Tuolumne County General Plan
Volume II: Technical Background Report

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Prepared by the
Tuolumne County Community Resources Agency

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Abbreviations and Acronyms

ADT	Average Daily Trips
AG	Agricultural (land use designation)
ALUC	Airport Land Use Commission
AIR	Airport (overlay land use designation)
BMP	Best Management Practices
BP	Business Park (land use designation)
CAL FIRE	California Department of Forestry and Fire Protection
CC&R's	Covenants, Conditions and Restrictions
CDBG	Community Development Block Grants
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CIP	Capital Improvements Program
CLG	Certified Local Government Program
CMP	Congestion Management Plan
CNEL	Community Noise Equivalent Level
COG	Council of Governments
DB	Decibel
DOC	Department of Conservation (BOSPC)
EIR	Environmental Impact Report (CEQA)
EIS	Environmental Impact Statement (NEPA)
ER	Estate Residential (land use designation)
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Federal Insurance Rate Map
GIS	Geographic Information System
HAP	Housing Assistance Plan
HC	Heavy Commercial (land use designation)
HCD	Housing and Community Development, State of California
HDR	High Density Residential (land use designation)
HHWE	Household Hazardous Waste Element
HI	Heavy Industrial (land use designation)
HR	Homestead Residential (land use designation)
HUD	Housing and Urban Development, United States
ISO	Insurance Services Office
JPA	Joint Powers Authority
GC	General Commercial (land use designation)
LAFCO	Local Agency Formation Commissions

L_{dn}	Day/Night Average Sound Level
L_{eq}	Equivalent Sound Level
L_{max}	Maximum Sound Level
LDR	Low Density Residential (land use designation)
LI	Light Industrial (land use designation)
LOS	Level of Service
LR	Large Lot Residential (land use designation)
LTC	Local Transportation Commission
MDR	Medium Density Residential (land use designation)
MPZ	Mineral Preserve Zone (overlay land use designation)
MRZ	Mineral Resource Zone (State classification)
MU	Mixed Use (land use designation)
NC	Neighborhood Commercial (land use designation)
NEPA	National Environmental Policy Act
NFPA	National Fire Protection Association
O	Open Space (land use designation)
OES	Office of Emergency Services
OHP	California State Office of Historic Preservation
OMR	Office of Mine Reclamation
OPR	Office of Planning and Research, State of California
P	Public (land use designation)
RMDZ	Recycling Market Development Zone
R/P	Parks and Recreation (land use designation)
RR	Rural Residential (land use designation)
RTP	Regional Transportation Plan
SC	Special Commercial (land use designation)
SCORE	Service Corps of Retired Executives
SEMS	Standardized Emergency Management System
SOI	Sphere of Influence
SRA	State Responsibility Area
TCFD	Tuolumne County Fire Department
TDM	Transportation Demand Model
TDR	Transfer of Development Rights
TOT	Transient Occupancy Tax
TPZ	Timber Production Zone (land use designation)
TSM	Transportation Systems Management
VMT	Vehicle Miles Traveled
WA	Williamson Act

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INTRODUCTION

The information contained in this report provides the technical background for the goals, policies, and programs contained in the policy document of the 2018 Tuolumne County General Plan. This Technical Background Report (TBR), along with the General Plan Policy and the Community Plan Volumes make up the "General Plan Elements," both mandatory and otherwise. The mandatory elements include:

- Community Development and Design (Land Use) - Chapter 1
- Housing - Chapter 2
- Transportation (Circulation) - Chapter 4
- Noise - Chapter 5
- Public Safety - Chapter 9
- Natural Resources (Conservation & Open Space) - Chapter 16

Tuolumne County has opted to address other important elements of the County in these documents, which comprise the remaining chapters. The purpose of the TBR is to satisfy the State of California "discussion" content requirements of a General Plan. Much of the discussion overlaps with the "Setting" portion of the General Plan DEIR, which forms the foundation for impact assessment and presentation of mitigation measures.

