

2018 Draft General Plan



August 21, 2018

What is a General Plan?

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

How does the General Plan affect you?

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

Organization & Format

- Volume I: General Plan Policy Document
- Volume II: Technical Background Report
- Volume III: Community Identity Element and Community Plans
- Volume IV: Draft EIR
- Title 17 Changes



Organization & Format

- **Section A: 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: Economy**
 - Chapter 6: Economic Development Element
 - Chapter 7: Managed Resources Element
 - Chapter 8: Agricultural Element

Organization & Format

- **Section C: 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 B: Natural Environment**
 - Chapter 14: Water Supply Element
 - Chapter 15: Air Quality Element
 - Chapter 16: Natural Resources Element
 - Chapter 17: Natural Hazards Element
 - Chapter 18: Climate Change Element

Organization & Format

- Community Plans:
 - Community Identity Element
 - Community Plan A: Jamestown
 - Community Plan B: Columbia
 - Community Plan C: East Sonora
 - Community Plan D: Tuolumne
 - Community Plan E: Mountain Springs





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 exist, 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)

<https://www.tuolumnecounty.ca.gov/385/GIS>

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use Tuolumne County data routinely at no cost.

Data Sets
 The two primary data sets maintained by Tuolumne County are the cadastral parcel layer and the road centerline files. Attributes for parcels include zoning, and related layers include the general plan land use designations, supervisor districts, school districts, voting precincts, and other special districts such as fire prevention, water, and other utilities. The road files include official road names and address ranges and are used by the Transportation and Engineering divisions.

Online GIS Maps and Tools
 We have two types of GIS map viewers available to the Public:

Flex Viewers:

(A map viewer built with Flex technology uses an Adobe Flash Player which can be freely loaded on your computer that uses Microsoft operating system. You can download it here: [Adobe Flash Player](#). The Flex application allows us to make more layers and tools available, with better customization than the old JavaScript viewers. However, Flash Player cannot be loaded on most Apple products that use a form of the iOS operating system. So, we still offer the JavaScript viewers, and are researching other apps that may work better on iPhones, iPads and similar devices and will release them once we have been successful.)

- A Flex viewer for [General Plan and Zoning](#) includes layers such as General Plan Land Use Designation, zoning as an attribute to the parcels, and Supervisor District boundaries.
- [Supervisors Map Viewer](#) has layers such as Supervisor District boundaries, Voting Precinct boundaries, parcel information such as zoning, General Plan Designations.
- [Building Viewer](#) has information needed for designers when preparing new building plans, such as Snowload values, elevation, Climate zone, and parcel zoning districts.
- [Proposed General Plan Update](#) has layer representing the parcels that are involved in the County project to change the Land Use Designations for approximately 4,000 parcels in the County. Users can see where the parcels are located and what is being proposed to change.

JavaScript Viewers

2 South Green Street
 Sonora, CA 95370

Telephone: 209-533-5633
 FAX: 209-533-5616

Hours
 Monday through Friday
 8:00 a.m. - 4:00 p.m.

FAQS

- [What is a Geographic Information System \(GIS\) and why is it important?](#)
- [What map tools are available to the Public](#)
- [Why do you insist on making me see the initial page and click on "I Have Read the Disclaimer, Launch Viewer" prior to getting access to a map viewer?](#)

General Plan and Environmental Review

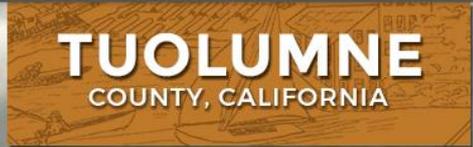
- California Environmental Quality Act (CEQA)
- Environmental Impact Report (EIR)
- Evaluates broad impacts of goals, policies, and programs
- Evaluates anticipated growth
- Program Level, not parcel specific
- Public Review-45 days
- Final General Plan and Final EIR December 2018

Where to Review Documents

- Online
 - <https://www.tuolumnecounty.ca.gov/889/General-Plan-Update>
- Pick up a CD at CRA 4th Floor
- View hardcopy at CRA 4th Floor
- Main Library, Sonora
- Request Hard Copy (\$) - via email qyaley@co.tuolumne.ca.us

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Sign In



GOVERNMENT

COMMUNITY

BUSINESS

VISITORS

HOW DO I?

