train first responders to prepare for public health pandemics and other biological emergencies. (formerly 6.P.i)

## GOAL 9C:

**Protect and enhance the quality of life by continuing to provide the highest quality and cost-effective emergency services to the citizens of, and visitors to, Tuolumne County.** (formerly 6.Q)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 9.C.1:** Provide participating first responder medical aid units with the equipment necessary to efficiently and safely provide emergency first aid, along with the training programs necessary for the safe and effective use of the equipment. (formerly 6.Q.a)

**Policy 9.C.2:** Provide ambulance service within the County which maintains a professional level of service to the public in a cost-efficient manner. (formerly 6.Q.b)

**Policy 9.C.3:** Periodically review emergency medical services to maintain an acceptable level of service as the County population changes. (formerly 6.Q.1)

**Policy 9.C.4:** Assist in recovering costs associated with Search and Rescue missions and ambulance services, wherever or whenever possible. (formerly 6.R.b)

## GOAL 9D:

**Protect and enhance the quality of life in Tuolumne County by providing a criminal justice system that offers peace of mind to the citizens of Tuolumne County that their lives and personal property will be protected from crime.** (formerly 6.O)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 9.D.1:** Provide a stable, adequate level of funding for the criminal justice system in Tuolumne County. (formerly 6.O.1)

**Implementation Program**

**9.D.a** - Review the County Services Impact Mitigation Fee on a regular basis to determine if the criminal justice component remains adequate. The heads of the County's criminal justice system should be consulted as to an adequate level of funding. (formerly 6.O.a)

**Policy 9.D.2:** Provide law enforcement, such as patrol, investigation, supervision, administration, clerical support, dispatch, coroner, crime laboratory, prosecution, probation, and jail services within the unincorporated area of Tuolumne County and assure that the established level of service is maintained and maintain this level. (formerly 6.O.2)

**Implementation Programs**

**9.D.b** - Establish a definitive measure of what constitutes an adequate level of service for the criminal justice system in Tuolumne County. This comprehensive definition should identify all necessary services provided by the County's criminal justice system law enforcement, such as patrol, investigation, supervision, administration, clerical, support, dispatch, coroner, crime laboratory, prosecution, probation and jail services. In the absence of this determination, the County should continue to maintain the existing level of service and upgrade it to meet the needs of the County's increasing population. (formerly 6.O.b)

**9.D.c** - Maintain options for a long-range, cost-effective correctional program for juvenile offenders, which includes apprehension, detention and education. (formerly 6.O.f)

**9.D.d** - Support and expand crime prevention programs. Investigate providing an active schools resources officer to work on school campuses. (formerly 6.O.e)

**Policy 9.D.3:** Assure that the established level of service in the criminal justice system is maintained prior to approving new development. (formerly 6.O.3)

**Implementation Programs**

**9.D.e** - Consider including provisions for reimbursement of criminal justice services in the terms of future annexation agreements between the City of Sonora and the County, to provide reimbursement to the County by the City for the expansion of services which it requires. (formerly 6.O.g)

**9.D.f** - Consider implementing law enforcement options as new urban areas develop and expand in order to increase patrol time and reduce response time to citizen requests for law enforcement services. (formerly 6.O.d)

**Policy 9.D.4:** Require new development to be designed so as to discourage criminal activity. (formerly 6.O.4)

**Implementation Programs**

**9.D.g** - Encourage the use of private patrols and security personnel in large residential and commercial developments to assist the Sheriff's Office in crime prevention. (formerly 6.O.h)

**9.D.h** - Actively involve the Tuolumne County Sheriff's Office in the review of land development applications and incorporate law enforcement recommendations as conditions of land use entitlements. (formerly 6.O.i)

**Policy 9.D.5:** Continue to support a cost-effective, cooperative approach to criminal justice within the Stanislaus National Forest. (formerly 6.O.5)

**Policy 9.D.6:** Continue to investigate illegal and unauthorized dumping to protect the health, safety and welfare of the County's residents and the environment. Illegal and unauthorized dumping is deemed to be a public nuisance subject to the administrative/abatement procedures set forth in Chapter 7.30 of the Tuolumne County Ordinance Code. (formerly 6.O.j)

## GOAL 9E:

**Provide structural fire protection to persons and property within Tuolumne County consistent with the needs dictated by the level of development and in accordance with current Federal, State, and local fire protection agency regulations and policies.** (formerly 6.I)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 9.E.1:** Evaluate the circulation system to identify areas causing delay of emergency vehicle response and evacuation due to traffic congestion. (formerly 6.I.1)

**Implementation Programs**

**9.E.a** - Encourage cooperation between the Tuolumne County Transportation Council (TCTC), the Tuolumne County Fire Department (TCFD) and the Tuolumne County Sheriff's Department regarding transportation issues prior to each revision of the Regional Transportation Plan by the TCTC. Fire Department and Sheriff's Department comments regarding emergency response corridors, evacuation routes and needed improvements, such as helispots, should be considered when revising the list of Circulation Improvement Projects. (formerly 6.I.a)

**9.E.b** - Require that new development be provided with access roads that allow for safe and efficient response by emergency apparatus and the safe evacuation of residents in the event of structural or wildland fire. (formerly 6.K.6)

**9.E.c** -Consider roadways designated as arterials in the Transportation Element as primary evacuation routes on a County-wide basis. Such routes provide the highest vehicle capacity and serve as the primary means of egress from the County.

The routes designated as collector routes shall be considered secondary evacuation routes on a Countywide basis. These routes provide egress from local neighborhoods and communities.

Require new development to be served by roads which provide safe emergency vehicle response and safe evacuation routes to the nearest arterial or collector route in the event of wildland fire emergency pursuant to Chapter 11.12 of the Tuolumne County Ordinance Code. (formerly 6.K.j)

**9.E.d** - Consult with the Tuolumne County Fire Department when reviewing plans for new County-maintained roads and improvements to existing County-maintained roads in order to minimize emergency equipment response times. (formerly 6.I.b)

**Policy 9.E.2:** Maintain adopted levels of fire protection service. (formerly 6.I.2)

**Implementation Program**

**9.E.e** - Strive to improve the County's Insurance Service Office (ISO) ratings through improved infrastructure of hydrants and water availability, and by reducing response time with a greater number of strategically placed and fully staffed fire stations. ISO ratings should not exceed 9 for areas without hydrants and should not exceed 6 for areas with hydrants within the jurisdiction of the Tuolumne County Fire Department as outlined in fire protection service reports. Provide assistance to fire protection agencies in their efforts to improve ISO ratings wherever possible. (formerly 6.I.e)

**Policy 9.E.3:** Require new development to be consistent with State and County regulations and policies regarding fire protection. (formerly 6.I.3)

**Implementation Programs**

**9.E.f** - Forward applications for new development to the Tuolumne County Fire Department/CAL FIRE for evaluation and identification of necessary fire protection measures for such development based upon contemporary fire prevention measures and protection standards. (formerly 6.I.c)

**9.E.g** - Revise Title 15 of the Tuolumne County Ordinance Code as necessary to require new structures to incorporate all fire protection measures required by the current editions of the California Building Code and the California Fire Code, including Automatic Engineered Fire Sprinkler Systems and Automatic Electronic Fire Alarm Systems, referenced in National Fire Protection Association (NFPA) 13 and 72, where necessary. (formerly 6.K.f)

**9.E.h** - Review and, if appropriate, amend height regulations for structures, contained in Section 15.20.010(F) of the Tuolumne County Ordinance Code, so that they consistently reflect the ability of the fire protection agencies within the County to provide service. (formerly 6.K.i)

**9.E.i** - Support the efforts of fire protection agencies in the County. Solicit comments from the agencies responsible for providing life, property, and wildland fire protection on the impact proposed development would have on the existing fire protection services, and recommendations for measures to maintain the established level of service. (formerly 6.I.d)

## GOAL 9F:

**Establish a system for the orderly expansion of fire protection services within Tuolumne County consistent with the needs dictated by County growth and development.** (formerly 6.L)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 9.F.1:** Support and implement the *Tuolumne County Fire Department Service Level Stabilization Plan*. (formerly 6.L.g)

**Implementation Program**

**9.F.a** - Consult with the Tuolumne County Fire Department to establish funding mechanisms, including impact fees, to offset fire protection costs for new development in areas of high wildfire risk.

**Policy 9.F.2:** Construct new fire protection facilities as needed within the jurisdiction of the Tuolumne County Fire Department/CAL FIRE in order to maintain the desired Insurance Services Office (ISO) ratings. (formerly 6.L.1)

**Implementation Programs**

**9.F.b** - Identify appropriate areas for construction of new fire protection facilities within the service area of the Tuolumne County Fire Department/CAL FIRE necessary to provide structural fire protection to the residents of Tuolumne County. Consult with all fire agencies in the County on fire protection facilities planning. (formerly 6.L.a)

**9.F.c** - Construct new fire protection facilities and equip and staff new and existing facilities in areas of the County under the jurisdiction of the Tuolumne County Fire Department where deemed necessary. (formerly 6.L.b)

**Policy9.F.3:** Support the recruitment and training efforts of the Tuolumne County Fire Department and local fire agencies within the County. (formerly 6.L.3)

**Implementation Programs**

**9.F.d** - Support the Tuolumne County Fire Department and local fire agencies within the County in their efforts to recruit capable volunteers and train them in structural firefighting consistent with State standards. (formerly 6.L.d)

**9.F.e** - Support the Columbia College fire science programs by continuing to house a Tuolumne County Fire Department engine at the Columbia College fire station. (formerly 6.L.e)

**9.F.f** - Support the Tuolumne County Fire Department Explorer Program offered at County High Schools, the Sonora High School Wildland Fire and Emergency First Responder Programs and similar programs offered at other High Schools in the County. (formerly 6.L.f)

## GOAL 9G:

**Establish and maintain a codified fire protection risk management strategy which requires new development within Tuolumne County to incorporate or supply fire protection infrastructure and improvements necessary so that such development does not exceed the capabilities of the County's fire protection resources.** (formerly 6.K

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 9.G.1:** Maintain County fire protection regulations that are consistent with Section 4290 or the equivalent of the California Public Resources Code and other applicable fire protection regulations. (formerly 6.K.1)

**Implementation Programs**

**9.G.a** - Utilize the following documents as reference in formulating County standards and ordinances for fire protection measures:

- Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan
- California Public Resources Code, Section 4290
- Tuolumne County Community Wildfire Protection Plan
- CAL FIRE Strategic Fire Plan for the Tuolumne/Calaveras Unit
- California Fire Code Current Edition
- California Building Code Current Edition
- "Insurance Services Office Publication "Guide for the Determination of Fire Flow"
- Insurance Services Office Standards
- Strategic Fire and Resource Protection Planning
- National Fire Protection Association (NFPA) fire and building safety standards adopted by the County
- CAL FIRE Fire Hazard Severity Zone Map
- Highway 108 Strategic Plan

(formerly 6.K.a)

**9.G.b** - Consult with the Tuolumne County Fire Department (TCFD) and CAL FIRE in revising Titles 11, 15, and 16 of the Tuolumne County Ordinance Code in order to determine if the proposed revisions are consistent with Section 4290 of the California Public Resources Code and other applicable fire protection regulations. Such revisions shall be consistent with fire protection regulations in effect at the time of consideration by the Board of Supervisors. (formerly 6.K.b)

**Policy 9.G.2:** Require new residential development to have adequate fire protection, which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. Periodically update the County's fire protection standards to reflect new information and technology concerning fire prevention in wildland areas. (formerly 1.E.k)

**Implementation Program**

**9.G.c** - Revise the County's development standards as necessary to reflect contemporary fire prevention and protection practices and measures and to determine that needed fire protection infrastructure, including road networks and water systems, are installed and maintained. (formerly 6.K.c)

**Policy 9.G.3:** Determine the impact proposed development will have on the provision of fire protection services and maintain the established level of service as outlined in the current *Tuolumne County Fire Department Service Level Stabilization Plan*. (formerly 6.K.4)

**Implementation Program**

**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. (formerly 6.K.e)

**Policy 9.G.4:** Require that residential development provide for defensible space around structures. (formerly 6.K.7)

**Implementation Programs**

**9.G.e** - Revise and enforce County fire protection regulations that require residential development to provide defensible space for structural fire protection consistent with Section 4290 of the California Public Resources Code and Section 15.20.060 of the Tuolumne County Ordinance Code. (formerly 6.K.l)

**9.G.f** - Investigate incentive programs between insurance providers, fire protection agencies, and property owners, whereby financial incentives can be obtained by property owners who implement fire prevention and protection measures through homeowner's insurance reductions or other programs. Such research can be accomplished through contact with legislative offices and the Office of the State Fire Marshal, and review of grant availability lists and fire service technical journals. (formerly 6.K.n)

**9.G.g** - Encourage insurance companies to determine fire insurance rates based upon evaluation of individual parcels rather than using the CAL FIRE Forest and Resource Assessment Program "Fire Hazard Severity Zone Map", which was not developed for this use. (formerly 6.K.p)

**Policy 9.G.5:** Require that street and structural identification are provided to assist in emergency response. (formerly 6.K.8)

**Implementation Program**

**9.G.h** - Revise and enforce County fire protection regulations to require new development to provide street signing and structural identification necessary to allow prompt response during emergency situations pursuant to Sections 15.20.045 and 12.12.080 of the Tuolumne County Ordinance Code. Strive to maintain street signs on County-maintained roads. Assist residents and communities to replace street signs where necessary on roads that are not County-maintained. (formerly 6.K.m)

## GOAL 9H:

**Establish reliable sources of funding for fire protection services in Tuolumne County in order to maintain the services at an acceptable level.** (formerly 6.M)

### POLICIES & IMPLEMENTATION PROGRAMS

**Policy 9.H.1:** Establish or redirect existing revenue sources to provide a stable, adequate level of funding for the Tuolumne County Fire Department. (formerly 6.M.1)

**Implementation Programs**

**9.H.a** - Review the County Services Impact Mitigation Fees on a regular basis to evaluate the adequacy of the fire protection component. (formerly 6.M.a)

**9.H.b** - Investigate and pursue all available and appropriate options for funding of fire protection facilities, equipment and services. (formerly 6.M.b)

**Policy 9.H.2:** Enforce the provisions found in Title 15 of the Tuolumne County Ordinance Code and the California Fire Code for built-in fire suppression equipment in all new development in order to improve fire safety and offset the need for increased fire department staffing and equipment. (formerly 6.M.c)

## GOAL 9I:

**Minimize the risk of loss of life, injury, illness, property damage and alteration of established land use patterns resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous wastes.** (formerly 6.S)

### POLICIES & IMPLEMENTATION PROGRAMS

**Policy 9.I.1:** Ensure that the use, storage, transport, treatment and disposal of hazardous materials and hazardous wastes within Tuolumne County complies with Federal, State, and local regulations and safety standards. (formerly 6.S.1)

**Implementation Programs**

**9.I.a** - Implement the *Tuolumne County Comprehensive Hazardous Waste Management Plan* to protect life, safety, and property by reducing the potential for future damages and economic losses that result from hazardous materials and hazardous waste. (formerly 6.S.a)

**9.I.b** - Require that industrial plants, mining operations and other facilities which handle or use hazardous materials or hazardous waste be constructed and operated in compliance with current standards for safety and environmental protection. (formerly 6.S.3)

**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. (formerly 6.S.b)

**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. (formerly 6.S.c)

**Policy 9.I.2:** Protect schools from the risks associated with facilities involved in the handling of hazardous materials or disposal of hazardous waste. (formerly 6.S.2)

**Policy 9.I.3:** Segregate household hazardous waste generated within Tuolumne County from the municipal waste stream for proper disposal. (formerly 6.S.4)

**Implementation Programs**

**9.J.e** - Continue to operate recyclable household hazardous waste collection facilities at County transfer stations to facilitate removal of these substances from the municipal waste stream. Continue to operate a household hazardous waste collection facility and collection events organized by the Solid Waste Division to remove these items from the waste stream. (formerly 6.S.d)

**9.J.f** - Continue to implement the programs adopted in the *Tuolumne County Comprehensive Hazardous Waste Management Plan* designed to reduce the amount of household hazardous waste (HHW) generated within Tuolumne County, including: periodic drop-off days for all HHW, on-going drop-off program for recyclable HHW, public education regarding HHW reduction, and monitoring the success of these selected programs. (formerly 6.S.e)

**Policy 9.I.4:** Seek funding for various waste collection activities throughout Tuolumne County.

# Chapter 10

# HEALTHY COMMUNITIES

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

**Purpose**

Strive to be an active, inclusive, and responsive county, where healthy choices are encouraged rather than discouraged by land use decisions and community health policies.

The health and well-being of Tuolumne County residents are fundamental to our quality of life and economic vitality. Health starts in our homes, schools, worksites and neighborhoods. It is in these places where we can find opportunities to improve health, by ensuring that everyone has nourishing food, safe places to walk, bike, and be active, and clean air indoors and out. The idea that health happens where we live, work and play is embodied by a "health in all policies" approach, which promotes better health for everyone by improving access to healthy environments throughout the community.

The increased prevalence of chronic diseases in the United States, including diabetes, obesity, heart disease and respiratory illnesses has been widely recognized as one of the major social and economic challenges. Recent research has found that people's environments – where they live and work, how they travel, what they eat and where and when they play, socialize, and are physically active – have a major impact on their health and well-being. In response to these issues, the General Plan includes this Healthy Communities Element, which provides policy direction to promote opportunities for the improved health of Tuolumne County residents.

Although conventional planning practices, such as separating residential and commercial uses, building low density areas, constructing streets primarily for automobiles, and not providing adequate transportation choices, are not the single cause of chronic health problems in the United States, there is increasing documentation that they are often a contributing factor. Research indicates that auto-oriented, low density, single use places – as well as places underserved by parks and active recreation facilities – discourage physical activity and therefore contribute to an increased risk of heart disease, cancer and stroke representing three out of the four top causes of death in Tuolumne County. Poor nutrition, which can be exacerbated by land use decisions that limit people's access to healthy food, also contribute to these chronic diseases. Physical inactivity and poor nutrition are primary risk factors for obesity (the fastest-growing disease in California, along with diabetes), and obesity in turn increases the risk of a myriad of chronic diseases. Conversely, research shows that higher density, walkable urban

places, transportation choices, and access to recreation all increase physical activity, and thus promote good health.

Land uses and urban form have other health impacts as well. Emissions from transportation sources are strongly linked with respiratory diseases, while automobile accidents consistently kill over 40,000 Americans each year. Motor vehicle related fatality rates in Tuolumne County are higher than the State average. Well planned communities can decrease the risk of falls and pedestrian injuries, and with twice the percentage of people over 60 years of age in California, Tuolumne County has a higher than average rate of serious injury due to falls. Land use decisions also impact people's access to grocery stores, farmers markets, community gardens and other sources of nutritious foods and healthcare. Poor mental health is associated with a number of factors related to how communities are designed, including long commute times, exposure to crime, lack of transportation choices and lack of access to public spaces.

Tuolumne County is committed to promoting the health and well-being of all its residents. Achieving this vision requires acknowledging previously ignored links between built environments and health, particularly the influence that patterns of land use, density, transportation strategies, and street design have on chronic diseases and health disparities.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implement the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 10A: Encourage Safe Routes to Schools and Walkable Communities.