The overall format of the General Plan is a series of individual volumes that together meet the General Plan requirements as well as provide a usable guide for community members to understand the 2018 Tuolumne County General Plan. The following is an outline of the 2018 General Plan.

- Volume I: General Plan Policy Document
- Volume II: Technical Background Report
- Volume III: Community Plans
- Volume IV: Draft Environmental Impact Report

This Technical Background Report also includes acronyms and definitions that are applicable throughout the four volumes.

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Section A
The Tuolumne County Built Environment

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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

A. INTRODUCTION

The Land Use 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 Land Use Element identifies new areas for growth and limits growth in areas that are either "saturated" with development or have 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.

Through the Land Use Element, the boundaries for urban development are established around each of the existing communities in the County and similar boundaries are identified for future communities. The spheres of influence for service districts in each of the communities have been used as a basis for establishing urban development boundaries.

The Land Use Element advocates several strategies for targeting growth. Community plans are proposed to determine land use patterns, zoning, setbacks and design standards within defined areas. Community plans have been formulated for five (5) areas:

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

Other areas targeted for growth include Groveland, Big Oak Flat and Lake Don Pedro. A list of the communities identified for growth is listed in section J of this chapter. The identified communities were chosen during previous planning documents and efforts, including the Tuolumne Tomorrow: Tuolumne County Regional Blueprint Planning

Report Preferred Growth Alternative, the 1996 Tuolumne County General Plan, and other approved planning documents.

Through the implementation of programs contained in this plan the quality of life for current residents and attractions to visitors will not be compromised. The Land Use Element, along with the other elements contained in this General Plan, features policies and implementation programs to provide safe and well-designed public spaces, preserve the County's heritage, insure the accessibility of services and foster stewardship of the natural environment as the County experiences growth.

B. CORRELATION WITH TRANSPORTATION ELEMENT

The Land Use Plan should align with the road capacity of the existing and planned circulation network, both in terms of modality and level of service. Thus, this element presents a land use plan that is correlated with the road systems and policies set forth in the Transportation Element (circulation).

C. LAND USE LOCATIONS AND DISTRIBUTION

Appropriate areas for various land uses, such as housing, business and industry, are identified on the General Plan land use diagrams. Twenty (20) primary designations have been established to provide a mixture of land uses for the 1.4 million acres comprising Tuolumne County. Overlay designations have also been established to recognize areas that have constraints to development or opportunities for conserving valuable resources. The primary land use designations established by the General Plan, and depicted on the General Plan diagrams, are listed below in Table 1.1 along with the approximate acreage and percent of total acreage in the County for each land use. This is followed with a description of each designation's purpose, general uses, minimum parcel sizes and building intensity.

TABLE 1.1: DISTRIBUTION OF GENERAL PLAN LAND USE DESIGNATIONS

GENERAL PLAN DESIGNATION		ACREAGE	% OF TOTAL ACREAGE
URBAN			
1.	Low Density Residential (LDR)	12,588	0.86%
2.	Medium Density Residential (MDR)	259	0.02%
3.	High Density Residential (HDR)	781	0.04%
4.	Neighborhood Commercial (NC)	73	0.01%
5.	General Commercial (GC)	678	0.05%
6.	Heavy Commercial (HC)	106	0.01%
7.	Mixed Use (MU)	389	0.03%
NON-URBAN			
8.	Estate Residential (ER)	15,315	1.05%
9.	Homestead Residential (HR)	4,710	0.32%
10.	Rural Residential (RR)	34,372	2.36%
11.	Large Lot Residential (LR)	9,562	0.66%
12.	Special Commercial (SC)	578	0.04%
13.	Business Park (BP)	319	0.02%
14.	Light Industrial (LI)	565	0.04%
15.	Heavy Industrial (HI)	1,046	0.07%

TABLE 1.1: DISTRIBUTION OF GENERAL PLAN LAND USE DESIGNATIONS			
GENERAL PLAN DESIGNATION		ACREAGE	% OF TOTAL ACREAGE
16.	Agricultural (AG)	156,277	10.74%
17.	Timber Production (TPZ)	85,652	5.89%
18.	Public (P)	1,125,238	77.36%
19.	Open Space (O)	736	0.05%
20.	Parks and Recreation (R/P)	5,287	0.36%
Total Acreage*		**1,454,562**	**(100%)**
*Values may not sum to totals due to rounding, right-of-way, and inconsistencies in the digital data.			