- General Plan 2013-2015
- 2015 Draft Documents
- Summary of Land Use Designations
- Zoning District Information
- GIS Maps-Proposed GP Update

[Home](#) > [Government](#) > [Development](#) > [Planning](#) > General Plan Update

GENERAL PLAN UPDATE

2018 Draft Documents

[Executive Summary](#)

[Volume I - General Plan Policy](#)

[Volume II - Technical Background Report](#)

[Volume III - Community Identity Element and Community Plans](#)

[Title 17 Amendments](#)

The current Tuolumne County General Plan was adopted in 1996, which set a framework to guide programs, actions, and decisions in the county through 2020. Given the age of the existing General Plan - more than 20 years old – we need to update it to ensure that it reflects the values of our communities today and our aspirations for the future, as well as to comply with changes in State law.

In September 2013, the County initiated a General Plan Update to accomplish those objectives, leading to the December 2015 publication of the Draft General Plan and its associated Environmental Impact Report (EIR) which is required under the California Environmental Quality Act (CEQA), which evaluates the potential environmental impacts that could result from the implementation of that Draft General Plan. Please see page [General Plan 2013-2015](#) for information about past work on the General Plan. The documents released in 2015, but were not adopted by the Board of Supervisors, can be found [here](#).

During the review phase of the Draft General Plan and EIR in late 2015/early 2016, County residents, business owners, advocates, and other stakeholders submitted numerous comments on the draft documents, many of which were critical of the draft policies and the overall approach to the General Plan.

Ways to Comment

- Written comments may be submitted via:
 - Email: qyaley@co.tuolumne.ca.us
 - Fax: 209-533-5633
 - Mail:
 - Community Resources Agency, attn: Quincy Yaley
 - 2 South Green Street
 - Sonora, CA 95370
 - Hand Deliver:
 - A.N. Francisco Building
 - 48 Yaney, fourth floor
 - Sonora, California

General Plan and EIR Comments

- Written and verbal comments welcome
- Staff will analyze comments
- Summary and comments in staff report
- Staff may recommend changes to the documents based on comments

Helpful Comments

- Types of comments appropriate for General Plan
 - Corrections to background information/maps
 - Goal, policy, or implementation program changes
 - General Plan land use or circulation map changes
 - Strengthening or de-emphasizing certain policy topics

- Types of comments appropriate for EIR
 - Corrections to the information provided in the EIR
 - Data and evidence used in EIR analysis
 - Technical adequacy of EIR analysis

Next Steps

- Release of the EIR
- Town Hall Meetings
- Stakeholder/Focus Group Meetings
- Public Comment and Review
- Final EIR and adoption hearings
 - Winter 2018



TELL US WHAT YOU THINK ABOUT THE DRAFT TUOLUMNE COUNTY GENERAL PLAN!

The Draft Tuolumne County General Plan has been released, and we need your feedback! Please attend one of our upcoming town hall meetings to tell us what you think about the draft, and to help us to ensure that the final Plan accurately reflects the community's vision for the future of the county. Meeting information is provided below, and the Draft Plan is available at:

www.tuolumnecounty.ca.gov/889/General-Plan-Update

Upcoming Town Hall Meetings:

Jamestown Meeting

August 28, 2018

Jamestown
Community Hall

18250 Main Street

Groveland Meeting

August 30, 2018

Groveland
Community Hall

18720 Main Street,
Groveland

Columbia Meeting

September 10, 2018

Columbia
Elementary Gym

22540 Parrotts Ferry
Road

Twain Harte Meeting

September 12, 2018

Tuolumne
Veterans hall

18375 Fir Avenue,
Tuolumne

**All meetings will be held from 6pm -8pm*



Questions?



DAVID GONZALVES, DIRECTOR
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COMMUNITY RESOURCES AGENCY