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 10.A.1:** Require new urban residential development to participate in the construction of pedestrian facilities necessary to allow children to safely walk to and from school or bus stops. (formerly 12.B.e)

**Policy 10.A.2:** Promote community interest by supporting the efforts of public, private and voluntary organizations, associations and individuals to improve the physical environment of Tuolumne County. For example, support service organizations undertaking projects to improve the communities, such as building bus shelters, cleaning up roadsides or constructing park and recreation facilities. (formerly 1.A.l)

**Implementation Program**

**10.A.a** - Identify all hazardous conditions on commonly used routes to and from school and establish a timeline for implementing improvements based on the severity of the hazard and financial feasibility. As part of this identification, gather data regarding rates of injuries at intersections/routes commonly used for active transportation to and from school to help prioritize infrastructure improvements.

## GOAL 10B: Promote healthy eating and beverage consumption.

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 10.B.1:** Encourage the provision of safe, convenient access to healthy foods and beverages for all residents.

**Implementation Programs**

**10.B.a** - Develop and implement a healthy food purchasing and vending policy. Establish nutrition standards for food and beverage served in County facilities and operations and County-sponsored activities and meetings.

**10.B.b** - Encourage restaurants and food retailers to promote healthy eating. Consider pursuing the establishment of a “Healthy Food Retailer” and “Healthy Restaurant” certification program and use economic development and land use incentives, such as technical assistance or recognition programs to actively enroll existing convenience stores, grocery stores and restaurants, and to attract new food retailers and restaurants that promote healthy criteria.

**10.B.c** - Consider establishing a walkability recommendation, such as a quarter- to half-mile, for access to retailers/sources of fresh produce, such as grocery stores, farmers' markets and community gardens, for new urban development.

**10.B.d** - Amend the Zoning Ordinance to clarify that community gardens are permitted within urban development boundaries.

**10.B.e** - Encourage farmers' markets to accept food stamps, Electronic Benefit Transfer (EBT) cards, and Women, Infants and Children (WIC) benefits to promote healthy eating.

**10.B.f** - Encourage community supported agriculture programs, farmers' markets, grocery stores and restaurants to protect local agriculture by promoting local produce.

## GOAL 10C: Reduce secondhand smoke exposure to residents in multi-unit housing developments.

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 10.C.1:** Create a safe environment for residents of multi-unit housing developments by reducing exposure to secondhand smoke.

**Implementation Programs**

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

**10.C.b** - Explore the development of incentives for landlords who implement voluntary smoke-free policies in residential properties.

**10.C.c** - Consider amending and updating the Clean Indoor Air and Health Protection Ordinance, Chapter 8.36 of the Tuolumne County Ordinance Code, to support smoke-free multi-unit housing.

**10.C.d** – Consider implementing at County policy to prohibit smoking on all County-owned campuses and facilities.

# Chapter 11

# PARKS AND RECREATION

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- The Tuolumne County Vision

## Introduction

Parks provide a place for friendly social contact by furnishing providing a gathering place for families, co-workers, retired persons, parents with young children and many others. Parks are a place for community gatherings that enhance civic pride while preserving green spaces which provide a visual contrast with more urbanized surroundings.

Within Tuolumne County are a myriad of recreational opportunities for the public provided by State and Federal agencies, the City of Sonora, Don Pedro Recreation Agency, community-based recreation and park districts and community services districts as well as the County of Tuolumne. Other recreational facilities are provided by homeowners associations, private businesses and enterprises. The County's role in providing and promoting the provision of park facilities is focused on recreational opportunities of a regional nature, such as the Standard Park sports complex, in recognition of the recreational amenities provided on a community level by the existing park and recreation districts and community services districts. The County also has a responsibility to promote the provision of adequate park and recreation facilities in new communities and to serve the residents of new housing developments in existing communities.

**Purpose**

Adequate, accessible recreational facilities are important to the social, psychological and physical well-being of its residents, provides economic opportunities for business and furthers the goals of other elements of the General Plan.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implement the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 11A:

**Provide an adequate supply and equitable distribution of recreation facilities for residents based on existing and projected population and the results of community needs surveys. (formerly 8.A)**

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 11.A.1**: Acquire and develop recreation facilities to fulfill the County's projected unmet need based on a goal of 5 acres of recreational facilities per 1,000 residents. (formerly 8.A.1)

**Implementation Programs**

**11.A.a** - Maintain and update the Recreation Master Plan which describes the general location for regional recreation facilities, provides conceptual designs for future parks and recreational facilities, identifies desired recreational trails, estimates costs of construction, identifies potential funding sources, identifies potential management agencies and provides the rationale establishing the need for recreational facilities in Tuolumne County. (formerly 8.A.a)

**11.A.b** - Acquire land and construct new parks according to the priorities established, the needs identified and within the general locations shown in the Recreation Master Plan. (formerly 8.A.c)

**11.A.c** - Update the database of existing recreational facilities on the County's Geographic Information System (GIS) whenever new facilities are constructed. The database shall include, at a minimum, the location, acreage, and description for all public and private recreational facilities. (formerly 8.A.e)

**11.A.d** - Distribute a recreational needs assessment survey inviting comment on the adequacy and level of use of existing facilities and need for new facilities to the local, state and federal agencies, local media, and interested stakeholders on a periodic basis. (formerly 8.A.f)

**11.A.e** - Maintain the amount of acreage devoted to the County of Tuolumne's regional recreational facilities by establishing a program for replacing any regional parkland that may be eliminated in the future. Such a program should establish guidelines for selecting sites for relocation of the facilities, setting time frames for replacement and identify possible funding mechanisms for such relocation and replacement. (formerly 8.A.g)

**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 maintaining proposed recreation facilities, including maintenance districts.
- Identification of potential routes for trails to link new towns or communities into the County-wide trail system.

(formerly 8.D.a)

## GOAL 11B:

**Acquire, develop and manage recreational lands according to principles which protect private property rights, maximize cost efficiency, promote accessibility by all residents, advocate safety, and encourage public participation. (formerly 8.E)**

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 11.B.1:** Ensure professional design of new facilities, acquisition of adequate levels of insurance, and adoption of long-term maintenance plans for new facilities. (formerly 8.E.4)

**Implementation Programs**

**11.B.a** - Avoid impinging on private property rights whenever possible by locating new recreational facilities on publicly-owned lands whenever feasible and encourage cooperation from private property owners by providing compensation to and indemnification from liability for willing sellers when the acquisition of private property is necessary. (formerly 8.E.a)

**11.B.b** - Prepare a sample recreation easement detailing the rights and restrictions of the public to use trails over private property, detailing methods for screening private property from public trail use and addressing indemnification of private property owners. (formerly 8.E.b)

**11.B.c** - Encourage the private development and maintenance of trails of all kinds, including equestrian facilities, within private subdivisions. Recognize that the provision of equestrian trails should be the choice of the developer of new residential subdivisions and that choice should include responsibility for maintenance of those trails by future property owners; as such, discontinue the County's acceptance of equestrian trail easements within private subdivisions and discontinue requiring such easements as a condition of project approval. The County will continue to consider accepting easements for future equestrian trails outside of new residential subdivisions to serve public needs. (formerly 8.E.c)

**11.B.d** - Evaluate alternatives to maintaining liability coverage for public parks and indemnification of private property owners. (formerly 8.E.f)

**Policy 11.B.2:** Target lands for proposed facilities within the Recreation Master Plan that require minimal grading with topography consistent, where feasible, with the Americans with Disabilities Act (ADA). In addition, emphasize sites which feature mature vegetation and would require minimal additional landscaping. Proposed facility locations should be adjacent to existing or anticipated population centers for convenient access by residents of those areas and to provide for efficient use of existing infrastructure. (formerly 8.E.d)

**Policy 11.B.3:** Create convenient and safe opportunities for physical activity for residents of all ages and income levels. (formerly 20.A.1)

**Policy 11.B.4:** Give preference to locating new recreational facilities in areas where high levels of community support and interest are expressed. (formerly 8.E.3)

**Implementation Program**

**11.B.e** - Solicit input from the people to be served by a new recreational facility to gauge interest prior to allocating funding to acquire and/or construct new facilities. Identify local organizations interested in adopting parks for maintenance and identify volunteers to assist permanent staff with construction and maintenance of facilities. (formerly 8.E.e)

**Policy 11.B.5:** Investigate the feasibility of forming a regional recreation district to organize and conduct recreation programs; establish systems of recreation and recreation centers; and to acquire, construct, maintain and operate recreation centers within the district. The intent of the formation of such a district would be to provide for public recreational facilities of a regional nature that are located outside of the identified communities. Any proposed regional recreation district would not include the areas lying within the jurisdictional boundaries of existing recreation and park districts or community services districts which provide public recreational facilities unless those districts choose to participate in the regional recreation district. (formerly 8.G.a)

**Policy 11.B.6**: Construct trails for bicycle, pedestrian and, where feasible, equestrian use linking the County's major population centers with other local, state and federal recreational facilities, significant open space areas, libraries, schools, neighborhoods, public facilities and other destination points. Acquisition and construction shall be in accordance with the priorities established, the needs identified and within the general locations shown in the Tuolumne County Recreation Master Plan in coordination with the Tuolumne County Regional Transportation Plan Non-motorized Element (RTP) and General Plan Transportation Element. (formerly 8.A.d)

**Implementation Programs**

**11.B.f** - Promote the development of non-motorized trails along streams, rivers and ditches to encourage walking and bicycling.

**11.B.g** - Encourage the dedication and installation of multi-use non-motorized trails in new development proposals. Allow subdivisions to construct portion(s) of adopted bicycle/pedestrian routes to fulfill the recreation requirements. The construction of any such routes shall count toward the required on-site recreational facilities pursuant to Government Code Section 66477. (formerly 8.E.5)

**Policy 11.B.7**: Permit recreational uses in flood zones if it can be demonstrated that the recreational use will not cause additional flooding, increase the potential for flood damage, or increase health and safety risks. (formerly 19.C.1)

**Implementation Program**

**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. (formerly 19.C.a)

**Policy 11.B.8**: Provide reasonable public access to public waterways, lakes and reservoirs in compliance with State statutes while protecting private property rights and maintaining the biological, scenic and historical integrity of these features and lands adjacent to these features. (formerly 19.C.2)

**Implementation Program**

**11.B.i** - Develop a program to identify public waterways, lakes and reservoirs that do not already provide reasonable public access, but which are required to provide such access pursuant to State statutes. The program should include provisions for identifying which bodies of water require public access, identification of reasonable access points to these water bodies and procedures for providing such access. (formerly 19.C.b)

## GOAL 11C: Cooperate with other public agencies and private enterprise to provide park and recreation facilities. (formerly 8.B)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 11.C.1:** Promote the sharing of recreational facilities between the County and the public schools by coordinating with the schools in master planning new recreational facilities and exploring opportunities to share the costs of acquisition, construction, maintenance and administration of such facilities. Where feasible, link the recreational facilities provided by schools to those offered by the County and other agencies providing public recreational facilities through a regional trail system. (formerly 8.B.a)

**Implementation Programs**

**11.C.a** - Encourage joint-use agreements of school and park facilities, and access to trails and recreational opportunities, especially in communities that suffer from a disproportionate lack of recreational facilities.

**11.C.b** - Encourage the joint use of school and park facilities to provide more efficient educational and recreational services and minimize the duplication of such facilities and services. (formerly 7.C.c)

**Policy 11.C.2:** Locate new park facilities and trail routes on or adjacent to publicly owned property, where feasible, to minimize the cost of acquiring and maintaining new facilities and to minimize potential conflicts associated with acquiring privately-owned property for public facilities. (formerly 8.B.2)

**Implementation Program**

**11.C.c** - Target the acquisition of available public lands for the location of new parks and target public rights-of-way for locating new trails within the regional trail system using the Recreation Master Plan as a guide. (formerly 8.B.b)

**Policy 11.C.3:** Encourage and support, in conjunction with local agencies, the development of facilities that are family oriented community centers designed to encourage family values and participation. (formerly 8.B.5)

**Policy 11.C.4:** Coordinate review of the Recreation Master Plan and Parks and Recreation Element of the General Plan and updates to those documents with the City of Sonora, public schools, park and recreation districts, community services districts and other providers of public recreation facilities to promote and facilitate coordination in the planning of new parks and recreational facilities within the County. (formerly 8.B.d)

**Policy 11.C.5:** Consider establishing a committee of private and public members appointed by the Board of Supervisors to review needs and proposals that may impact recreation in the County, to make recommendations to the Board and its Planning Commissions and committees. (formerly 8.B.e)

**Policy 11.C.6:** Coordinate with and provide incentives to private industry and commercial businesses to help attain maximum use and minimum duplication in the cost of park and recreation facilities. (formerly 8.B.3)

## GOAL 11D: Further the goals of other General Plan elements in the acquisition and development of lands for recreational facilities and opportunities. (formerly 8.C)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 11.D.1:** Identify existing public parks and recreational facilities on the land use diagrams of the General Plan to facilitate planning compatible land uses near these facilities, planning trails to link such facilities and identifying locations for new parks and recreational facilities. This information will be utilized in updating the Recreation Master Plan for regional recreational facilities to meet the needs of the County's population as it continues to grow. (formerly 8.C.a)

**Policy 11.D.2:** Amend the Tuolumne County Zoning Ordinance to include bicycle rental facilities and other such facilities as permitted uses within Commercial and Recreational zoning districts to facilitate and encourage use of the County's regional trail system. (formerly 8.C.e)

**Policy 11.D.3:** Encourage parks and recreational opportunities in proximity to neighborhoods to promote physical activity and increase access to facilities.

**Policy 11.D.4:** Develop plans for recreational trails which target routes that link the County's major population centers with other local, State and Federal recreational facilities, significant open areas, libraries, schools, neighborhoods, public facilities and other destination points for greatest consistency with trail routes identified in the Regional Transportation Plan (RTP), the Recreation Master Plan, and

Transportation Element. Grant applications for facilities under the RTP should be coordinated with grant applications for recreational trails. Updates of both the RTP's non-motorized element and the Recreation Master Plan should be coordinated for consistency. (formerly 8.C.b)

**Implementation Programs**

**11.D.a** -Design bicycle and pedestrian transportation routes that can be integrated into the recreational routes designated in the Tuolumne County Recreation Master Plan. (formerly 2.B.a)

**11.D.b** - Encourage and support a multimodal use of the Sierra Railroad right-of-way between Standard and Oakdale for development of a pedestrian, equestrian and bicycle trail. Balance pedestrian, bicycle and road safety needs with railroad infrastructure.

**11.D.c** - Maintain, periodically update and implement the Tuolumne County Bikeways and Trails Plan, which addresses a complete bicycle and pedestrian network to serve the needs of the County. This active transportation network should include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Seek funding for this network from a combination of sources, such as new development and Federal and State funding programs.

## GOAL 11E: Address the impacts of new development on the County's recreational facilities. (formerly 8.D)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 11.E.1:** Maintain and update, as necessary, the Tuolumne County Ordinance Code sections pertaining to land dedications and/or payment of in-lieu fees for new development's contribution to providing recreational facilities consistent with Government Code Section 66477. (formerly 8.D.2)

**Implementation Programs**

**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. (formerly 1.E.g)

**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:

a. For multi-family housing developments, such as apartments, or mobile home parks, recreational facilities shall be provided on site.

b. 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. (formerly 8.D.b and 1.E.5)

## GOAL 11F: Develop a broad-based financing program with a wide variety of revenue sources which equitably distributes and/or reduces the cost of providing new recreation facilities. (formerly 8.F)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 11.F.1:** Distribute the cost of providing and maintaining new recreational facilities to visitors and County residents. (formerly 8.F.1)

**Implementation Programs**

**11.F.a** - Update existing ordinances establishing user fees at public recreation facilities. Fees generated shall be used for acquisition, construction and maintenance of recreational facilities. (formerly 8.F.b)

**11.F.b** - Investigate the feasibility of forming assessment districts for the purpose of financing the installation, construction and maintenance of landscaping, park and recreational improvements and for the purchase of land for improvements related to parks, lighting and landscaping. (formerly 8.F.a)

**11.F.c** - Consider selling surplus public lands and vacant public lands that are too small to be developed into meaningful recreational facilities or are not in propitious locations, to finance larger, more functional, recreational facilities serving the same population. (formerly 8.F.e)

**11.F.d** - Continue to explore funding sources, such as grants and bond acts for acquisition, development and/or maintenance of recreational facilities. (formerly 8.F.f)

**11.F.e -** Encourage community groups to "Adopt-A-Park" for maintenance of parks and recreational facilities. (formerly 8.F.d)

# Chapter 12

# EDUCATION AND LIBRARIES

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

Tuolumne County offers a wide variety of educational opportunities. For the very young, preschools are available including cooperative parent nursery schools, Headstart, and Tinytots. For school aged children, a variety of private schools and home-schooling alternatives add to the public school systems. The timely provision of school facilities is essential to creating a viable community. Residential development should, therefore, be tied to the provision of adequate school facilities.

**Purpose**

Continue education and library services at an acceptable level for the public's use and edification, and identify funding sources to enable growth or expansion of library and education facilities.

The Tuolumne County Library system provides a diverse array of library services to the residents of Tuolumne County. Based at the Main Library in Sonora, the County Library is able to support the information and educational needs of County residents through standard reference and circulating collections, as well as videos, periodicals and newspapers, interlibrary loans, and children's programs.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implement the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 12A:

**Provide assistance to the County Superintendent of Schools Office and the school districts within Tuolumne County regarding school facilities planning, land use, growth trends, and potential school sites.** (formerly 7.A.a)

# POLICIES & IMPLEMENTATION PROGRAMS

**Policy 12.A.1:** Encourage school facilities planning and site acquisition to be coordinated between school districts and Tuolumne County in order to provide public schools that are physically and functionally integrated with their communities. (formerly 7.C)

**Implementation Programs**

**12.A.a** - Work closely with school districts to identify future school sites that are compatible with land use, transportation, air quality plans, and pedestrian routes. (formerly 12.A.h)

**12.A.b** - Encourage schools to be located in areas with a minimum of incompatible land uses such as traffic hazards, airports, industrial complexes and repositories for hazardous waste. (formerly 7.C.d)

**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. (formerly 7.C.b)

**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.e** - Encourage the use of schools as multi-purpose community facilities for uses such as after school care for young students and youth services in order to avoid duplication of facilities. (formerly 7.C.3)

**12.A.f** - Integrate schools into the system of alternative transportation corridors, such as bike lanes, and riding and hiking trails, so that as many students as possible can walk or bike to school. (formerly 7.C.f)

**Policy 12.A.2:** Work with School Districts to promote Safe Routes to Schools. (formerly 20.A.3)

**Implementation Programs**

**12.A.g** - Encourage the School Districts to draft and adopt Safe Routes to Schools policies and administrative regulations to implement the policies.

**12.A.h** - Assist the County Superintendent of Schools Office to develop recommended non-motorized routes to schools for neighborhoods within walking/bicycling distance – generally considered to be one mile – including maps showing preferred routes. As part of this development of recommended routes, gather data regarding student and caretaker residences and related distances to schools.

**12.A.i** - Identify hazardous conditions on commonly used routes to and from school and establish a plan for implementing improvements based on the severity of the hazard and financial feasibility. As part of this identification, gather data regarding rates of injuries at

intersections/routes commonly used for active transportation to and from school to help prioritize infrastructure improvements.

**12.A.j** - Encourage the School Districts to provide school buses that are equipped with bicycle racks, that bus stops are located along routes that encourage active transportation to and from school, and that crossing guards are provided for all County schools where necessary.