Urban Land Use Designations:

1. Low Density Residential (LDR)

Purpose - The LDR designation provides for family-oriented neighborhoods that feature single-family, detached homes on individual parcels. A second dwelling unit per parcel is also permitted to provide for the caring of family members and to promote affordable housing. This designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual lots ranging in area from 7,500 square feet to two acres.

General Uses - Typical land uses allowed include: detached single-family dwellings, secondary dwellings, residential accessory uses, parks, child care facilities and public facilities.

Minimum Parcel Size - 7,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code

Building Intensity - Six (6) dwellings units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings on parcels that are at least 7,500 square feet (net acreage) in area is 0.5. The maximum FAR for buildings on parcels that are less than 7,500 square feet (net acreage) is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code]

2. Medium Density Residential (MDR)

Purpose - The MDR designation provides for medium density developments, such as duplexes, triplexes and fourplexes, while preserving more open space than development in the High Density Residential designation. This designation is applied within urban areas where some lower-density multiple family housing may also be appropriate.

General Uses - Typical land uses allowed include: detached and attached single-family dwellings, smaller-scale multiple family dwellings, such as duplexes, triplexes and fourplexes, residential accessory uses, parks, child care facilities, and public facilities.

Minimum Parcel Size - 7,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - Twelve (12) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. Additional units are also possible

through a density bonus for approved undeveloped projects that are modified to be consistent with the Distinctive Communities Growth Scenario. The maximum FAR for buildings on parcels that are at least 7,500 square feet (net acreage) in area is 0.5. The maximum FAR for buildings on parcels that are less than 7,500 square feet (net acreage) is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

3. High Density Residential (HDR)

Purpose - The HDR designation provides for residential neighborhoods of grouped or clustered single-family dwellings, duplexes, apartments, dwelling groups, condominiums, mobilehome parks and townhouses to economically and efficiently meet a variety of urban housing needs while insuring, through site review procedures, that such developments will have the least possible impact on the natural environment, be designed and built in accordance with the latest engineering and site layout standards and offer the most possible amenities which contribute to a high quality of life for the residents of such housing. This designation is applied within urban areas where residential development will be near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services.

General Uses - Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, all types of multiple family dwellings, such as duplexes, apartments and senior housing projects, residential accessory uses, parks, child care facilities, and public facilities.

Minimum Parcel Size - 12,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - Fifteen (15) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. Additional units are also possible through a density bonus for approved undeveloped projects that are modified to be consistent with the Distinctive Communities Growth Scenario. The maximum FAR for buildings on parcels that are at least 12,500 square feet (net acreage) in area is 0.5. The maximum FAR for buildings on parcels that are less than 12,500 square feet (net acreage) is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

4. Neighborhood Commercial (NC)

Purpose - The NC designation provides for limited commercial uses in areas which are intended to serve the nearby residential areas. This designation is found within urban areas, near population centers, to provide small scale retail and office operations, in enclosed buildings not exceeding 50 feet in height.

General Uses - Development within this designation will provide a broad range of convenience and comparison goods and services, such as banks, barber shops, clothing sales, drug stores and grocery stores. These small-scale establishments would generally have fewer clients and automobiles than those associated with a businesses in the GC designation because the NC designation is intended to serve a smaller market area.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing

in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

5. General Commercial (GC)

Purpose - The GC designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas and along highway corridors to provide large scale retail and office operations in buildings not exceeding 50 feet in height. Accessory outdoor storage and display areas are permitted under this designation. Establishments in this category have a larger market area and greater volume of customers than those under the NC designation. Buildings in this designation are limited to 50 feet in height.