**12.A.k** - Encourage the School Districts to provide traffic safety education and bicycle skills-training workshops to County residents, and students in particular. (formerly 7.C.i)

**Policy 12.A.3:** Promote a quality K-12 education in an uncrowded environment for all children of Tuolumne County. (formerly 7.A)

**Implementation Programs**

**12.A.l** - Assist the County Superintendent of Schools Office and the school districts within Tuolumne County in their efforts to provide school services and facilities consistent with the level established by the respective school boards. (formerly 7.A.1)

**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. (formerly 7.A.b)

**12.A.n** - Support the school districts within Tuolumne County in their quest for adequate funding to provide school facilities for anticipated County growth. (formerly 7.B)

**12.A.o** - Support schools in their efforts to obtain funding for school facilities. (formerly 7.B.a)

## GOAL 12B:

**Support the availability of higher education programs and facilities offered by Columbia College and other post-secondary institutions in order to serve the needs of the residents of Tuolumne County.** (formerly 7.D)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 12.B.1** Encourage the Yosemite Community College District and other educational providers and programs to continue providing curriculum and services through Columbia College which serve the needs of the residents of Tuolumne County. (formerly 7.D.1)

**Implementation Programs**

**12.B.a** - Encourage the University of California Cooperative Extension to continue serving as the informal educational arm of the University of California, and support the Tuolumne County Farm Advisor's, and 4-H programs to serve the research and educational needs of the residents of Tuolumne County. (formerly 7.D.e)

**12.B.b** - Provide support or encouragement for new programs or establishment of new facilities which could be provided within Tuolumne County by colleges or universities, or other educational programs. (formerly 7.D.d)

**12.B.c** - Support the Yosemite Community College District or other colleges or universities in their pursuit of federal, state and private funding for facilities, equipment, special projects,

transportation, technology, and educational programs that would enhance the quality of education offered at Columbia College or other institutions of higher learning that serve County residents. (formerly 7.D.b)

## GOAL 12C:

**Adopt an acceptable level of availability and variety of library services and maintain that level as new development occurs within Tuolumne County.** (formerly 7.E)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 12.C.1** Maintain a goal through the Capital Improvements Program (CIP) for levels of library services throughout Tuolumne County equivalent to 325 square feet of gross floor area of adequately equipped and staffed library facilities per 1,000 population, exclusive of the Sierra Conservation Center. (formerly 7.E.a)

**Implementation Programs**

**12.C.a** - Establish revenue sources to provide a stable, adequate level of funding for library services. (formerly 7.E.3)

**12.C.b** - Maintain adequate considerations in the County's Capital Improvement Program (CIP) for the expansion of library facilities and collections. The estimates for the expansion projects will be refined as long-range capital needs of the library system are more clearly defined. (formerly 7.E.c)

**12.C.c** - Review the County Services Impact Mitigation Fee on a regular basis to evaluate the adequacy of the library services component. The fees should fund the cost recovery of necessary building additions or replacements. The librarian shall be consulted as to an adequate level of funding. (formerly 7.E.d)

**12.C.d** - Expand electronic services offered at libraries, such as e-book access, computer and internet access, online research service, and mobile library applications.

**12.C.e** - Maintain a section at the Tuolumne County Library to have visual, auditory, and electronic resource materials to assist entrepreneurs and small businesses. (formerly 10.C.d)

**12.C.f** - Consider coordinating County library functions with school facilities if shared facilities will result in improved library services to the public. (formerly 7.E.b)

# Chapter 13

# CULTURAL RESOURCES

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

**Purpose**

Conserve historic and tribal resources in Tuolumne County and recognize their unique value to the County's social and economic fabric.

No community can hope to understand its present or plan for its future if it fails to recognize the importance of its past. The presence of the past endows a community with a sense of place and a feeling of belonging to all its citizens. The tangible presence of buildings and sites that speak of other people and other times is a form of history that enables us to chart some of the paths from the present to the future. By tracing its history, a community gains a clear sense of how it achieved its present form and character. More importantly, a community can use this knowledge to determine how it will continue to evolve. For these reasons, efforts directed at identifying, recording and preserving Tuolumne County's cultural resources, our tangible links to the past, should be undertaken to plan wisely for our future. And, as we move into the future, cultural resources preservation will continue to provide us with economic, social, and cultural benefits which enhance our quality of life and contribute to California's cultural continuum.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 13A:

**Identify incentives to strengthen the local economic base by providing and promoting a positive atmosphere for visitor, resident, business and industry activity compatible with an historic environment.** (formerly 9.A)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 13A.1**: Initiate, adopt, and promote the availability of monetary and other incentive programs to encourage the retention, reuse and restoration of historic structures. (formerly 9.A.1)

**Implementation Programs**

**13.A.a** - Continue to implement the Mills Act in Tuolumne County and update Resolution 171-92 to reflect legislative changes to the Mills Act when necessary to provide reductions in property taxes through historic preservation. The Mills Act program will aid in encouraging the adaptive reuse of historic structures for business enterprises. (formerly 9.A.a & 10.F.g)

**13.A.b** - Prepare a list of properties in Tuolumne County, as local community cultural resource inventories are completed, which could benefit from the 1986 Tax Reform Act and notify and assist property owners with information for taking advantage of this Act which provides Federal income tax credit for income producing properties on or eligible for the National Register of Historic Places. (formerly 9.A.b)

**13.A.c** - Identify an existing and/or support formation of an agency to accept resource donations for tax deductions or tax credits. The agency should carry an IRS 501(c)(3) designation and should be able to accept facade easement dedications, acquire property as gifts, implement restoration projects, raise funds for restoration through donations, and operate fund-raising projects. The agency should, to the extent feasible, be a multi-purpose organization which could receive both cultural and natural resource dedications. (formerly 9.A.c)

**13.A.d** - Support implementation of the Marks Historical Rehabilitation Act in Tuolumne County. Health and Safety Code Sections 37600 et seq authorize Tuolumne County and other local agencies to issue bonds for the rehabilitation of historic properties. (formerly 9.A.d)

**13.A.e** - Upon completion of each cultural resources inventory pursuant to Policy 13.C.1, provide each participating parcel owner with a copy of his or her property evaluation. For those properties determined potentially eligible for listing in the National Register, provide a listing of incentive programs available for the property upon listing the property on the National Register or Tuolumne County Register of Cultural Resources. (formerly 9.A.e)

**Policy 13.A.2**: Support and encourage heritage tourism and the film industry as detailed in Policies 6D.2 and 6.E.4 of the Economic Development Element.

## GOAL 13B:

**Encourage historic preservation by adopting a consistent and predictable environmental review process for evaluating impacts to cultural resources.** (formerly 9.B)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 13.B.1**: Adopt flexible and consistent environmental review procedures for new development entitlements including provisions for monitoring and enforcement. (formerly 9.B.1)

**Implementation Programs**

**13.B.a -** Require a cultural resource assessment for discretionary development projects based on criteria established in Title 14 of the Tuolumne County Ordinance Code. The assessment shall be prepared by a qualified professional before construction activities begin. The assessment would include preparing archaeological and historical survey reports and conducting a paleontological record search using an appropriate database, such as the University of California, Museum of Paleontology. Archaeological and historical sites and materials shall be evaluated and recorded on standard DPR 523-series forms in accordance with National Register and California register criteria. The evaluation report shall be completed by a qualified archaeologist, architectural historian, or historical architect who meets the Secretary of the Interior's Professional Qualifications for Archaeology and Historic Preservation, as appropriate, and submitted to Tuolumne County.

**13.B.b -** Require that discretionary development projects are designed to avoid potential impacts to significant cultural resources whenever possible. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological, historical, or paleontological consultants (in coordination with culturally-affiliated tribes), depending on the type of resource in question.

**13.B.c** - Require that cultural resource studies be conducted by qualified professionals with experience appropriate to the study being conducted. Continue to require specific standards for performing cultural resource investigations and contents of reports in compliance with State and Federal standards including the Secretary of the Interior's Standards and Guidelines for Identification, Evaluation, Documentation, Registration, Historical Documentation, Architectural and Engineering Documentation, and Archaeological Documentation. Require submission of results of these investigations to the Central California Information Center per State guidelines. (formerly 9.B.k & 9.B.l)

**13.B.d** – Require a paleontological investigation for discretionary development projects proposed in an area underlain by geologic formations that have the potential to contain paleontological resources. In such cases, the project proponent shall, in coordination with the Community Resources Agency, hire a qualified paleontologist approved by the County to perform an investigation consisting of:

- A walk-over site survey;
- A review of publications and reports on the geology or paleontology of the area;
- Analysis of all available soils information; and
- Evaluation of the relationship of the project site to known or potential fossil-producing areas identified in available records.

The paleontologist shall submit to the County a written report describing findings and making recommendations to minimize impacts on any identified resources. This report shall be considered as part of the CEQA review process and, if appropriate, its recommendations shall be included as mitigation measures and conditions of approval for the project. Provision shall be made for the deposit of scientifically valuable paleontological materials which are removed from the site with responsible public or private institutions. Amend Title 14 of the Tuolumne County Ordinance Code to incorporate this program to protect paleontological resources.

**13.B.e** - Include, for projects with conditions of approval related to management of cultural resources, a requirement for preconstruction meetings with project contractors, the developer or

his representative, Native American representatives, the project's qualified cultural resources professional, the Community Resources Agency and other agencies responsible for overseeing the construction phase of a development project as part of written procedures for conducting cultural resources investigations in Tuolumne County as required in Implementation Program 13.B.e. Further, continue to require, as part of the County Ordinance Code, the existing requirement for stopping work and evaluating a resource pursuant to CEQA when a cultural resource is identified during the construction phase of a project. (formerly 9.B.o)

**13.B.f** - Continue to condition discretionary entitlements for any new development which requires review under CEQA and which has the potential to impact subsurface cultural resources to require such development to comply with the provisions of Sections 21083.2 and 21084.1 of CEQA. Also require that if subsurface cultural resources are discovered during the construction process, construction shall cease until a qualified professional as defined in Title 14 of the Tuolumne County Ordinance Code has evaluated the site. If the resource is determined to be a unique archaeological resource, then the provisions of mitigation for impacts to archaeological resources contained in Section 21083.2 of CEQA shall be implemented. Construction work may continue on other parts of the construction site while archaeological evaluation and mitigation are being implemented. (formerly 9.B.q)

**13.B.g** - Continue to utilize written procedures for establishing when to conduct cultural resources reviews based on guidelines in Figure 13.A: *Process for Cultural Resources Evaluation - Ministerial*, Figure 13.B: *Process for Cultural Resources Investigations for Discretionary Entitlements*, and Table 13.1: *Criteria for Conducting Cultural Resource Investigations*; listing available resources to be consulted for existing cultural resources information and including a list of advisory agencies to be notified during the CEQA consultation process including, at a minimum, the Tuolumne Band of Me-Wuk Indians, the Chicken Ranch Band of the Me-Wuk Indians, the Tuolumne County Historical Society Landmarks Committee, the Tuolumne Southern County Historical Society, the Tuolumne Heritage Committee and the Central California Information Center. (formerly 9.B.g)

**13.B.h -** The County shall coordinate with the Tuolumne Band of Me-Wuk Indians, the Chicken Ranch Band of the Me-Wuk Indians, and other culturally-affiliated tribes through AB 52 and SB 18, as applicable, to encourage the preservation, protection, and mitigation for impacts to cultural sites.

**13.B.i** - Continue to implement the County Ordinance Code to provide both criminal and civil penalty procedures and/or a penalty fee with mandatory monetary penalties for noncompliance with management standards and practices and for anticipatory demolition. (formerly 9.B.p)

**Policy 13.B.2**: Assist in retaining the special character of historic districts and promote compatible development within historic districts by reducing, adapting and/or modifying some development standards within historic districts. (formerly 9.B.2)

**Implementation Programs**

**13.B.j** - Maintain the current provisions for waiving fees for requests to zone to H and HDP and for waiving fees for Mills Act applications. Consider expanding the fee waiver provisions to include waiving development permit fees for site review, site development, and conditional use permits for work done on Tuolumne County Register and National Register structures that is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines

for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Reduce or waive building fees for structures using the State Historical Building Code. (formerly 9.B.a)

**13.B.k** - Continue to provide for reduced and/or modified development standards on land zoned H and HDP or for buildings or structures classified as Priority 1, 2 or 3 in Table 13.2: *Priority Classification System for Historic Buildings and Structures into the County Ordinance Code* and Table 13.3 in any zoning district. (formerly 9.B.b)

**13.B.l** - Continue to protect cultural resource features important to the context or setting of cultural resources such as mature trees and vegetation, retaining walls, and fences when considering development projects within H and HDP zoning districts. (formerly 9.B.c)

**13.B.m** - Continue to implement Title 14 so that buildings on the Tuolumne County Register of Cultural Resources shall be deemed "qualifying structures," eligible to use the State Historical Building Code pursuant to Section 18955 of the Health and Safety Code. (formerly 9.B.d)

**13.B.n** - Continue to provide for well, septic, building, and other ministerial permits to become discretionary for the purposes of CEQA when a significant cultural resource may be impacted. (formerly 9.B.h)

**13.B.o** - Continue to utilize the classification system and corresponding development standards contained in Figure 13.D. (formerly 9.B.f)

**13.B.p** - Continue to require the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings as a guide for evaluating development proposals involving cultural resources, such as restoration, alteration of**,** and**,** additions to existing historic structures. (formerly 9.B.m)

**13.B.q** - Continue to require approval of a new development plan and issuance of required grading and/or building permits and review by the Historic Preservation Review Commission or documentation of an imminent safety hazard (as defined by the Health and Safety Code) prior to issuance of a demolition permit in the H and HDP zoning districts. The Historic Preservation Review Commission shall also review all demolition permits for buildings 50 years of age or older in any zoning district or a cultural resource study shall be required prior to approval of a demolition permit. (formerly 9.B.i)

**13.B.r** - Review and recommend amendments to existing design guidelines which affect historic structures for consistency between local design guidelines and the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and consider preparing a design guide for new development in undesignated historic districts. (formerly 9.B.n)

**Figure 13.A Process for Cultural Resources Evaluation – Ministerial**

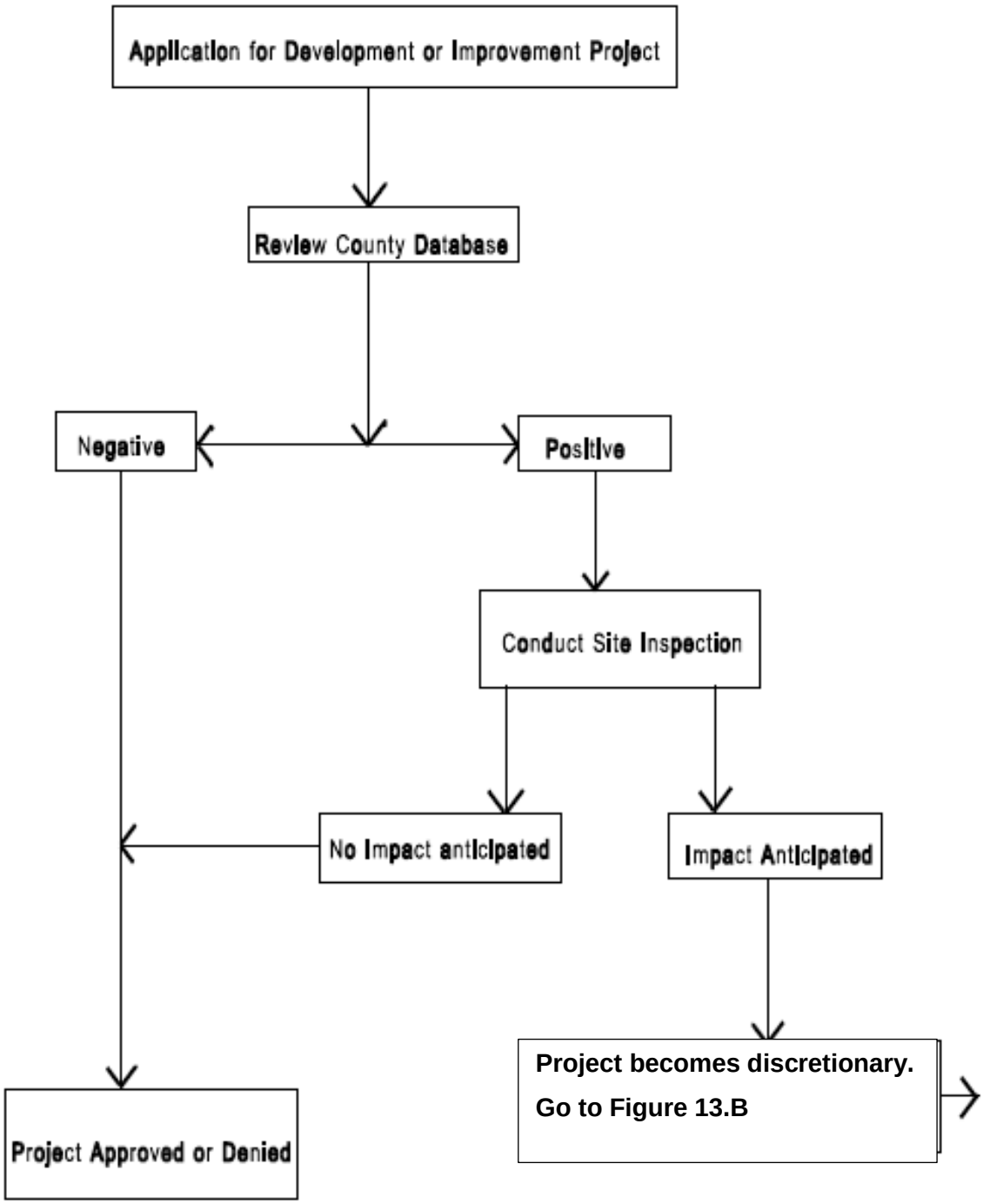
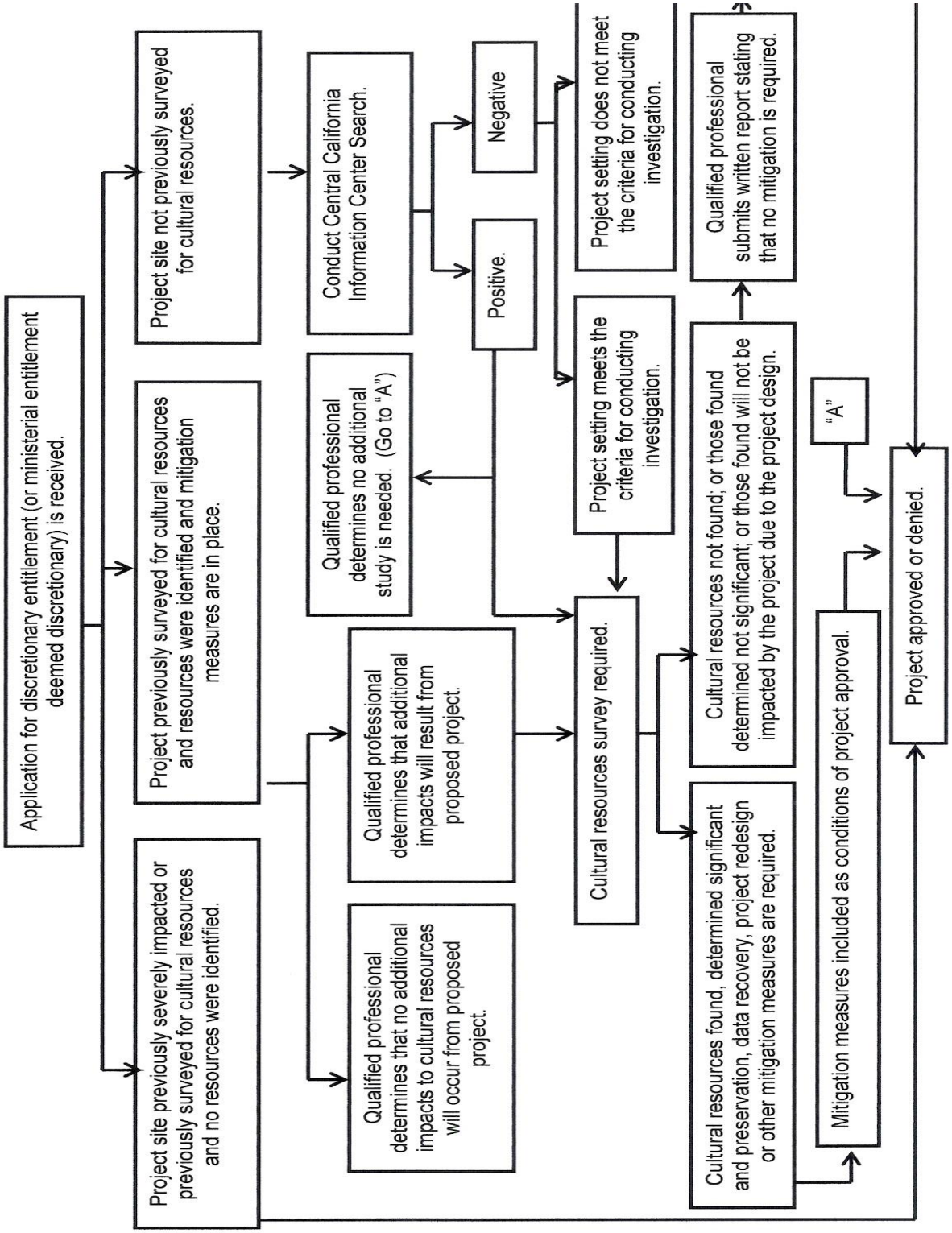