General Uses - Typical establishments permitted under this designation include shopping centers, hotels, motels, restaurants, bars, department stores, gift shops and professional offices.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

6. Heavy Commercial (HC)

Purpose - The HC designation provides for a variety of sales and service establishments, including outdoor sales and wholesale businesses, which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas to provide for wholesale and heavy commercial uses and services necessary within the County. In addition to the uses permitted in the NC and GC designations, HC provides for limited uses that are light industrial in nature, such as general manufacturing, processing and refining. Buildings in this designation are limited to 50 feet in height.

General Uses - Typical establishments permitted under this designation include shopping centers, hotels, motels, restaurants, bars, department stores, professional offices, automobile sales, outdoor sales and storage, and equipment repair facilities.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County

Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

7. Mixed Use (MU)

Purpose - The MU designation provides for a mixture of residential, commercial and recreational facilities in an urban setting. This designation is applied within urban areas where a mixture of these uses is desirable near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services.

General Uses - Typical land uses allowed include: detached and attached single-family dwellings, all types of multiple family dwellings, such as duplexes, apartments, senior housing projects, commercial facilities, parks, child care facilities, and public facilities.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - Fifteen (15) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. Additional units are also possible through a density bonus for development projects that include both residential and commercial uses. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

Non-Urban Land Use Designations:

8. Estate Residential (ER)

Purpose - The ER designation provides country-estate type living conditions while maintaining limited areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation serves as a buffer between urban and urbanizing areas and areas where public services are limited.

General Uses - Typical uses allowed in the ER designation include one single family dwelling per parcel, one secondary dwelling per parcel, agricultural uses, such as crop production and grazing, and public facilities.

Minimum Parcel Size - 2 gross acres. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) primary dwelling unit per two (2) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

9. Homestead Residential (HR)

Purpose - The HR designation provides country-estate type living conditions while maintaining areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation, with its maximum residential density of one (1) dwelling per three (3) acres, is intended to comply with the density restrictions of the Airport Land Use Compatibility Plan for the areas around the Columbia and Pine Mountain Lake Airports; consequently, this

designation is concentrated within the jurisdictional boundaries of that plan for those airports but can also be found in other areas which have limited public services and where a buffer between urban and urbanizing areas and rural areas is desired.

General Uses - Typical uses allowed in the HR designation include one single family dwelling per parcel, one secondary dwelling per parcel, agricultural uses, such as crop production and grazing, and public facilities.

Minimum Parcel Size - 3 gross acres. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) primary dwelling per three (3) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

10. Rural Residential (RR)

Purpose - The RR designation provides country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land.

General Uses - Typical uses allowed in the RR designation include one single family dwelling per parcel, one secondary dwelling per parcel, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities.

Minimum Parcel Size - 5 gross acres. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) primary dwelling per five (5) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum FAR for buildings is 0.2. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

11. Large Lot Residential (LR)

Purpose - The LR designation provides country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land.

General Uses - Typical uses allowed in the LR designation include one single family dwelling per parcel, one secondary dwelling when the parcel is twenty (20) acres or larger, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities.

Minimum Parcel Size - 10 gross acres. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) dwelling per ten (10) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in

accordance with the California Health and Safety Code or the California Government Code. The maximum FAR for buildings is 0.2. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

12. Special Commercial (SC)

Purpose - The SC designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors in areas that do not have public water and sewer service. This designation is found primarily along highway corridors to provide commercial facilities that are easily accessible to the County's tourists.

General Uses - Typical establishments permitted under this designation include hotels, motels, recreational vehicle parks, restaurants, gift shops, gas stations and mini-markets.