**Figure 13.B Process for Cultural Resources Investigations for Discretionary Entitlements**



| Table 13.1 Criteria for Conducting Cultural Resource Investigations | |
|---|---|
| A survey for cultural resources for discretionary permits shall be required if one of the following applies to the project site: | |
| Criteria 1 | The project site contains or is adjacent to a parcel that contains known archaeological or historic sites based on the County's Geographical Information System Database, or confirmation from an advisory agency, or US Geological Survey topographical maps, or the 1882 Beauvais Map, or the 1907 Thom Map, or the 1879 Dart Map, or Assessor's Parcel Maps, or GLO Plat Maps, or Sanborn Maps, or Skidmore Plats, or other recognized reference resource. |
| Criteria 2 | The project site includes Table Mountain, tunnels, adits, shafts, mills, surface workings, waste rock piles, ditches, linear terrain modification (e.g. ditches or roads no longer in use), structure pads, rock retaining walls, concrete foundations or similar indications of mining or historic-era activities. |
| Criteria 3 | The project site contains physical evidence of prehistoric and/or historic features and artifacts found during site inspections by the Planning Division. This evidence includes, but is not limited to: bedrock mortars; petroglyphs; flaked or ground stone; dark soil in comparison to surrounding soils; historic-era artifacts of glass, ceramic, or metal; buildings or structures 50 years of age or older; foundations or other portions of buildings or structures 50 years of age or older; or mature non-native vegetation (e.g. Chinese trees-of-heaven with 8” or larger diameter at breast height, black locust trees, orchards, roses, periwinkle or similar non-native vegetation) indicating historic or prehistoric human habitation, farmsteads, and burial sites. |
| Criteria 4 | The project site contains or is within 328 feet (100 meters) (328’) of a river, spring, or perennial or intermittent stream (identified as a blue line stream on the USGS quadrangle maps). |

| Table 13.2 Priority Classification System for Historic Buildings and Structures | |
|---|---|
| Priority 1 | Building or structure is on the National Register of Historic Places |
| Priority 2 | Building or structure is rated as eligible or potentially eligible for the National Register of Historic Places (assigned a designation of 1, 2, 3, or 4) based on a study or inventory completed by a professional archaeologist, historian, or other cultural resource professional, or |
| | The building or structures is on or officially designated as eligible for the California Register of Historic Places, or |
| | The building or structure:<br>• Is 50 years of age or older, and<br>• Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and<br>• Is almost entirely unmodified from its original exterior appearance, and<br>• Has original design features peculiar to the style still in place. |
| Priority 3 | The building or structure has been inventoried and assigned a National Register designation of 5, or |
| | The building or structure has not been previously inventoried and the building or structure:<br>• Is 50 years of age or older, and<br>• Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and,<br>• Has been modified from the original exterior appearance but not greatly, and<br>• Has some or most of its original design features in place, and<br>• Could easily be restored to near its original exterior appearance. |
| Priority 4 | The building or structure has not been previously inventoried and the structure:<br>• Is 50 years of age or older, and<br>• Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and,<br>• Has been substantially modified from the original exterior appearance, and<br>• Is difficult to restore to original appearance. |
| Priority 5 | The building or structure has been inventoried and has been determined to be ineligible for the National Register of Historic Places (Designation of 6 or 7) and has been determined ineligible for listing on the California Register or Historical Resources and the Tuolumne County Register of Cultural Resources, and/or |
| | The building or structure is less than 50 years old, or |
| | The building or structure:<br>• Is 50 years of age or older, and<br>• Has had major alterations from the original appearance, and<br>• Cannot be restored to its original appearance without reconstruction of more than half of the building structure |

**TABLE 13.3**

**Management of Historic Buildings and Structures**

| Priority | Mills Act Contract | Modified Development Standards | Use of State Historical Building Code | Historic Marker Program | Demolition** | Additions/Rehabilitations required conformance with Secretary of the Interior's Standards and Guidelines for Rehabilitation and Historic Preservation Projects | Tuolumne County Historic Preservation Review Commission Review of Alterations/Demolitions |
|---|---|---|---|---|---|---|---|
| 1 | Automatic with qualifying rehab or maintenance project | Eligible | Automatic | Automatic | Requires CEQA Review and 6 mos. waiting period prior to issuance of demo permit | Required conformance | Required for alterations and required for demolitions. |
| 2 | Automatic with qualifying rehab or maintenance project | Eligible | Requires listing on the Tuolumne County Register of Cultural Resources | Automatic for structures within :HDP district; may request for structures outside :HDP district | Requires CEQA Review and 6 mos. waiting period prior to issuance of a demo permit. | Conformance required if rehabilitation is for an incentive program*** or structure is located within an historic district or zoned:H. If structure does not meet these criteria, parcel owner must be notified of and formally decline participation in incentive programs prior to issuance of an alteration permit. | Required for alterations of structures within historic district, zoned: H or if applying for incentive program and required for demolitions within historic district, zoned :H or if structure is 50 years of age or older. |
| 3 | Requires professional evaluation to determine eligibility and qualifying rehab and maintenance project | Eligible | Requires listing on the Tuolumne County Register of Cultural Resources | May apply for structures within :HDP district | Requires CEQA review. | Conformance required if rehabilitation is for an incentive program***-or structure is located within an historic district or zoned :H. If structure does not meet these criteria, parcel owner must be notified of and formally decline participation in incentive programs prior to issuance of an alteration permit. | Required for alterations of structures within historic district, zoned :H or if applying for incentive program and required for demolitions within historic district, zoned :H or if structure is 50 years of age or older. |
| 4 | Ineligible* | Eligible in :H or :HDP districts | Ineligible | Ineligible | Requires photo-documentation and completion of DPR 523 forms. | Conformance not required unless structure applying for incentive program***. | Not required for alterations but required for demolitions within historic district, zoned :H or if structure is 50 years of age or older. |
| 5 | Ineligible | Eligible in :H or :HDP districts | Ineligible | Ineligible | Requires photo-documentation and completion of DPR 523 forms. | Conformance not required. | Not required for alterations but required for demolitions within historic district, zoned :H or if structure is 50 years of age or older. |

* Unless rehab consistent with Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings is completed, and professional evaluation reveals new information making the structure eligible for the Tuolumne County Register of Cultural Resource.

** All demolition permits require a specific plan prior to issuance

*** Incentive Program: Adaptive reuse, reduced development standards, Mills Act, etc.

**13.B.s** - Continue to streamline the development application review process by eliminating review by the Historic Preservation Review Commission for projects and alterations that have been listed as acceptable to that Commission and are consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and grant authority to the Community Resources Agency Director to approve such projects in-house without additional review from the Tuolumne County Historic Preservation Review Commission. The project list should include these projects where consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings:

- Color schemes acceptable for repainting (including acceptable trim combinations);
- Maintenance projects involving replacement with like materials and like colors; and
- Replacement of doors or windows with doors or windows of the same size and of similar appearance.

(formerly 9.B.e)

**13.B.t** - Section 106 projects include activities involving direct or indirect Federal assistance or involvement either monetarily or through issuance of Federal permits at various stages of the activity. Housing and Urban Development (HUD) monies, which include Community Development Block Grants, are subject to this consultation. The Historic Preservation Review Commission will identify and contact Federal agencies involved in Section 106 projects related to rehabilitation and restoration of housing units in Tuolumne County and request the opportunity to comment on these projects during the Section 106 consultation process. This request will exclude projects on Federal lands and all projects on private lands not related to housing. (formerly 9.B.j)

## GOAL 13C:

**Maintain Tuolumne County's cultural heritage, through the identification, management, preservation, use, enhancement, restoration and study of its cultural resources.** (formerly 9.C)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 13.C.1:** Survey, record, inventory, maintain and regularly update databases and archives of historic, architectural, and archeological resources for informational purposes. (formerly 9.C.1)

**Implementation Programs**

**13.C.a** - Continue to implement the County Ordinance Code to enable the County to pursue its preservation polices through implementation of the programs described herein. (formerly 9.C.a)

**13.C.b** - Complete the Twain Harte inventory and supplement existing inventories of Columbia State Historic Park, Groveland, Big Oak Flat, Chinese Camp, Jamestown, Soulsbyville, Tuolumne, and Railtown 1897 State Park with inventories of the following community, thematic and miscellaneous inventories. Note: Parcel owner notification shall be required to inventory all private properties. Property owner's consent shall be required prior to entry upon the property. This requirement is specified in the Cultural Resources Ordinance.

Communities

- High Country: Strawberry communities and including a 500 foot wide corridor on either side of Highway 108, measured from the centerline of the highway, between the two communities
- Jamestown Supplement: Areas not included in previous inventories.
- Columbia supplement: Areas not included in previous studies.
- Groveland/Big Oak Flat Supplement: Areas not included in previous studies.
- Confidence
- Shaw's Flat
- Standard
- East Sonora
- Other communities as may be recommended as appropriate to the Board of Supervisors by the Tuolumne County Historic Preservation Review Commission
- Update existing inventories

Thematic Inventories

- Transportation and Communications (Early Routes and Roads, Railroads, Communication)
- Gold Mining
- Water Development
- Ethnicity and Social Systems
- Agriculture
- Industry, Commerce and Tourism including logging, limestone and marble quarrying and non-gold mining
- Recreational residences (including second and retirement homes)
- Other themes as may be recommended as appropriate to the Board of Supervisors by the Tuolumne County Historic Preservation Review Commission.

Other

- County-owned properties including bridges, buildings, old roadways
- Property under the jurisdiction of the City and County of San Francisco

Inventory standards shall be as established by the State Office of Historic Preservation. This requirement and these procedures are included in the County Ordinance Code. (formerly 9.C.b)

**13.C.c** - Upon completion of each cultural resource inventory, create a list of properties within Tuolumne County eligible for nomination to the National Register of Historic Places and provide written notice to property owners of these historic properties advising them of the benefits of the National Register program and of local incentives available for their properties. (formerly 9.C.f)

**13.C.d** - Add to the Tuolumne County Register of Cultural Resources, by resolution, all properties contained within existing and future cultural resources inventories which have been or are assigned a National Register designation of 1 (listed on the National Register), 2 (determined eligible for listing by formal process involving Federal agencies), 3 (appears to be eligible for listing in the judgment of the person completing the form), 4 (might become eligible for listing) or 5 (ineligible for listing, but of local interest and eligible for the Tuolumne County Register of Cultural Resources). The resolution shall specify that inclusion on the Register qualifies properties to use the State Historical Building Code, to enter into a Mills Act Contract for qualifying rehabilitations and maintenance, and for alternative development standards. Individual property owners shall

be notified of the Resolution prior to public hearing and those submitting written notifications to withhold properties from the Register shall be honored. (formerly 9.C.e)

**13.C.e** - Maintain, expand and update the existing GIS cultural resources database to include all areas inventoried within the County, all individual parcels known to include cultural resources and regions and parcels with a high potential for containing cultural resources based on natural landscape, historic maps, and oral histories. (formerly 9.C.g)

**13.C.f** - In consultation with the Tuolumne County Historical Society, Tuolumne County Historian, Tuolumne County Museum Board of Governors and Tuolumne County Historic Preservation Review Commission, locate and designate a repository for cultural resources documents, maps, surveys, photos, and other information and provide staffing to organize, maintain, make accessible and update information received at this archive. (formerly 9.C.h)

**Policy 13.C.2:** Maintain the required certifications and memberships necessary to keep appraised of pending legislation, funding sources, and professionally-accepted standards and guidelines for historic preservation. (formerly 9.C.2)

**Implementation Programs**

**13.C.g** -Update, as necessary, Title 14 and Chapter 2.38 of the Tuolumne County Ordinance Code as required by the U.S. Department of the Interior, National Park Service, and maintain professional standards for appointments to the Tuolumne County Historic Preservation Review Commission as established in the Secretary of the Interior's Professional Qualification Standards. (formerly 9.C.j)

**13.C.h** - Maintain membership in the California Preservation Foundation and the National Trust for Historic Preservation to keep apprised of pending legislation, workshops, publications, available funding, educational opportunities and incentives for implementing historic preservation programs. Schedule items quarterly at the Tuolumne County Transportation Council meetings to discuss using historic preservation to bolster applications to fund transportation projects including bicycle/pedestrian pathways along historic corridors, grants to purchase historic railroad grades for trails, acquisition/enhancement of parks incorporating cultural resources etc. (formerly 9.C.k)

**Policy 13.C.3:** Identify historic districts and structures. (formerly 9.C.3)

**Implementation Programs**

**13.C.i** - Upon completion and distribution of completed cultural resources inventories, identify potential historic districts. Schedule public hearings to gauge community interest in forming historic districts. When community support is forthcoming for a proposal, pursue HDP (historic district) zoning. This procedure is included in the County Ordinance Code. (formerly 9.C.d)

**13.C.j** - Continue to require parcel owner consent prior to zoning property to the H zoning district and require consent of a simple majority of property owners within a proposed HDP zoning district prior to zoning the property to HDP. The determination of a majority of the property owners for zoning to HDP shall be based upon each parcel having one vote. (formerly 9.C.c)

**13.C.k** - Designate corridors, or portions of corridors, which:

1. are examples of historic trade, water distribution or transportation routes, conveyance systems or trails, or

2. are lined with visible cultural resources, or
3. pass through historic or design review districts, or
4. are representative of a major period in Tuolumne County or California history.

Designation of Heritage Corridors shall only be approved by the Board of Supervisors after consent of the owners of a minimum of 51% of the property area and 51% of the property owners included within a proposed Heritage Corridor. The determination of the consent of the property owners for the formation of Heritage Corridors shall be based upon each parcel having one vote. In conjunction with the designation of a Heritage Corridor, a cultural resources conservation program for the area within the proposed corridor shall be formulated as a cooperative effort by the owners of the property within the corridor and the County and adopted by the Board of Supervisors. (formerly 9.C.i)

## GOAL 13D:

**Recognize and use cultural resources management as a tool for implementing other goals and policies of the General Plan.** (formerly 9.D)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 13.D.1:** Use the Cultural Resources Element of the General Plan to assist in implementing the Housing, Parks and Recreation, Economic Development and Conservation and Natural Resources Elements of the General Plan. (formerly 9.D.1)

**Implementation Programs**

**13.D.a** - Target CDBG monies for historic preservation activities which can fulfill affordable housing goals established in the General Plan Housing Element. Obtain CDBG grants and loans in areas which have completed cultural resources inventories and identify deteriorating resources which could benefit from CDBG programs. Require Tuolumne County Historic Preservation Review Commission review of projects undertaken through the CDBG program to ensure good stewardship of cultural resources and to ensure that participants are provided with an opportunity to enhance CDBG grants and loans with additional incentives including the Mills Act, use of the State Historical Building Code and alternative development standards. (formerly 9.D.a)

**13.D.b** - Make acquisition of historic resources including railroad grades and ditch trails a priority for designation and management as recreational trails in the Parks and Recreation Element of the General Plan and use the historic nature of these resources as a means to enhance funding opportunities. (formerly 9.D.b)

**13.D.c** - Adopt incentive programs, flexible land use standards and improve the permitting process as detailed in the programs contained in this Element. Allow mitigation measures to overlap, such that Open Space areas could be used for multiple purposes, including, but not limited to cultural resource preservation, wildlife habitat mitigation, oak tree mitigation, and agricultural mitigation. (formerly 9.D.c)

**13.D.d** - Recognize that Table Mountain has significant cultural, scenic and natural resource values and is a County landmark and, as such, adopt regulations and incentives for conserving the significant areas of Table Mountain. In the interim, emphasize Table Mountain's conservation in

reviewing and evaluating land development projects which require a discretionary entitlement from the County. (formerly 9.D.d)

## GOAL 13E:

**Promote community appreciation for Tuolumne County's cultural resources through community education and involvement to ensure the continued proper private and public stewardship of cultural resources in Tuolumne County.** (formerly 9.E)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 13.E.1:** Provide cultural resources education and enhancement programs targeting those who work with, have knowledge of, can benefit from ownership of, can learn from, and can enjoy the recreational, aesthetic and social benefits of cultural resources. (formerly 9.E.1)

**Implementation Programs**

**13.E.a** - Provide public brochures/informational leaflets including:

1. An outline of key provisions of the Cultural Resources Element.
2. A brief description of programs available for historic properties, incentives, and process necessary for designations.
3. Technical guidance pertinent to Tuolumne County including criteria to aid in selection of a building contractor, architect or designer to perform historic rehabilitation work and include illustrations from *Rehab Right* or similar texts which describe the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

Distribute the brochures at public counters at the Community Resources Agency, real estate agencies, building contractors, and building industry headquarters, etc. Investigate distributing the handouts at community events such as the annual Home and Garden Show and the County Fair. Contact the local news media to run focus stories describing available programs. (formerly 9.E.a)

**13.E.b** - Continue to provide a copy of cultural resources inventories to local schools, the Tuolumne County Historical Society, Tuolumne County Library, the Tuolumne County Association of Realtors, Southern Tuolumne County Historical Society, Visitor's Bureau, Chambers of Commerce, the Tuolumne Chapter of the Building Industry Association of Central California, Assessor's Office, Columbia College Library, and similar organizations. NOTE: Cultural resources inventories distributed under the program include inventories formally published by the Tuolumne County Historic Preservation Review Commission which exclude confidential site records for sensitive resources. (formerly 9.E.b)

**13.E.c** - Prepare a presentation of the County's Cultural Resources to illustrate the need for preservation of, mechanisms for managing and incentives for maintaining, those resources and advertise the availability of speakers to the public library, local schools and other interested organizations. (formerly 9.E.c)

**13.E.d** - Sponsor Cultural Resources Management Workshops to discuss issues including, but not limited to, historic preservation, preservation incentives and restoration. (formerly 9.E.d)

**13.E.e** - Support Columbia College's efforts in reestablishing an oral history course at the College with provisions to record completed oral histories with the County archive/database. (formerly 9.E.e)

## GOAL 13F:

**Set an example for good cultural resource management through proper private and public stewardship of the County's cultural resources.** (formerly 9.F)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 13.F.1:** Promote good cultural resources management practices by demonstrating proper stewardship of the County's cultural resources. (formerly 9.F.1)

**Implementation Programs**

**13.F.a** - Retain the Tuolumne County Historic Preservation Review Commission as an advisory agency to review County projects with the potential to impact cultural resources. (formerly 9.F.a)

**13.F.b** - Enlist the Tuolumne County Historic Preservation Review Commission to prepare applications for listing all eligible County-owned properties to the National, California and Tuolumne County Registers. (formerly 9.F.b)

**13.F.c** - Enlist the Tuolumne County Historic Preservation Review Commission to inventory all County-owned properties in excess of 45 years old. (formerly 9.F.c)

**13.F.d** - Formulate best preservation practice standards in consultation with the Tuolumne County Historic Preservation Review Commission and implement them in storing all County owned property that is in excess of 45 years of age and has been deemed significant by the Historic Preservation Review Commission. (formerly 9.F.d)

**13.F.e** - Use the Secretary of the Interior Standards and Guidelines for Historic Preservation Projects and the State Historical Building Code in maintaining or restoring County owned buildings that are in excess of 45 years of age. (formerly 9.F.e)

# Chapter 14

# WATER SUPPLY

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

**Purpose**

Tuolumne County supports actions that provide adequate water on a County-wide basis, and to balance the needs, for current residents, agriculture, new development and other users.

An adequate and high-quality water supply is considered a basic need, and the use and quality of water has long been regulated by government. Since water moves easily across jurisdictional boundaries, much of the regulation is at the regional, state and federal levels. However, since cities and counties have legal authority over development and land use, they must consider the adequacy of water supplies and how development affects the quantity and quality of water available for other beneficial uses, such as domestic, agricultural, industrial, biological and wildlife. The long term adequacy of groundwater and surface water resources has become a major public concern in California. Water related issues include lowered groundwater levels, increased stormwater runoff, sediment and pollutants in runoff, the water needs of fish and wildlife, the rates of water usage, conservation methods, water storage limitations, the growing re-use of water and continuing changes in State and Federal regulations. Goals, Policies, and Implementation Programs regarding water related catastrophes, such as flooding and droughts, are discussed in the Public Safety Element.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implement the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 14A: **Pursue adequate water supply for all Tuolumne County residents and visitors.** (formerly 19.A)

# POLICIES & IMPLEMENTATION PROGRAMS

**Policy 14.A.1:** Support the pursuit and acquisition of County Area of Origin Water Rights and other water rights to ensure adequate and stable water supplies. (formerly 19.A.1)

**Implementation Program**

**14.A.a** - Evaluate and consider pursuing senior water rights. Tuolumne County supports Area of Origin Water Rights, the existing water right priority system and the authority to make water management decisions locally to meet the County's current and future needs, thereby protecting Tuolumne County's communities, economy and environment. (formerly 19.A.a)

**Policy 14.A.2:** Support the efforts of local water purveyors to increase water storage capacity, maintain and enhance infrastructure, and cross-connect water systems. (formerly 19.A.2)

**Implementation Programs**

**14.A.b** - Support the efforts of the Tuolumne Utilities District to secure modified lake level guidelines at Pinecrest Lake to provide a reliable water supply to its customers. (formerly 19.A.b)

**14.A.c** - Support the efforts of local water purveyors to increase water storage and pursue additional water storage initiatives within the County or acquire access to increase water storage. (formerly 19.A.c)

**14.A.d** - Work with other agencies and water purveyors, such as the Tuolumne County Water Agency, to develop, adopt and fund long term strategic infrastructure maintenance, modernization and sustainability plans by identifying areas that would benefit from improvement projects, obtaining funding for such projects, and implementing projects identified in the strategic plan. (formerly 19.A.e)

**Policy 14.A.3:** Work with other agencies in developing joint water policies supporting healthy watershed management. (formerly 19.A.3)

**Implementation Programs**

**14.A.e** - Implement the Tuolumne County *Water Action Plan: Developing a Plan for Our Future* adopted by the Board of Supervisors on April 7, 2015, as it may be amended from time to time. (formerly 19.A.g.)

**14.A.f** - Collaborate with the other agencies and water purveyors to develop a Comprehensive Water Resources Plan to manage and protect the County's water resources by developing and prioritizing a list of water resources projects and a monitoring program. (formerly 19.A.h)

**Policy 14.A.4:** Pursue access to all existing water storage not currently available for use within Tuolumne County. (formerly 19.A.4)

**Implementation Programs**

**14.A.g** - Develop incentives, such as fee reductions, local green building codes, and water conservation strategies/programs accepted by state agencies, to encourage provision of

rainwater harvesting and storage facilities on development projects to conserve water and minimize water loss. Recognize that water or sewer purveyors may adopt regulations to prohibit or otherwise regulate rainwater harvesting and storage facilities that could adversely affect the efficient operation of their systems. (formerly 19.A.i)

**Policy 14.A.5:** Manage groundwater resources consistent with the requirements of the Sustainable Groundwater Management Act, in response to the probability that the State will extend regulations to the County of Tuolumne. (formerly 6.T.h)

**Implementation Program**

**14.A.h** - Use of groundwater recharge to help stabilize and supplement groundwater levels and protect water supplies. Discourage incompatible development near groundwater recharge stations, such as ponds, basins and tanks, that could affect the recharged groundwater levels. (formerly 6.T.j)

**Policy 14.A.6**: Encourage water purveyors to provide an adequate water supply to meet long term needs in a manner that is consistent with this General Plan and urban water management plans and that maintains water resources for water users while protecting the natural environment. (formerly 19.A.f)

## GOAL 14B:

**Maximize the efficient use and reuse of water supplies through water conservation, water recycling, and public education.** (formerly 19.J)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 14.B.1:** Support water districts in establishing conservation standards to reduce demand for water. (formerly 19.J.1)

**Implementation Program**

**14.B.a** - Support the efforts, such as funding applications and inter-agency coordination, of water agencies and districts to prevent the depletion of water resources and promote the conservation and reuse of water. (formerly 19.J.a)

**Policy 14.B.2:** Increase water conservation efforts to maximize water use efficiency within Tuolumne County through conservation, recycling and education. (formerly 19.J.2)

**Implementation Programs**

**14.B.b** - Encourage water reuse programs in new development to conserve raw or potable water supplies consistent with State Water Resources Control Board guidelines through the application review process. (formerly 19.J.b)

**15.4.c** – Support the efforts of water purveyors to rehabilitate water delivery systems to reduce lost water and increase the efficient use and availability of water. (formerly 19.J.c)

**14.B.d** - Encourage water reuse/recycling through the treatment and distribution of treated wastewater by working with new development to identify ways to incorporate reuse/recycling into projects. (formerly 19.J.d)

**14.B.e** - Ensure the conservation of water through the implementation of the Tuolumne County Landscaping Requirements, Chapter 15.28 of the Tuolumne County Ordinance Code, which provide for the use of xeriscape landscaping plants and materials to conserve water, the use of water conserving irrigation systems for landscaping, and the use of reclaimed or reused water for irrigation, (formerly 19.B.c);

**14.B.f** - Prohibit any processing activities with high water use practices near areas where groundwater overdraft problems exist, unless the facility uses water recycling and conservation techniques that minimize effects of water use on the groundwater table. (formerly 19.J.f)

**14.B.g** - Develop an outreach program, working with the water service providers in the region, to encourage development to be constructed with, or upgraded to, water-efficient plumbing fixtures, landscaping, and irrigation systems, and use graywater and/or recycled water for irrigation. (formerly 19.J.g)

**14.B.h** - Encourage the use of domestic graywater for landscape irrigation and other purposes and consider establishing incentives for new development to install graywater systems in areas where such systems are allowed by the applicable water or sewer purveyor. Recognize that water or sewer purveyors may adopt regulations to prohibit or otherwise regulate graywater systems that could adversely affect the efficient operation of their systems. (formerly 19.J.h)

**14.B.i** - Explore the feasibility of reducing wastewater through the use of dry/composting toilets in new construction consistent with Goal 3E. (formerly 19.J.i)

**14.B.j** - Support the development of educational programs by water districts and public agencies to increase public awareness of efficiently conserving, using, reusing, and managing water resources. (formerly 19.J.j)

**14.B.k** - Provide information on water conservation measures to the general public and consult with conservation efforts of the water districts. (formerly 19.J.k)

**14.B.l** - Promote and facilitate the use of reclaimed wastewater for agricultural irrigation, in accordance with the guidelines published by the State Water Resources Control Board. (formerly 19.J.l)

**14.B.m** - Cooperate with the Agricultural Commissioner, Cooperative Extension Service, Farm Bureau and water districts to promote the protection of water resources in agricultural areas by encouraging programs that assist producers in using water efficiently in agricultural operations and by promoting technology for efficient water use in agriculture. (formerly 19.J.m)

**14.B.n** - Utilize water-efficient plumbing fixtures and irrigation systems on publicly owned property. (formerly 19.J.n)

**14.B.o** - Support development of new technology to improve efficient use of water. (formerly 19.J.p)

**14.B.p** - Encourage plumbing retrofits to be installed in existing buildings to reduce water use by working with water purveyors to inform their customers about the permit process to facilitate such retrofits. (formerly 19.J.q)

**14.B.q** - Develop an outreach program, working with the water service providers in the region, to encourage existing development to upgrade to water-efficient plumbing fixtures, landscaping, and irrigation systems, and use grey and/or recycled water for irrigation.

**14.B.r** - Develop incentives, such as fee reductions, for the installation of rainwater harvesting and storage facilities to conserve water and minimize water loss in areas where such systems are allowed by the applicable water or sewer purveyor. Recognize that water or sewer purveyors may adopt regulations to prohibit or otherwise regulate graywater systems that could adversely affect the efficient operation of their systems. (formerly 19.B.c)

## GOAL 14C:

**Protect and improve the quality and quantity of the County's water resources, while protecting the rights of land owners.** (formerly 19.B)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 14.C.1:** Protect the quality of the County's water resources by supporting the efforts of local districts to maintain infrastructure and cross-connect sewer systems and ensuring Tuolumne County's development standards are adequate to protect surface and groundwater resources from contamination. (formerly 19.B.1)

**Implementation Programs**

**14.C.a** - Maintain local source water protection and wellhead protection programs in the Tuolumne County General Plan, such as setbacks, to protect the sources of drinking water supplies. (formerly 19.B.b)

**14.C. -** Implement grading and surface runoff standards, such as retention and detention, permeable surfaces and recharge, necessary to protect water resources in compliance with State and Federal water quality regulations and with the County's water quality plan referenced in Implementation Program 14.C.e. (formerly 19.B.j)

**Policy 14.C.2:** Encourage new urban development to locate in areas where public water and sewer services are available or can be developed. (formerly 19.B.2)

**Implementation Programs**

**14.C.c** - Continue to require new urban residential development with a density of one dwelling unit per two acres, or greater, and commercial development, except on land designated as Special Commercial by the General Plan land use diagrams, to be served with public water. (formerly 19.B.h)

**14.C.d** - 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 by the General Plan land use diagrams, to connect to public sewer. (formerly 19.B.g)

**Policy 14.C.3:** Support the efforts of the local water agencies in identifying and procuring new water resources to meet projected future demands from growth in the County, including the use of reclaimed water. (formerly 19.B.3)

**Policy 14.C.4:** Encourage the conservation of water resources in a systematic manner that is sensitive to the maintenance of water quality, natural capacities, ecological values, and consideration of the many water related needs of the County. (formerly 19.B.4)

**Implementation Program**

**14.C.e** - Update the Tuolumne County Water Quality Plan, subject to receiving funding, to facilitate a consistent, fair and cost-effective approach to water resource mitigation and encourage and support the restoration of degraded riparian areas through public education programs demonstrating the value of healthy riparian habitats in protecting water quality, and provide for permit streamlining while conserving important water resources. (formerly 19.B.a)

**Policy 14.C.5:** Develop and evaluate criteria to allow limited development to occur where harmful area-wide impacts to groundwater exist based on known hazard areas when feasible. (formerly 19.B.5)

**Implementation Program**

**14.C.f** - Consider creating and maintaining soil maps that identify areas of high ground water, impervious soils, limestone or other hazards which, either by themselves or in combination, create potentially serious health conditions due to failing septic systems or which are inappropriate for on-site sewage treatment and disposal on an areawide basis. Continue to develop and evaluate criteria to allow development to occur in areas of high ground water, impervious soils, limestone or other hazards without degrading the water resources. (formerly 19.B.i)

**Policy 14.C.6:** Recognize that the decisions made by the County of Tuolumne concerning water resources have an effect on water supply needs for all beneficial uses of water consistent with the California Water Code, including, but not limited to, domestic, municipal, agricultural and industrial supply; power generation; recreation; aesthetic enjoyment; navigation; and preservation and enhancement of fish, wildlife, and other aquatic resources or preserves. (formerly 19.B.6)

**Implementation Program**

**14.C.g** - Continue to consult with local public water agencies to determine that water supplies and delivery systems can meet the demands of the anticipated new development and population growth of the County. In accordance with Section 65352.5 of the California Government Code, the General Plan Land Use Diagrams were formulated in consultation with the applicable urban water management plans from these agencies and any amendments to those diagrams shall be reviewed in consultation with the respective public water agency serving the parcel or parcels affected by the proposed amendment. (formerly 19.B.l)

**Policy 14.C.7:** Recognize that clean water is essential to the public health, safety and welfare, fosters economic development and job creation, protects the environment, maintains fish and wildlife, and supports recreation. (formerly 19.B.7)

**Policy 14.C.8:** Encourage water resources to be protected from pollution, conserved, and recycled whenever possible to provide for continued economic, community, and social growth. (formerly 19.B.8)

**Implementation Program**

**14.C.h** - Continue to regulate the exportation of groundwater to preserve the County's limited groundwater reserves for use by its residents and businesses through the provision of Chapter 13.20 of the Tuolumne County Ordinance Code. (formerly 19.B.e)

**Policy 14.C.9:** Promote improved watershed health, improved water quality and water quantity yields of the watersheds in Tuolumne County. (formerly 19.B.9)

**Implementation Programs**

**14.C.i** - Promote the development of plans for watershed rehabilitation projects which provide for such watershed improvements as:

- A reduction in the presence of contaminants in drinking water by addressing the origins and treatment of the contaminants, including, to the maximum extent practicable, the specific activities that affect the drinking water supply of a community or communities.
- An increase in the quantity of water available from the watershed.
- The improvement, restoration, or enhancement of fisheries habitat, including riparian habitat, in and along streams and watercourses in the watershed. These projects may address factors which increase sedimentation in streams and watercourses in the watershed.
- The improvement of overall forest health, including the reduction of factors which may contribute to the severity of wildfires in the watershed.

(formerly 19.B.m)

**14.C.j** - Initiate or assist in the formulation of plans for watershed rehabilitation projects with the County serving as the coordinating agency for the various stakeholders in such a plan, such as property owners, water agencies, other public agencies, private industry, recreational facility providers and other interested groups and organizations. Provide technical assistance in the development of plans for watershed rehabilitation projects through such means as data sharing. (formerly 19.B.n)

**14.C.k** - Cooperate and consult with Federal, State and local agencies, such as the Tuolumne County Water Agency, in promoting the stewardship of the watersheds within the County. Consult with these agencies to avoid duplication of effort and to maximize use of public resources in working towards a common goal of improving the watersheds within Tuolumne County which will, in turn, contribute to the State and Federal objective of providing long-term Bay-Delta recovery and protection. (formerly 19.B.p)

**14.C.l** - Support the Tuolumne County Resource Conservation District in its efforts to improve watersheds within Tuolumne County, including stream water quality sampling, which can assist agencies where to direct their efforts. (formerly 19.B.q)

**14.C.m** - Submit applications for grants which become available for funding for County initiated or sponsored watershed rehabilitation projects and support the efforts of other public agencies and water agencies, such as the Tuolumne County Water Agency, Tuolumne-Stanislaus Integrated Regional Water Management Authority and other entities in their efforts to seek funding for watershed improvement projects. This support may manifest itself in such ways as adopting a resolution of support or co-sponsoring an application for funding for a watershed project. (formerly 19.B.o)

## GOAL 14D:

**Promote cooperation between Tuolumne County, the Tuolumne County Water Agency and water supply purveyors.** (formerly 19.D.)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 14.D.1:** Strive to maintain a mutually beneficial relationship with water supply purveyors. (formerly 19.D.1)

**Implementation Programs**

**14.D.a** - Provide land use data from the General Plan, proposals being considered for updating the land use diagrams of the General Plan, and other relevant maps and data to water purveyors to be used in preparing their water master plans and Urban Water Management Plans. (formerly 19.D.a)

**14.D.b** - Review and consider land use implications of water master plans and Urban Water Management Plans prepared for any of the water supply purveyors in the County. Water master plans and Urban Water Management Plans examine the projected water needs, and outline the necessary repairs, replacements, and additions to the water distribution infrastructure. (formerly 19.D.b)

**14.D.c** - Provide descriptions of proposed land development projects that may require water service or in some way affect the ability of the water purveyor to provide service, to all affected water districts or water supply companies. Comments or requirements addressed by the water purveyor shall be considered prior to approval of the project. (formerly 19.D.c)

**Policy 14.D.2:** Maintain a water service database on the County Geographic Information System (GIS) which shows the boundaries of each water district, the service areas, and any available master planning maps showing future infrastructure. The database shall be used for review of proposed land use changes or development projects. (formerly 19.D.d)

# Chapter 15

# AIR QUALITY

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

While the residents of Tuolumne County enjoy good air quality in contrast to urban areas of the state, the growing population of Tuolumne County is accompanied by typical sources of air pollution: on and off road vehicles, commercial and industrial facilities, open burning, and indoor wood heading stoves. County air quality is further diminished by the transport of pollutants from the more industrialized and populated San Joaquin Valley and Bay Area. As these upwind areas continue to address their air quality issues their impacts on Tuolumne County will be reduced. The County must also incorporate into its plans the measures necessary to facilitate growth while protecting the public health and ambient air quality.

**Purpose**

Plan is to reduce emissions and improve air quality, as clean air is a fundamental natural resource that the citizens of and visitors to Tuolumne County deserve and expect.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implement the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 15A:

**Develop and sustain an air quality program that protects the public health and ambient air quality while encouraging the economic vitality of local businesses and industries.** (formerly 12.A)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 15.A.1:** Accurately determine and fairly mitigate the local and regional air quality impacts of land development projects proposed in the County. (formerly 12.A.1)

**Implementation Program**

**15.A.a** - Coordinate and cooperate with other local, regional and State agencies to develop a consistent and effective approach to air quality planning and management. (formerly 12.A.a)

**Policy 15.A.2:** Integrate land use planning, transportation planning, and air quality planning to make the most efficient use of public resources and to create a more livable environment. (formerly 12.A.2)

**Implementation Programs**

**15.A.b** – Require an air quality impact evaluation for development projects, as necessary, pursuant to the requirements of the Tuolumne County Air Pollution Control District. The air quality impact evaluation shall be the responsibility of the developer or proponent and prepared by a qualified consultant at their expense.