Minimum Parcel Size - 2 gross acres. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) dwelling per two (2) acres is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities

13. Business Park (BP)

Purpose - The BP designation provides for a mixture of industrial and commercial land uses with an emphasis on manufacturing, processing, assembly, storage, distribution, wholesale businesses, and research and development activities in campus-like business or industrial park settings. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized.

General Uses - Typical land uses allowed include all types of manufacturing and processing activities, wholesale businesses, business support services, retail and service commercial uses necessary to support manufacturing and processing activities and those employed in those activities, public utility and safety facilities and similar and compatible uses. One (1) dwelling unit per parcel is allowed under this designation.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

14. Light Industrial (LI)

Purpose - The LI designation provides for industrial land uses with an emphasis on manufacturing, processing, assembly, storage, distribution, and research and development activities. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized.

General Uses - Typical land uses allowed include all types of manufacturing and processing activities, business support services and public facilities. One (1) dwelling unit per parcel is allowed under this designation.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

15. Heavy Industrial (HI)

Purpose - The HI designation provides for all the same uses as the LI designation but also provides for uses that are normally considered incompatible with residential development. This designation is applied to areas with good access to major truck transportation routes and rail lines that are located away from concentrated residential areas to minimize impacts to the County residents.

General Uses - Typical land uses allowed include all types of manufacturing and processing activities, sawmills, business support services, auto wrecking yards, junk storage and public facilities. One (1) dwelling unit per parcel is allowed under this designation.

Minimum Parcel Size - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

16. Agricultural (AG)

Purpose - The AG designation provides for the production of food, feed, fiber, nursery and apiary commodities and other productive or potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses or where potential conflicts can be minimized. This designation is found throughout the County but is concentrated in the western part of the County.

General Uses - Typical land uses allowed include crop production, orchards and vineyards, grazing, pasture and rangeland, recreational farming, resource extraction activities, facilities that directly support agricultural operations and public facilities. Allowable residential development in areas designated AG include one single family dwelling

and one additional single family dwelling per parcel, caretaker and employee housing and agricultural laborer housing.

Minimum Parcel Size - 37 gross acres. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - Two (2) dwellings per thirty-seven (37) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum FAR for buildings is 0.1. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

17. Timber Production (TPZ)

Purpose - The TPZ designation provides for the growing and harvesting of timber and other forest products in concert with limited, low-intensity public and private commercial recreational uses. This designation is found primarily in the eastern part of the County at elevations above 3,000' and is interspersed with federally owned land within the Stanislaus National Forest and Yosemite National Park.

General Uses - Typical land uses allowed in this designation include all commercial timber production operations and facilities, agricultural operations, mineral and other resource extraction operations, recreation uses such as public utility and safety facilities. Allowable residential development in areas designated TPZ include one single family dwelling per parcel and additional single family dwellings at a maximum density of one dwelling unit per thirty-seven (37) acres.

Minimum Parcel Size - 160 gross acres. The minimum parcel size may be reduced in accordance with the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, as amended.

Building Intensity - One (1) dwelling per thirty-seven (37) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.05. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

18. Public (P)

Purpose - The P designation identifies lands that are owned by public agencies and recognizes that these lands are exempt from County land use regulations. This designation applies to lands, such as the Stanislaus National Forest, Yosemite National Park, Columbia State Historic Park, Railtown 1897 State Historic Park, and lands under the jurisdiction of the Bureau of Land Management, Bureau of Reclamation, public schools, public utilities and other public agencies, as well as the County's own property.

General Uses - This designation allows all types of public uses, such as utilities, government offices, schools, airports, libraries, recreational facilities and resource management and utilization.

Minimum Parcel Size - None

Building Intensity – Without restrictions.

19. Open Space (O)

Purpose - The O designation provides for the protection of important natural and cultural resources, serves as a buffer between incompatible land uses and limits development in hazardous areas. This designation can be used throughout the County to preserve scenic resources, archaeological resources, unique topography, vegetation, habitat, stream corridors, prominent ridge tops and watersheds and to limit development in floodplains, unstable slopes and fault zones.