**15.A.c** -- Require project applicants to identify alternatives or amendments for proposed projects that would reduce emissions of air pollutants, if air pollutant emissions exceed applicable air quality standards. Require all air quality mitigation to be real, feasible, cost effective, and enforceable. (formerly 12.A.d and 12.A.c)

**15.A.d** – Require project applicants to implement innovative mitigation measures that include best available control technology and/or best management practices as needed to reduce air quality impacts. (formerly 12.A.e)

**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. (formerly 2.A.n)

**15.A.f** - Work cooperatively with major local employers to offer incentives and services which decrease auto commuting, such as telecommuting and alternative work schedules.

**Policy 15.A.3:** Avoid converting land designated for industrial use to non-industrial land use designations where that change would result in land where sensitive receptors could be located in in proximity to industry, and avoid converting land to industrial use where the existing surrounding land uses support sensitive receptors, to minimize the health risks to the public resulting from criteria and toxic air pollutant emissions. (formerly 12.A.3)

**Implementation Programs**

**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. (formerly 12.A.j)

**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. (formerly 12.A.k)

**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.

**15.A.j** – When a criteria pollutant or toxic generating source (e.g., industrial sources, distribution centers, dry cleaning facilities, gas stations, major roadways, large combustion sources, etc.) and potentially other sources of diesel particulate matter and other known carcinogens is proposed within 500 feet of a sensitive receptor, require the project applicant to retain a qualified consultant to prepare a health risk assessment in accordance with CARB and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to stationary and mobile air quality polluters prior to issuance of a demolition, grading, or building. The health risk assessment shall be submitted to the County for review and approval. The County shall implement any approved health risk assessment recommendations to a level which would not result in exposure of sensitive receptors to substantial pollutant concentrations.

**Policy 15.A.4:** Reduce air emissions from project construction.

**Implementation Program**

**15.A.k** - Require the following dust-control measures during all project-related site preparation activities (i.e., grading, excavation and associated materials hauling) to reduce air quality impacts:

- Exposed soils shall be watered as needed to control wind borne dust.
- Exposed piles of dirt, sand, gravel, or other construction debris shall be enclosed, covered and/or watered as needed to control wind borne dust.
- Vehicle trackout shall be minimized through the use of rumble strips and wheel washers for all trucks and equipment leaving the site.
- Sweep streets once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- On-site vehicle speed shall be limited to 15 miles per hour on unpaved surfaces.
- Loads on all haul/dump trucks shall be covered securely or at least two feet of freeboard shall be maintained on trucks hauling loads.
- Construction equipment shall be maintained and tuned at the interval recommended by the manufacturers to minimize exhaust emissions.
- Equipment idling shall be kept to a minimum when equipment is not in use.
- Construction equipment shall be in compliance with the California Air Resources Board off-road and portable equipment diesel particulate matter regulations.

Alternative construction-related air quality measures may be adopted by the decision-making body after considering a project-specific air quality analysis prepared by a qualified consultant.

## GOAL 15B:

**Reduce traffic congestion, vehicle trips and their emissions through more efficient infrastructure, low emission technologies, and support for trip reduction programs.** (formerly 12.B)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 15.B.1:** Create a land use pattern that will encourage people to walk, bicycle or use public transit for a significant number of their daily trips. (formerly 12.B.1)

**Implementation Programs**

**15.B.a** - Encourage pedestrian oriented development to reduce the use of motor vehicles. (formerly 1.D.1)

**15.B.b** - Establish an incentive program to encourage transit-oriented development, including, where appropriate, exempting such projects from traffic impact mitigation fees.

**15.B.c** - Support the development of high density housing, commercial and offices along high priority transit routes.

**15.B.d** - Work with Caltrans, transit providers, and property owners to identify park-and-ride sites with convenient access to public transit. (formerly 12.B.g)

**15.B.e** - Seek funding for park-and-ride facilities and develop, or support the development of such facilities, within the identified communities, and permit park-and-ride facilities in commercial and industrial zoning districts. (formerly 4.G.c)

**15.B.f** - Create additional, and improve existing, car-sharing and ride-sharing programs and promote them within the region.

**15.B.g** - Work with Caltrans and other agencies to establish transportation demand management programs, such as park-and-ride facilities, transit incentives and telecommute centers. (formerly 2.C.j)

15.B.h - Aggressively identify and utilize State and federal grants to support and implement transportation control measures, including on-road and off-road mobile source emissions reduction strategies.

**Policy 15.B.2:** Develop a modern transportation system that incorporates alternative transportation modes into the system design. (formerly 12.B.2)

## GOAL 15C:

**Reduce criteria and toxic air pollutant emissions from wood-burning fireplaces and other wood-burning appliances.** (formerly 12.C)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 15.C.1:** Require development to reduce criteria and toxic air pollutant emissions from the use of wood burning appliances, through low emission technology, and maximize the use of energy conservation and clean or renewable energy sources. (formerly 12.C.1)

**Implementation Programs**

**15.C.a** - Continue to require the installation of only low-emitting, EPA-certified fireplaces, woodstoves or pellet stoves where such wood-burning devices are desired by the developers and/or future homeowners, except in areas with poor air quality or dispersion, or where otherwise prohibited. (formerly 12.C.b)

**15.C.b** - Develop and implement a wood burning stove and fireplace change-out program to install non-wood burning, or EPA-certified wood burning, stoves and fireplaces.

## GOAL 15D:

**Maintain an effective open burning enforcement program that protects the public health and welfare while recognizing the need to reduce vegetative matter for the purposes of fire hazard reduction, wildland vegetation management and forest ecosystem management.** (formerly 12.D)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 15.D.1:** Work closely with federal, state and local agencies to minimize the emissions and smoke impacts from fire hazard reduction and forest management burn activities and during wildlife episodes. (formerly 12.D.2)

**Implementation Programs**

**15.D.a** - Encourage alternative methods of disposal of vegetative matter, including, but not limited to, composting, mulching or transporting the material to biomass facilities that are capable of generating energy and designed to reduce emissions.. (formerly 12.D.a)

**15.D.b** - Establish community programs that reduce residential open burning, such as local pick-up and delivery of vegetative matter to biomass facilities or composting projects that do not create a public nuisance. (formerly 12.D.b)

**15.D.c** - Provide public information through the media and the Air Pollution Control District Burn Day Phone Recorder regarding best management practices for burning, burn permit requirements, burn hours and local and state fire restrictions (formerly 12.D.c)

**15.D.d** - Where feasible and appropriate, require alternative methods of fire hazard reduction on private and public lands, including, but not limited to, selective thinning of timber stands, mastication, and chipping of slash for fuel in biomass facilities. (formerly 12.D.e)

**15.D.e** - Coordinate and cooperate with other agencies to plan and monitor prescribed fires to minimize the impact on public health, taking into consideration the size and location of the proposed burn and the expected weather conditions, among other parameters. (formerly 12.D.f)

**15.D.f** - Participate in committees and task forces that are established for the purpose of developing and discussing smoke management policies and practices necessary to meet the requirements of the Clean Air Act while effectively managing the resources of California. (formerly 12.D.g)

**15.D.g** - Enforce applicable Federal, State and local open burning regulations related to agriculture, wildland vegetation management, forest management, range improvement and fire hazard reduction. (formerly 12.D.h)

15.D.h - Aggressively identify and utilize State and federal grants for fuel reduction projects. Work with local stake holders, fire agencies, and land managers in providing increased opportunities for burning or to help apply alternatives to burning.

# Chapter 16

# NATURAL RESOURCES

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

Conservation is the planned management of natural resources so that they will be sustained for the use and enjoyment of future generations. To ensure the protection of the public's interest in conserving natural resources, the State Legislature adopted Government Code Section 65560, which established the criteria for open space to be addressed in the mandatory Open Space Element of a General Plan. The Legislature expanded on this need to manage the State's resources by requiring all General Plans to include a Conservation Element to address the "conservation, development and utilization of natural resources, pursuant to Section 65302(d) of the Government Code."

**Purpose**

Employ a balanced approach to the conservation of biological resources, as natural habitats, fish, and wildlife provide biological functions, scenic value, recreational opportunities, and educational pursuits, which are important to County residents and attract visitors.

Because the management of open spaces is directly tied to the management of natural resources, the Conservation Element and Open Space Element are frequently combined into a single General Plan element. To ensure the maximum coordination between the management and use of natural resources and open spaces in Tuolumne County, these two required elements are combined in this Natural Resources Element.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 16A:

**Balance property rights with the conservation of the environment and rural character of the County, which contributes to the quality of life of residents, encourages tourism and supports economic development.**(formerly 4.I)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 16.A.1:** Recognize that agricultural and timberlands have historically defined the rural character and scenic beauty of Tuolumne County. (formerly 4.I.1)

**Implementation Programs**

**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. (formerly 4.I.a)

**Policy 16.A.2:** Conserve the natural scenic quality and rural character along designated scenic routes in the County. (formerly 4.I.2)

**Implementation Programs**

**16.A.b** - Continue to recognize the following sections of State Highways which traverse an area of outstanding scenic quality as local or State Scenic Routes

- State Highway Route 49: This route traverses the western foothills and Mother Lode and connects many historical sites and towns. This highway shall be designated as a Scenic Route from the Mariposa County line to Route 120 near Moccasin Creek and from Route 120 at Chinese Camp to the Calaveras County line, exclusive of the City of Sonora. This highway is included in the "Master Plan for State Scenic Highways".
- State Highway Route 108: The Sonora Pass Highway, from Route 49 easterly into Mono County. This, like State Route 49 described above, gives access and exposure to spectacular mountain country. This route is also in on the State Scenic Highways "Master Plan for State Scenic Highways".
- State Highway Route 120: From Route 49 near Chinese Camp easterly to Route 49 near Moccasin Creek. This route is also in the "Master Plan for State Scenic Highways".

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. (formerly 4.I.b)

**16.A.c** – The designation of additional local or state Scenic Routes shall only be approved by the Board of Supervisors after consent of the owners of a minimum of 51% of the property area and 51% of the owners of the property adjacent to the proposed Scenic Route. The determination of the consent of the property owners for the designation of a Scenic Route shall be based upon each parcel having one vote.

**16.A.d** - Encourage the conservation of the County's scenic resources along the transportation routes identified as Scenic by maintaining guidelines which provide recommendations for integrating new development with the surrounding landscape and natural topography. The

guidelines should address the retention of trees and other native vegetation, screening of outdoor storage areas, landscaping and revegetation, signage, architectural design and materials, lighting and retention of landscape features. (formerly 4.I.g)

**Policy 16.A.3:** Conserve the natural scenic quality of hillsides and hilltops throughout Tuolumne County. (formerly 4.I.3)

**Implementation Programs**

**16.A.e** - Encourage hillside development to be designed and located to be compatible with, rather than imposed on, the landscape and environment by minimizing the amount of grading and topographical alteration it necessitates.

**17.A.f** - Maintain hillside development guidelines which provide recommendations for integrating new construction with hillsides and hilltops. The guidelines should address fire-safe construction techniques, color and building materials, vegetation retention, retaining wall enhancement, alternative road construction techniques to reduce cuts and fills, and illustrate techniques for blending new construction with the surrounding hillsides and hilltops. (formerly 4.I.c)

**16.A.g** - Encourage the design of new development to blend with the natural contour of the land and the natural vegetation. (formerly 4.I.e)

**16.A.h** - Regulate signage in terms of size, quantity and location in commercial and industrial portions of the County in order to improve the visual attractiveness and appeal of the County to new business, and to protect and enhance its visitor-serving and recreational activities. (formerly 10.F.f)

**Policy 16.A.4:** Support the efforts of identified communities which desire to promote compatibility of new development with their historical character through the development of design guidelines or other means. (formerly 4.I.d)

**Policy 16.A.5:** Conserve scenic resources, landmarks and the natural landscape. (formerly 4.I.5)

**Implementation Programs**

**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. (formerly 4.I.f)

**16.A.j** - Recognize that Table Mountain has significant cultural, scenic and natural resource values and is a County landmark and, as such, adopt regulations and incentives for conserving Table Mountain. (formerly 9.D.d)

**Policy 16.A.6:** Encourage the protection of clusters of native trees and vegetation and outstanding individual native and non-native trees which help define the character of Tuolumne County. (formerly 4.I.6/10.F.e)

**Implementation Programs**

**16.A.k** - Establish an incentive program to retain existing vegetation, such as Heritage Trees, stands of oak woodlands, or clusters of native shrubs within new development

**16.A.l** - Maintain the Premature Removal of Native Oak Trees Ordinance. (formerly 4.I.l)

**16.A.m** - Establish a Heritage Tree Program which:

- Establishes criteria for identifying individual or groves of native and non-native trees and street trees as heritage trees, based on outstanding scenic, historic or biological value and/or the status of the tree as unique in terms of age and/or size when compared to other trees of the same species. Trees considered local landmarks and those contained in the National Register of Big Trees also should be considered as heritage trees.
- Creates programs encouraging the preservation of heritage trees including recognition and public education programs and participation in inter-county and interstate competitions.
- Addresses health and safety issues associated with trees located adjacent to local airports.(formerly 4.I.j)

**Policy 16.A.7:** Encourage and support the voluntary conservation of scenic resources through recognition programs and the provision of incentives, such as flexibility in development standards or reductions in appropriate County fees. (formerly 4.I.i)

## GOAL 16B:

**Support the diversity and quality of biological resources while balancing the needs of public use and private property rights.** (formerly 4.J)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 16.B.1:** Recognize and map the variety of open space types and areas that are located within the county, including natural resources, recreation areas, geologic hazards, floodplains, groundwater recharge areas, managed resource areas and other open areas that support biological resources.

**Policy 16.B.2:** Recognize that agricultural and timberlands may be compatible with conservation of biological resources.

**Implementation Program**

**16.B.a** - Recognize that the open area provided by land designated as Agricultural or Timber Production on the General Plan land use diagrams that supports an agricultural, timber management or residential land use or is unimproved may be used to provide on-site or off-site mitigation for development projects, such as conservation easements, mitigation banks for plant and wildlife species impacts, and other in perpetuity mitigation options.

**Policy 16.B.3:** Require property owner consent prior to designating areas as Open Space on the General Plan land use diagrams, or zoning areas to Open Space or Open Space-1.

**Policy 16.B.4:** Recognize that wildlife, fish and their habitats provide opportunities for recreational uses and educational pursuits and are a source of revenue to the County.

**Implementation Programs**

**16.B.b** - Encourage the preservation of open areas for recreational activities, including provision of an appropriate balance of facilities suitable for intensive use (e.g. playgrounds, sports fields) and low intensity use (e.g., hiking, camping) that meet the needs of residents and visitors. Preservation of open areas that provide cultural, historical and educational opportunities for residents and visitors should also be encouraged.

**16.B.c** - Allow trails, other recreational uses and educational pursuits in areas conserved for biological resources if the effects of such uses are determined to be compatible with conservation of the resources.

**16.B.d** - Design parks and trails incorporating scenic resources and biological and water resource areas consistent with the goals and policies of this Element of the General Plan. (formerly 8.C.3)

**16.B.e** - Review all revisions of the Recreation Master Plan prior to adoption for consistency with this Element of the General Plan. In addition, design plans for all trails, especially those adjacent to creeks, shall require the input and review of the Tuolumne County Community Resources Agency and the California Department of Fish and Wildlife for consistency with this Element. (formerly 8.C.c)

**16.B.f** - 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. (formerly 19.C.a)

**Policy 16.B.5:** Evaluate and mitigate impacts to biological resources in accordance with the requirements of State and Federal law.

**Implementation Programs**

**16.B.g** - Maintain the Tuolumne County Wildlife Maps to assist in evaluating the effects of land development projects.

**16.B.h** - Provide the following information to assist in the evaluation of biological resources:

- Tuolumne County Wildlife Maps
- Deer Herd Maps and Management Plans
- California Wildlife Habitat Relationships habitat typing and mapping
- U.S. Department of Agriculture Forest Service Calveg mapping data

**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.

**16.B.j** - Establish thresholds of significance under the California Environmental Quality Act (CEQA) for the conversion of oak woodlands in Tuolumne County. The following provides the County's recommended standard guidelines for determining whether a project may result in a significant impact to oak woodlands, for purposes of review under the California Environmental Quality Act and Public Resources Code Section 21083.4.

- An oak woodland is defined in the General Plan as a woodland stand with 10% or greater native oak canopy cover. Tree removal from parcels with less than 10% native oak canopy cover is not considered a significant conversion or loss of oak woodland.
- For parcels with 10% or greater native oak canopy cover (i.e., parcels with oak woodland, as defined in the General Plan), a significant impact to oak woodland includes tree removal that reduces the total oak canopy cover onsite to below 10% (i.e., conversion to non-oak woodland), or a loss of 10% or greater of oak canopy woodland stand on the parcel, if the conversion or loss is determined to be substantial in consideration of, but not limited to, the following:
    - Total acres and amount of woodland stand removed or disturbed, and amount retained onsite.
    - Pattern of development or habitat loss onsite (e.g., clustered vs. dispersed).
    - Existing habitat functions and quality (e.g., intact/high-quality, moderately degraded, or severely degraded).
    - Stand age- or size-class structure.
    - Rarity.
    - Landscape position in relation to larger wildlife corridors, stream systems, or other important natural features.
    - Loss of valley oak (*Quercus lobata*) woodland, which is a sensitive habitat.
    - Proximity to other oak woodland patches and connectivity to large blocks of intact habitat.
    - Contribution to a cumulative loss, degradation, or fragmentation of oak woodland across the County.

**Policy 16.B.6:** Allow property owners to utilize the Tuolumne County Wildlife Handbook, which may be updated periodically, to assist in designing mitigation for impacts to biological resources resulting from new development.

**Implementation Program**

**16.B.k –** Periodically update the Tuolumne County Wildlife Handbook in accordance with changes in State and Federal laws and environmental review standards, recognizing that state and federal laws may require mitigation beyond what is adopted in the Wildlife Handbook.

**Policy 16.B.7:** Encourage development in identified communities to minimize impacts to biological resources.

**Implementation Programs**

**16.B.l** – Evaluate, on a project by project basis, the appropriateness of exempting projects in identified communities from Implementation Program 16.B.j to encourage development in identified communities to minimize impacts to biological resources.

**16.B.m** - When evaluating land development projects proposed in identified communities, recognize that there may be reduced impacts to biological resources from concentrating new development within identified communities.

**16.B.n** - Conserve areas, such as wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas, that provide carbon sequestration benefits and other biological functions.

**16.B.o** – Within identified communities, retain oak woodland habitat as much as practical, such as incorporating oak woodland into landscaped or public spaces to enhance project site aesthetics, using oak woodland as visual buffers between land uses, and using oak woodland habitat to maintain slopes and reduce on-site runoff.

**Policy 16.B.8:** Balance the conservation of biological resources with the need to reduce wildland fire hazards.

**Implementation Program**

**16.B.p** - Encourage vegetation removal for fire protection purposes or as otherwise required by the Tuolumne County Fire Department in the Open Space zoning district or other areas conserved through zoning, provided such vegetation removal is addressed in a management plan and approved following review under the California Environmental Quality Act.

**Policy 16.B.9:** Encourage the eradication of invasive plant species to protect native habitats, conserve agricultural land, support ecological diversity and reduce the wildland fire hazard. (formerly 6.J.11)

**Implementation Programs**

**16.B.q** - Discourage the sale of invasive plant species and noxious weeds identified by the State. (formerly 6.J.q)

**16.B.r** - Support efforts to control, and where possible, eradicate, invasive plant species in the County. (formerly 6.J.p)

**16.B.s** - Seek grant and other funding sources for programs to eradicate invasive plant species from the County.

**16.B.t** - Refer applications for discretionary land development entitlements to the Agricultural Commissioner to identify potential impacts from invasive plant species and recommend appropriate mitigation measures.

**16.B.u** - Encourage eradication of invasive plant species in biological resource conservation areas provided such eradication is addressed in a management plan prepared by a biologist on the County's list of approved environmental consultants and approved by the County following review under the California Environmental Quality Act.

**16.B.v** - Develop a programmatic approach to vegetation removal for the eradication of invasive plant species.

**16.B.w** – Develop an incentive program to encourage the eradication of invasive plant species and the removal of vegetation for fire protection.

**Policy 16.B.10:** Encourage planting of native species or other drought tolerant species.

**Implementation Program**

**16.B.x** - Encourage the use of native species and other drought tolerant species listed on the Tuolumne County Landscape Guidelines to promote water efficiency and reduce impacts associated with the introduction of exotic species.

**Policy 16.B.11:** Expand the list of permitted uses in the Open Space-1 zoning district in Title 17 of the Tuolumne County Ordinance Code for the conservation and utilization of the County's water resources to include such uses as water monitoring installations, excluding wells, improvements to aquatic, plant and wildlife habitat, erosion control projects, and vegetation removal for flood control. (formerly 19.B.k)

## GOAL 16C: **Support efforts to conserve biological resources.** (formerly 4.K)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 16.C.1:** Develop a Natural Resources Division in the Community Resources Agency to centralize County efforts and involvement in issues and projects involving natural resources.

**Policy 16.C.2:** Develop incentive programs to encourage private property owners to conserve areas that support high value biological resources.

**Implementation Programs**

**16.C.a** - Create a voluntary register of high value biological resources, such as habitat for rare, threatened and endangered species; habitats that are particularly valuable to wildlife and/or rare in the County; and undisturbed oak woodlands. Listing on the register shall only occur at the request of the property owner. Prior to listing an area on the register, the area shall be surveyed by County Staff or a biologist on the County's list of approved environmental consultants to verify the value of the biological resources thereon. Surveys conducted on private property shall occur only with prior written permission from the property owner. The register would assist in implementing voluntary preservation efforts, assist in reducing the cost of new development associated with identifying biological resources and identifying areas which may be acquired and/or managed as off-site areas to mitigate impacts of new development. Lands listed on the register may qualify the owner for incentive programs, be acquired from willing sellers, or be managed in cooperation with willing property owners. Oak woodlands listed on the register could be purchased by the County or conserved through an easement using the Tuolumne County Oak Woodlands Conservation Fund.

**16.C.b** - Identify agencies to accept and/or manage land dedications, donations and conservation easements.

**Policy 16.C.3:** Support efforts to identify and protect high value biological resource areas on private lands from willing owners, especially on land that provides additional public benefits including educational, recreational and scenic opportunities.

**Implementation Programs**

**16.C.c** - Notify owners of high value biological resources of available incentive programs including tax incentives and the California Forest Stewardship Program.

**16.C.d** - Assist willing property owners to enter into conservation programs through coordination with outside stewardship programs and accessing financing programs to conserve biological resources.

**16.C.e** - Apply for grants from local, state and federal sources to assist in funding the acquisition of high value biological resources, such as habitat for rare, threatened and endangered species, habitats that are particularly valuable to wildlife and/or rare in the County, and undisturbed oak woodlands.

**16.C.f** - Protect biodiversity and habitats from climate change effects by cooperating with other agencies to acquire or otherwise protect open space areas that provide key habitat linkages and wildlife movement corridors on a regional level.

**Policy 16.C.4:** Support educational programs that describe methods of habitat conservation, encourage voluntary efforts to protect and enhance biological resources, provide opportunities for ongoing study by local students, and provide opportunities for recreation and enjoyment by the community.

**Policy 16.C.5:** Encourage the conservation of oak woodlands and the preservation of heritage trees.

**Implementation Programs**

**16.C.g** – Plant native trees throughout Tuolumne County**.**

**16.C.h** - Make the Tuolumne County Oak Woodland Voluntary Management Guidelines available to property owners upon request to assist them with voluntary conservation of oak woodlands.

**16.C.i** - Cooperate with agencies and entities in their efforts to encourage voluntary stewardship of tree resources including:

- Providing brochures, produced by these and other interested agencies, illustrating protection methods for construction near native trees.
- Distributing handouts promoting the retention of tree quality and quantity throughout the County by providing guidelines for replacing native trees removed during construction, including size and quantity.
- Promoting elementary and secondary school programs providing education on the benefits of native trees and including acorn and tree planting programs.

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# Chapter 17

# NATURAL HAZARDS

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- The Tuolumne County Vision

## Introduction

Section 65302(g) of the California Government Code requires that the General Plan include a Safety Element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding, and wildland and urban fire. The Natural Hazards Element addresses the information required by Section 65302(g).

**Purpose**

Recognize that the County's identity, economy, and attraction are rooted in its rural nature, and as a result, establish policies to protect the public from increased hazards and promote the safety of existing and future development.

Geologic hazards in Tuolumne County are associated with potential seismic activity along the Foothills fault zone and associated ground shaking. Hazardous situations could also result from development on unstable slopes within the County. Development on erosive soils, without proper environmental protection could result in significant soil loss, siltation of water bodies and visual impacts. The Natural Hazards Element aims at reducing death, injuries, property damage, and the economic and social dislocation resulting from natural hazards, thereby improving the quality of life within the County.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implement the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 17A:

**Avoid the exposure of people and structures to potential substantial adverse effects, including the risk of loss, injury or death involving natural hazards.** (formerly 6.G)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 17.A.1:** Increase Tuolumne County's capabilities to mitigate the effects of natural hazards. (formerly 6.G.1)

**Implementation Program**

**17.A.a** - Implement the Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan to protect life, safety, and property by reducing the potential for future damages and economic losses that result from geologic hazards. (formerly 6.G.d)

**Policy 17.A.2:** Enhance existing policies that will reduce the potential damaging effects of hazards without hindering other County goals. (formerly 6.G.2)

**Implementation Program**

**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. (formerly 6.G. e)

**Policy 17.A.3:** Protect Tuolumne County's most vulnerable populations, buildings and critical facilities through the implementation of cost-effective and technically feasible mitigation projects. (formerly 6.G.3)

**Implementation Program**

**17.A.c** - Maximize the use of hazard mitigation grant programs to protect the most vulnerable populations and structures. (formerly 6.G.b)

**Policy 17.A.4:** Protect public health, safety and welfare by increasing the awareness of existing hazards and by fostering both individual and public responsibility in mitigating risks due to those hazards. (formerly 6.G.4)

**Implementation Program**

**17.A.d** - Increase the level of knowledge and awareness for Tuolumne County residents on the hazards that routinely threaten the area. Educate property owners on the affordable, individual mitigation and preparedness measures that can be taken before the next hazard event. (formerly 6.G.a)

**Policy 17.A.5:** Enhance the County's capability to conduct hazard risk assessments, demonstrate funding needs, and track mitigation activities. (formerly 6.G.5)

**Policy 17.A.6:** Ensure that all new construction is completed in a way most resistant to loss or damage from natural hazards. (formerly 6.G.6)

**Implementation Programs**

**17.A.e** - Through the development review process, ensure that projects located in or near areas that may pose public health and safety hazards are designed to minimize potential impacts on people and property.

**17.A.f** - Locate vital/critical facilities where they are protected from natural hazards, such as fault zones, flooding and inundation areas. (formerly 6.G.g)

## GOAL 17B: Protect structures and land uses from flood hazards in order to minimize loss of life, injury, damage to property, and economic and social dislocations (formerly 6.H)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 17.B.1:** Reduce the potential for future damages and economic losses that result from flood hazards by implementing the Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan. (formerly 6.H.k)

**Policy 17.B.2:** Reduce the potential for damage to property within the 100 year floodplains as designated on the Federal Emergency Management Agency, Flood Insurance Rate Maps and other areas prone to flooding due to rain or dam failure, through limitations on land use. (formerly 6.H.1)

**Implementation Programs**

**17.B.a** - Implement and enforce the Flood Damage Prevention Ordinance, Chapter 15.28 of the Tuolumne County Ordinance Code, as it pertains to designated "special flood hazard areas", as identified on the Flood Insurance Rate Maps. (formerly 6.H.c)

**17.B.b** - Review and notify FEMA of errors or other information to correct or update FIRM maps. (formerly 6.H.b)

**Policy 17.B.3:** Solve flood control problems in areas where existing development has encroached into a floodplain.

**Implementation Programs**

**17.B.c** - Encourage property owners with existing structures within areas subject to flooding, whether identified on the Flood Insurance Rate Maps or not, to conform to the requirements of the Flood Damage Prevention Ordinance. (formerly 6.H.2)

**17.B.d** - Based upon the Flood Insurance Rate Maps, provide notification to the owners of property within designated floodplains of the consequences of constructing within the floodplain. (formerly 6.H.a)

**17.B.e** - Encourage owners of land and improvements within floodplains not identified on the Federal Insurance Rate Maps (FIRM), to develop the property to meet the requirements of the Flood Damage Prevention Ordinance by implementing appropriate measures, such as:

- Identify owners of land and improvements within floodplains not identified on FIRMs.
- Develop and implement an outreach program to coordinate with these stakeholders.
- Prepare and distribute to the owners informational literature describing the requirements of the Flood Damage Prevention Ordinance. (formerly 6.H.d)

**17.B.f** - Continue to provide flood hazard information to the public. Information available includes flood zones, requirements of the Flood Damage Prevention Ordinance, and how to floodproof existing structures through relocation, or "dry" or "wet" floodproofing. (formerly 6.H.f)

**Policy 17.B.4:** Projects proposed within areas identified on the dam failure inundation maps designated by the Office of Emergency Services and evacuation plans on file with the County Office of Emergency Services shall not be approved if a project presents a direct threat to human life or structures. Projects should be modified to ensure public safety. (formerly 6.H.3)

**Implementation Program**

**17.B.g** - Regularly update the Emergency Operations Plan for Tuolumne County, which addresses dam failures in the Flood Annex. In the event of a dam failure, the Emergency Operations Plan refers to the Emergency Action Plan of the owner agency of the dam. The County will notify and assist in evacuation along federally designated flood plains. (formerly 6.H.e)

**Policy 17.B.5:** Prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation. (formerly 6.H.8)

**Policy 17.B.6:** Consult with local, regional, State and Federal agencies to achieve adequate flood protection. Cooperate with the Tuolumne Utilities District, surrounding jurisdictions, the City of Sonora, and other public, State and Federal agencies in planning and implementing regional flood control improvements. (formerly 6.H.9)

## GOAL 17C: **Manage floodplains for their natural resource value.** (formerly 6.H)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 17.C.1:** Minimize the risk from flood hazards through land use planning and the avoidance of incompatible structural development in floodplains. (formerly 6.H.4)

**Implementation Programs**

**17.C.a** - Utilize regulatory methods of flood control, such as designating identified floodplains and drainage easements as Open Space, where possible, rather than construction-related methods of flood control. Regulatory methods reduce the need for flood control projects, minimize losses in areas where flooding is inevitable, and attempt to notify those who own property in flood hazard areas of the risks and that they should assume responsibility for their actions. (formerly 6.H.4)

**17.C.b** - Maintain stream carrying capacity by continuing to regulate new fill, grading, dredging, and other new development which may increase flood damage by increasing sedimentation in streams and watercourses, or by constricting water courses with structures for roads and driveways. Encourage owners of land and improvements within floodplains to maintain the stream carrying capacity by allowing thinning of dense vegetation, subject to approval of the Community Resources Agency. (formerly 6.H.g)

**Policy 17.C.2:** Continue to require evaluation of potential flood hazards prior to approval of development projects and require on-site mitigation to minimize off-site flows. (formerly 6.H.5)

**Implementation Programs**

**17.C.c** - Proponents of new development shall submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated conditions.

**17.C.d** - Review policies and available data concerning development in floodplains to ensure lives and property are not at risk from future flood conditions. (formerly 6.H.j)

**17.C.e** - Require new development to mitigate impacts on downstream drainages if new development results in increased peak flows due to project-generated stormwater runoff. Measures necessary to mitigate impacts will be attached to development entitlements issued by the County, which may include retention/detention facilities, permeable surfacing materials, greywater systems, and green roofs. (formerly 6.H.i)

**Policy 17.C.3:** Strive to maintain natural conditions within the 100-year floodplain of rivers and streams in order to maintain stream capacity except under the following circumstances:

a. Where work is required to restore the stream's drainage characteristics and where such work is done in accordance with the Tuolumne County Water Quality Plan, County Flood Damage Prevention Ordinance, California Department of Fish and Wildlife regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or
b. When facilities for the treatment of development generated runoff can be located in the floodplain provided that there is minimal destruction of riparian vegetation, and such work is done in accordance with the County Flood Damage Prevention Ordinance and California Department of Fish and Wildlife regulations. (formerly 6.H.6)

**Implementation Program**

**17.C.f** - Maintain essential public facilities, such as culverts and drainage facilities along County maintained roads, and eliminate logjams and other obstructions from bridges. (formerly 6.H.h)

## GOAL 17D: Protect new and existing structures and land uses from geologic hazards in order to minimize loss of life, injury, damage to property, and economic and social dislocations.

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 17.D.1:** Direct development away from areas with known seismic and geologic hazards as required by local, state, and federal codes. (formerly 6.A)

**Implementation Program**

**17.D.a** - Designate areas within 100 feet of capable faults as non-urban, including, but not limited to, Open Space, Agriculture or Parks and Recreation on the General Plan land use diagrams and zone these areas for open space preservation, agriculture, recreation or other non-urban uses. For lands owned by a public agency, the designation of Public is also compatible. (formerly 6.A.a)

**Policy 17.D.2:** Map areas determined to be potentially seismically active or otherwise subject to geologic hazardous and apply restrictions to development within the affected areas. (formerly 6.B)

**Implementation Programs**

**17.D.b** - Apply zoning and other land use controls to regulate development in known hazardous areas capable of seismic activity. (formerly 6.B.1)

**17.D.c** – Require as part of the application review process when a potential hazard exists, a geologic, seismic, and/or geotechnical engineering report to be provided by the applicant.

**17.D.d** - Establish a program for geologic, seismic, and geotechnical engineering reports required for proposed developments to be reviewed by a technically qualified consultant under contract to the County of Tuolumne. (formerly 6.B.d)

**17.D.e** - Identify the public costs which would be incurred if emergency or remedial actions became necessary in populated areas where seismic hazards exist. (formerly 6.B.2)

**17.D.f** - Review contingency plans for major disasters and emergencies and update as necessary to verify that the potential for damage and destruction due to earthquakes and geologically induced dam failure with accompanying flooding continues to be addressed. (formerly 6.B.a)

**17.D.g** - Use the General Plan's Geotechnical Interpretive Maps, which show the approximate boundaries of various hazard and resource zones (such as fault zones, erosive soil areas, limestone deposits, etc.) as a basis for future planning. (formerly 6.B.3)

**17.D.h** - Update the Geotechnical Interpretive Maps on a periodic basis to reflect new geologic and seismologic information. (formerly 6.B.b)

**17.D.i** - Increase public awareness of geoseismic hazards, their location, and their severity by making the Geotechnical Interpretive Maps readily available to the public. (formerly 6.B.c)

**Policy 17.D.3:** Incorporate criteria into the design for dams and other important structures possibly affected by capable fault zones that provide an acceptable level of safety. (formerly 6.C)

**Implementation Programs**

**17.D.j** - Require developers of dams and critical-use and high occupancy structures within 100 feet of capable fault zones to submit plans to the County of Tuolumne demonstrating that the proposed design and construction can accommodate the expected fault offset of the design earthquake and the structure can continue to function. The capable fault zones are defined along presently identified capable faults on the Geotechnical Interpretive Maps. (formerly 6.C.1)

**17.D.k** - Establish design review procedures that address safety issues for structures proposed for human occupancy which are to be located within 100 feet of a capable fault zone. (formerly 6.C.a)

**17.D.l** - Apply special requirements to critical use and high occupancy structures proposed within 100 feet of capable fault zones. These requirements should:

- Require special geologic and seismic studies to accurately locate all capable fault traces.
- Establish requirements for existing critical use and high occupancy structures within the capable fault zones and initiate a special building inspection program whose purpose is to locate existing critical-use and high occupancy structures within 100 feet of the capable

fault zones and to evaluate the safety of such structures under expected seismic conditions.

- Require necessary training for building inspectors to evaluate the safety (under probable earthquake accelerations) of critical-use and high occupancy structures. (formerly 6.C.2 and 6.C.b)

**17.D.m** - Consider developing a hazardous structures mitigation program and enforcement regulations for critical-use and high occupancy buildings located within 100 feet of a capable fault zone. (formerly 6.C.c)

**Policy 17.D.4:** Ascertain that existing or proposed structures, particularly critical-use and high occupancy structures, can withstand the ground motion of the design earthquake without catastrophic failure or loss of critical services. (formerly 6.D)

**Implementation Programs**

**17.D.n** - Review plans for existing and proposed structures to see that they are designed and built in accordance with the California Building Code standards for Seismic Category C or D. (formerly 6.D.1)

**17.D.o** - Require that critical-use and high occupancy structures be designed and built to retain their structural integrity when subjected to probable ground accelerations generated by the design earthquake. (formerly 6.D.2)

**17.D.p** - Prior to approval of proposed critical-use and high occupancy facilities, require that the plans demonstrate that the proposed building can withstand, without collapse, the probable ground acceleration generated by the design earthquake. Require development plans to show that critical facilities, such as utilities and access roads, for critical-use and high occupancy structures are adequately designed and constructed to withstand the design earthquake. Also require plans to show that, in the event of the failure of these structures, potential hazards created by the loss of utilities, roads, etc. have been identified and mitigated. (formerly 6.D.c)

**17.D.q** - Periodically inspect existing critical-use and high occupancy buildings within the County to identify and require correction of potential hazards in the event of a major earthquake. (formerly 6.D.4)

**17.D.r** - Develop a hazardous structures mitigation program and enforcement regulations for critical-use and high occupancy buildings. This shall include a database of the identified critical-use and high occupancy buildings existing in the County that do not meet modern standards for earthquake safety, and are, therefore, considered "hazardous". Descriptions of the buildings shall be included along with possible hazard mitigation measures. (formerly 6.D.d)

**Policy 17.D.5:** Monitor development to see that construction in landslide or unstable slope areas is accomplished safely. (formerly 6.E)

**Implementation Program**

**17.C.s** - Require detailed engineering studies in unstable slope or landslide areas, including, but not limited to those areas delineated on the Geotechnical Interpretive Maps, prior to approval of urban development. The studies should identify the extent of instability or potential for landsliding, and recommend design alterations, considerations or other features which could reduce the potential hazards to an acceptable level. The feasible recommendations from the study(s) shall be required as part of the project approval process. (formerly 6.E.a)

**Policy 17.D.6:** Reduce the potential for erosion and sedimentation from earthmoving and construction activities. (formerly 6.F)

**Implementation Programs**

**17.D.t** - Apply Chapter 12.20 of the Tuolumne County Ordinance Code, the Grading Ordinance, in order to protect soil stability and natural topography and to prevent soil erosion and creation of unstable slopes. Areas identified as having erosive soils, either by the Geotechnical Interpretive Maps or by other means, shall receive special consideration related to the erosive potential of grading and earthmoving activities. (formerly 6.F.a)

**17.D.u** - Apply Chapter 12.20 of the Tuolumne County Ordinance Code, the Grading Ordinance, to address the impacts of earth-disturbing development activities on any slope, whether or not it is shown as potentially unstable on the geotechnical maps. (formerly 6.E.b)

## GOAL 17E: **Provide protection to County residents and natural resources from the losses associated with wildland fire.** (formerly 6.J)

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 17.E.1:** Reduce the exposure to risk from wildland fire to an acceptable level by only allowing development in high or very high fire hazard areas if it can be made safe by planning, construction, or other fire safety measures. (formerly 6.J.2)

**Implementation Programs**

**17.E.a** - Utilize the CAL FIRE Forest and Resource Assessment Program "Fire Hazard Severity Zone Map", including revisions thereto, as a basis for determining the significance of fire hazards when reviewing development applications. (formerly 6.J.a)

**17.E.b** - Recognize that new development, including urban or clustered development, is acceptable in moderate, high and very high fire hazard zones, provided that project design meets California Building and Fire Codes including Wildland-Urban Interface Building Codes. Such developments may be required to provide and maintain additional off-site fire defense improvements. (formerly 6.J.b)

**Policy 17.E.2:** Require the maintenance of defensible space setbacks in areas proposed for development if wildland fire hazards exist on adjacent properties. (formerly 6.J.4)

**Policy 17.E.3:** Require new development to have adequate fire protection and to include, where necessary, design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. (formerly 6.J.3)

**Implementation Programs**

**17.E.c** - Require new development to mitigate wildland fire hazards in such a manner that it minimizes the chance of wildland fire originating outside the development from entering the development and minimizes the chance of fire originating within the development escaping to adjoining property and adjacent wildland. (formerly 6.J.c)

**17.E.d** - Require developers to incorporate fire protection improvements into project designs where determined necessary by the Tuolumne County Fire Department and require maintenance of these improvements. Fuelbreaks, green belts, long-term comprehensive fuel management programs, access to developed water sources, strategic helispots (with water supply), and perimeter road systems can all serve to reduce the fire hazard on project sites as well as adjacent property. (formerly 6.J.d)

**17.E.e** - Require new development in areas subject to wildland fire to provide safe ingress and egress in accordance with Chapter 11.12 of the Tuolumne County Ordinance Code. Encourage new development that complies with Chapter 11.12 to provide multiple access routes, especially in very high fire hazard severity zones or where one access route is susceptible to closure by landslide, loss of a bridge or other cause. (formerly 6.J.f)

**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. (formerly 6.J.g)

**17.E.g** - Consult the U.S. Forest Service, National Park Service and other federal land management agencies regarding applications for development on privately owned lands located adjacent to or within these agencies' boundaries to obtain comments regarding the impact of the project on the wildland fire protection mission of that agency. (formerly 6.J.h)

**17.E.h** - Revise and enforce County fire protection regulations such that new development in areas subject to wildland fire provides for clearing adjacent to access roads in order to reduce radiant heat received by vehicles on the roadway and thereby facilitate safe evacuation of residents and response by emergency vehicles in the event of wildland fire. (formerly 6.K.k)

**17.E.i** - Periodically update the County's fire protection standards to reflect new information and technology concerning fire prevention in wildland areas. (formerly 1.E.k)

**17.E.j** - Locate new essential public facilities including, but not limited to, hospitals, health care facilities, emergency shelters, emergency operations centers and emergency communications facilities, outside very high fire hazard severity zones if feasible. If essential public facilities must be located in high or very high fire hazard severity zones, incorporate design, construction or other measures to minimize damage in the event of a wildland fire. (formerly 6.J.y)

**Policy 17.E.4:** Promote public awareness of wildland fire hazards present within the County, as well as proper fire prevention and protection practices. (formerly 6.J.5)

**Implementation Programs**

**17.E.k** - Actively seek funding to develop fire prevention public awareness and education programs. (formerly 6.J.i)

**17.E.l** - Educate residents in forested areas about wildfire hazards and the steps to avoid excessive risk.

**Policy 17.E.5:** Maintain firefighting assets within the County at necessary levels. (formerly 6.J.7)

**Implementation Programs**

**17.E.m** – Support the operation of a fully-staffed CAL FIRE Columbia Air Attack Base at the Columbia Airport. (formerly 6.J.6).

**17.E.n** - Continue to make County airports available to facilitate fire suppression aircraft operations. (formerly 6.J.l).

**Policy 17.E.6:** Encourage rapid post-fire assessment and rehabilitation of burned lands to limit soil erosion, protect water quality, minimize flooding and restore damaged landscapes. (formerly 6.J.8)

**Implementation Program**

**17.E.o** - Support the efforts of fire protection organizations and property owners to develop burn area recovery plans that include rapid post-fire assessment and implementation actions that encourage salvage of burned trees and reforestation activities, create resilient and sustainable landscapes and restore functioning ecosystems. (formerly 6.J.r)

**Policy 17.E.7:** Protect natural resources from the effects of wildland fire. (formerly 6.J.9)

**Implementation Programs**

**17.E.p** - In the event of major wildland fires that exceed the capability of local fire protection resources to control, implement the Wildland Fire Plan contained in the *Emergency Services Plan for Tuolumne County.* (formerly 6.J.z)

**17.E.q** - Coordinate revisions of the *Tuolumne County Community Wildfire Protection Plan* and individual community wildfire protection plans with the current version of the CAL FIRE *Strategic Fire Plan for the Tuolumne/Calaveras* Unit to include projects to reduce the wildland fire in the County. (formerly 6.K.o)

**17.E.r**- Utilize the *Tuolumne County Community Wildfire Protection Plan*, the *Highway 108 Strategic Plan*, the CAL FIRE *Strategic Fire Plan for the Tuolumne/Calaveras Unit* and other adopted fire prevention, protection and response plans to identify the maximum acceptable wildfire size and acceptable initial attack success rate for protection of wildland areas and provide the resources necessary to achieve these standards. (formerly 6.J.n)

**Policy 17.E.8:** Require property owners to maintain wildlands in a fire resistant manner consistent with Section 4291 of the Public Resources Code. Assist fire protection agencies in their efforts to enforce Section 4291. (formerly 6.J.10)

**Implementation Programs**

**17.E.s** - Maintain the County's policies concerning development in the Tuolumne County Ordinance Code in the wildland urban interface area to further reduce the risk of life and property loss from future wildfires. (formerly 6.J.m)

**17.E.t** - Require property owners to remove trees killed by drought, disease, insects and other pests to utilize the timber value and reduce the wildland fire hazard consistent with Section 4291 of the Public Resources Code unless a tree is determined to have significant wildlife habitat value by a qualified biologist. (formerly 6.J.o)

**Policy 17.E.9:** Consider effects on cultural resources, wildlife habitat and special status species when developing wildfire prevention, protection and recovery plans. (formerly 6.J.13)

**Implementation Programs**

**17.E.u** - Evaluate the effects on wildlife habitat and special status species when developing wildfire prevention, protection and recovery plans. Incorporate measures to mitigate potentially significant impacts into adopted plans. (formerly 6.J.s)

**17.E.v** - Incorporate the habitat needs of native wildlife species into wildfire prevention, protection and recovery plans. Utilize plant species native to the area when designing revegetation plans. (formerly 6.J.t)

**17.E.w** - Evaluate the effects on cultural resources when developing wildfire prevention, protection and recovery plans. Incorporate measures to mitigate potentially significant impacts into adopted plans. (formerly 6.J.u)

**Policy 17.E.10:** Identify assets that require protection from wildland fire and prioritize their protection needs. (formerly 6.J.14)

**Implementation Program**

**17.E.x** - When updating the *Tuolumne County Community Wildfire Protection Plan* or updating or preparing other community wildfire protection plans, include the following:

1. A prioritization of physical assets that require protection from wildland fire; and
2. Fire defense strategies that provide fire protection without dependence on air attack and could serve as safety zones for the public or emergency support personnel. (formerly 6.J.v)

**Policy 17.E.11:** Encourage resolution of conflicts between wildland fire protection and habitat conservation for wildlife. (formerly 6.J.15)

**Implementation Program**

**17.D.y** - Coordinate with CAL FIRE, the Tuolumne County Fire Department and the California Department of Fish and Wildlife to identify acceptable levels of wildland fuel reduction in areas conserved for biological resources to mitigate impacts of development. (formerly 6.J.x)

**Policy 17.E.12:** Acknowledge that wildland areas provide natural resource values to the citizens of the County, visitors and other persons throughout the State, including watershed resources, timber resources, visual resources, carbon sequestration, wildlife habitat and special status species habitat.

## GOAL 17F: Plan, prepare for, and adapt to significant drought impacts on the water supply.

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 17.F.1:** Educate the public regarding droughts.

**Implementation Programs**

**17.F.a** - Educate the public on preparedness, planning, and response for drought and other emergencies affecting the water supply. Consider conducting annual water forums as public outreach.

**17.F.b** - Effectively communicate the procedures and available resources information to the community in the event of drought.

**Policy 17.F.2:** Minimize the impacts of drought on residents by developing short-term and long-term approaches to drought preparedness, response and recovery.

**Implementation Programs**

**17.F.c** - Closely monitor drought conditions and assist water agencies to implement the least drastic mitigation measures required.

**17.F.d** - Work with water agencies to develop a Drought Preparedness Plan.

**17.F.e** - Consider updating the Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan to specifically address preparedness for short-term and long-term droughts.

**17.F.f** - Continue to work with the State to implement the California Disaster Assistance Act, or similar assistance, to assist residents whose wells have gone dry due to a drought.

# Chapter 18

# CLIMATE CHANGE

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

## Introduction

Establishing goals, policies, and programs regarding climate change and greenhouse gases, enables public officials, stakeholders, and the citizens of Tuolumne County to better evaluate future land uses and the effect on the transportation system, housing, local economy, quality of life, natural resources, and the environment. The Climate Change Element will assist in the decision-making process for future growth in the County that can guide regional and local land use and transportation decisions toward sustainability, while meeting residents' needs and providing a high quality of life for all.

**Purpose**

Implement policies and programs to reduce greenhouse emissions consistent with State greenhouse targets and promote the adaptation and resiliency of local communities in a changing climate.

## Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implement the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.

## GOAL 18A:

**Reduce Greenhouse Gas (GHG) emissions from community activities and County government facilities and operations within the County to support the State's efforts under Assembly Bill 32 and other state and federal mandates to mitigate the County's GHG emissions impacts.**

## POLICIES & IMPLEMENTATION PROGRAMS

**Policy 18.A.1** Prepare a Climate Action Plan (CAP), or similar GHG emission reduction plan, that establishes a GHG reduction target consistent with the Senate Bill (SB) 32 goal to reduce statewide GHG emissions to 40 percent below 1990 levels by 2030. The CAP shall identify specific measures to reduce countywide emissions consistent with the established target and will also include adaptation strategies for the County to appropriately adjust to the environmental effects of climate change. Many of the measures in the CAP will overlap with and help implement goals, policies, and implementation programs identified in this General Plan.

**Implementation Programs**

**18.A.a** – Include specific GHG emissions reduction measures in the CAP. Examples include, but are not limited to, the following:

- Incentivize energy efficiency improvements in existing buildings;
- Require energy audits for major additions to or alterations of existing buildings;
- Require compliance with CALGreen Tier 1 Green Building standards and Tier 1 Building Energy Efficiency Standards for eligible alterations or additions to existing buildings;
- Require compliance with CALGreen Tier 1 Green Building standards and Tier 1 standards for all new construction, and phase in Zero Net Energy (ZNE) standards for new construction;
- Require new or replacement residential water heating systems to be electrically powered and/or alternatively fueled systems;
- Expand current renewable energy and green energy incentives and update local ordinances;
- Develop a program to offset project GHG emissions by retrofitting existing income-qualified homes and buildings;
- Support waste-to-energy programs at landfills;
- Increase availability and accessibility of transit information;
- Support alternatives to private vehicle travel for visitors, such as shuttles;
- Increase the supply of electric vehicle charging stations;
- Promote telecommuting at office-based businesses;
- Encourage expansion of composting programs;
- Establish a waste diversion goal that exceeds the State's 2020 75 percent target;
- Promote alternatives to open burning of biomass;
- Convert all stationary diesel or gas-powered irrigation pumps to electric pumps;
- Require Tier 4 equipment for all construction activity and forestry/mining operations by 2030;
- Adopt a new water conservation ordinance for commercial and residential land uses limiting outdoor watering;

- Expedite and/or reduce permit fees associated with water conservation installations in existing facilities;
- Require water audits for large new commercial or industrial projects and significant expansions of existing facilities;
- Establish targets and enhanced programs for oak woodland and coniferous forest preservation and mandatory replanting;
- Refine protection guidelines for existing riparian lands to establish a no-net-loss goal;
- Develop a program to require repurposing of usable lumber from trees removed due to land conversion to avoid wood burning;
- Promote the sale and consumption of locally-grown foods and/or products; and
- Establish and local carbon offset program.

**18.A.b** – Include specific adaptation strategies in the CAP. Examples include, but are not limited to the following:

- Identify critical infrastructure vulnerable to extreme heat events;
- Develop outreach programs for outdoor workers to prevent heat-related illness;
- Educate residents on heat-related illness prevention;
- Encourage installation of cool roof technologies and rooftop gardens;
- Explore options to incorporate cool pavement technology;
- Improve parking lot shading and landscaping;
- Establish an Excessive Heat Emergency Response Plan;
- Identify locations that are newly at risk or at higher risk for wildland fire hazard;
- Identify critical infrastructure vulnerable to wildland fire;
- Evaluate vulnerabilities of water supply systems and networks;
- Consider innovative options to meet future water demand;
- Promote use of rainwater catchment and storage systems;
- Collaborate with agencies to identify future water supplies and explore alternative supply sources; and
- Pursue grant funding for water resource planning projects.

**18.A.c** – Consider preparing a CAP that meets the criteria for CEQA Guidelines section 15183.5, which provides for tiering and streamlining opportunities.

**18.A.d** - Adopt and begin implementing the CAP prior to 2020.

**Policy 18.A.2** Continue to implement, prior to adoption of the CAP, the *Tuolumne County Regional Blueprint Greenhouse Gas Study* (January 2012) (including any updates) to reduce GHG emissions to 1990 levels by 2020 pursuant to Assembly Bill 32. The 2012 Greenhouse Gas Study will be considered superseded by the CAP once it is adopted.

**Policy 18.A.3** Continue to implement the policies and strategies identified in the *2016 Final Regional Transportation Plan*, including the Rural Sustainable Strategies.

**Policy 18.A.4** Recognize that climate change may affect air quality and water quality creating health and safety hazards.

**Implementation Programs**

**18.A.e**- Adopt local policies and programs and seek funding and support efforts by local, regional, State and Federal agencies and others to develop policies and manage programs that allow the County to adapt to extreme climate change effects, such as prolonged drought and flooding.

**18.A.f** - Prepare for potential climate change effects on water resources, such as prolonged drought and flooding, by working with water agencies to implement measures to reduce water consumption, expand water storage capacity, protect water quality, and explore and promote more diverse sources of water. (formerly 19.B.r)

**18.A.g** - Prepare for potential climate change effects on water resources by working to implement measures to reduce water consumption, expand emergency water storage capacity, protect water quality, and explore and promote more diverse sources of water.

**18.A.h** - Participate in inter-agency and/or inter-jurisdictional meetings and planning activities to identify and periodically reassess regional climate change vulnerabilities.

**18.A.i** - Collaborate with community-based organization partners, such as health care providers, mental health providers and public health advocates, to disseminate climate change health impact information, promote good health, and public preparedness and emergency response.

**Policy 18.A.5** Promote energy efficiency and alternative energy while reducing energy demand.

**Implementation Programs**

**18.A.j** - Facilitate voluntary energy efficient retrofits in existing structures by connecting home and business-owners with technical and financial assistance, such as Federal, State, and utility rebates, and tax credits, through the County's or Tuolumne County Transportation Council's website.

**18.A.k** - Work with Pacific Gas and Electric Company and other electric utility providers to promote voluntary upgrades to energy-efficient technology and products through campaigns targeted at residents and local businesses, ENERGY STAR® appliance change-out programs, and incentives, such as give-a-ways or Federal/State/utility rebates.

**18.A.l** - Work with Pacific Gas and Electric Company and other electric utility providers to encourage local businesses and public agencies to install energy conserving technologies, such as occupancy sensors, and implement energy conserving policies, such as "lights out at night".

**18.A.m** - Reduce the energy demand of public facilities and conserve electricity through the following: a) retrofitting County owned or operated street, traffic signal, and other outdoor lights with energy efficient light emitting diode (LED) lamps; b) retrofitting heating and cooling systems to optimize efficiency, such as replacing HVAC systems; and c) replacing old appliances and technologies with ENERGY STAR® products. Obtain funding for and install renewable energy technologies on public property.

**18.A.n** - Work with Pacific Gas and Electric Company and other electric utility providers to educate residents and businesses about Smart Meters, how to monitor electricity use, and the potential benefits associated with Smart Meters.

**18.A.o** - Work with Pacific Gas and Electric Company and other electric utility providers to promote the use of financial incentives, such as Federal/State/utility rebate and, tax credits, for the voluntary installation of "cool roofs" on existing structures, such as ENERGY STAR® roof products, that have a high solar and thermal reflectance.

**18.A.p** - Encourage the use of electric lawnmowers and leaf blowers over those powered by gasoline.

**18.A.q** - Encourage the incorporation of energy conservation into the design of residential and commercial buildings; such as Tier 1 and Tier 2 of the Green Building Code. (formerly 12.C.c)

**18.A.r** - Encourage the use of deciduous landscape trees near new development to provide shade during the hot summer months and allow solar warming during the cold winter months. (formerly 4.H.b)

**18.A.s** - Support the use of alternative energy vehicles by encouraging new development to install electric charging stations for passenger vehicles, in particular at high use and density areas.

**18.A.t** - Support development of electric charging stations for passenger vehicles, in particular near transit stop locations and high use parking areas.

**Policy 18.A.6:** Encourage the use of solar power and other innovative energy sources as alternatives to more traditional forms of energy. (formerly 4.H.2)

**Implementation Programs**

**18.A.u** - Promote Federal, State, and utility incentives, such as rebates, vouchers, and tax credits, and consider participating in a Property Assessed Clean Energy (PACE) program under AB 811 to provide property owners financing for solar photovoltaic systems.

**18.A.v** - Assist landowners wishing to utilize solar power and other alternatives by offering information on the requirements for their use in building codes. (formerly 4.H.a)

**18.A.w** - Promote Federal, State, and utility financial incentives, such as rebates, vouchers and tax credits, to facilitate the installation of solar water heaters in homes.

**Policy 18.A.7** Encourage reduced consumption of fossil fuel energy by promoting alternative transportation methods and encouraging pedestrian oriented development to reduce the use of motor vehicles. See the Transportation Element and the Community Development and Design Element for a detailed listing of policies and implementation programs. (formerly 4.G)

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