General Uses - Typical land uses allowed in the Open Space designation are limited to low intensity agricultural uses, recreational uses without structures, public utility and safety facilities and accessory uses.

Minimum Parcel Size - None

Building Intensity - No building is allowed in this designation.

20. Parks and Recreation (R/P)

Purpose - The R/P designation provides for recreational uses of a commercial nature to serve the tourist industry as well as providing leisure activities for the County's residents. This designation is found primarily along the County's highway corridors and is also interspersed in the Stanislaus National Forest and Yosemite National Park.

General Uses - Typical land uses allowed in R/P designation include parks, camping facilities, recreational vehicle parks, ski and other resort facilities, marinas, and commercial uses in support of such facilities and public utility and safety facilities.

Minimum Parcel Size - 5,000 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code.

Building Intensity - One (1) dwelling unit per 5,000 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable housing units in accordance with the Tuolumne County Ordinance Code.

D. OVERLAY DESIGNATIONS

Overlay designations are utilized to identify and recognize areas that contain features or characteristics that may affect development potential or provide opportunities for conservation of resources. Through the overlay designations, policies and programs to address the special circumstances of these areas can be formulated and implemented.

MPZ - Mineral Preserve (Overlay)

Purpose - The -MPZ overlay designation provides for the extraction and processing of mineral resources. This overlay is used to identify land that has been classified as either Mineral Resource Zone MRZ-2a or MRZ-2b by the State Mining and Geology Board under the State Classification System and meets criteria for relationship to surrounding land uses, access, and other issues. The -MPZ overlay designation is found along the Mother Lode gold ore zone, the carbonate belt from Columbia to Algerine, and the table mountain basalt as an aggregate source. This overlay designation will be used to direct the development potential of the designated properties towards the types of development that are compatible with possible mineral resource extraction.

General Uses - Typical land uses allowed in this overlay designation include extraction and processing of mineral resources, agricultural operations, industrial uses, business parks and public utility and other public facilities. To accomplish this, the primary land use designations that are compatible with the -MPZ overlay are Public (P), Heavy Industrial (HI), Light Industrial (LI), Business Park (BP), Agricultural (AG), Large Lot Residential (LR), and Rural Residential (RR). The actual primary land use designation appropriate for each property that has the -MPZ overlay shall be determined by the characteristics of that site, including access, availability of services, and neighboring land uses. With the exception of the former MPZ primary land use designation, land use designations for properties shall not be changed from those adopted on December 26, 1996, in conjunction with the addition of the -MPZ overlay on that property. However, all future amendments to the land use designations for properties that have the -MPZ overlay shall be limited to those described above as compatible with the -MPZ overlay.

Minimum Parcel Size - Determined by the primary land use designation.

Building Intensity - Determined by the primary land use designation.

AIR - Airport (Overlay)

Purpose – The –AIR overlay designation provides for the orderly development of land surrounding the public use airports within the County to the extent that these areas are not already devoted to incompatible uses. The purpose of this designation is to protect public health, safety and welfare by minimizing the public's exposure to excessive noise and safety hazards associated with use of the airports. Development within this designation must comply with the Tuolumne County Airport Land Use Compatibility Plan in addition to other requirements applicable to land development in Tuolumne County. The –"AIR" designation is found in the areas surrounding the County's public use airports, specifically encompassing all area within the airport influence area boundaries as defined in the Airport Land Use Compatibility Plan (see Figures 1.1 and 1.2).

General Uses – Typical land uses allowed in the –"AIR" overlay designation include those consistent with the primary land use designation of a parcel as modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan. Uses otherwise allowed by a primary land use designation may be modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan.

Minimum Parcel Size – Determined by the primary land use designation as modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan.

Building Intensity – Determined by the primary land use designation as modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan.

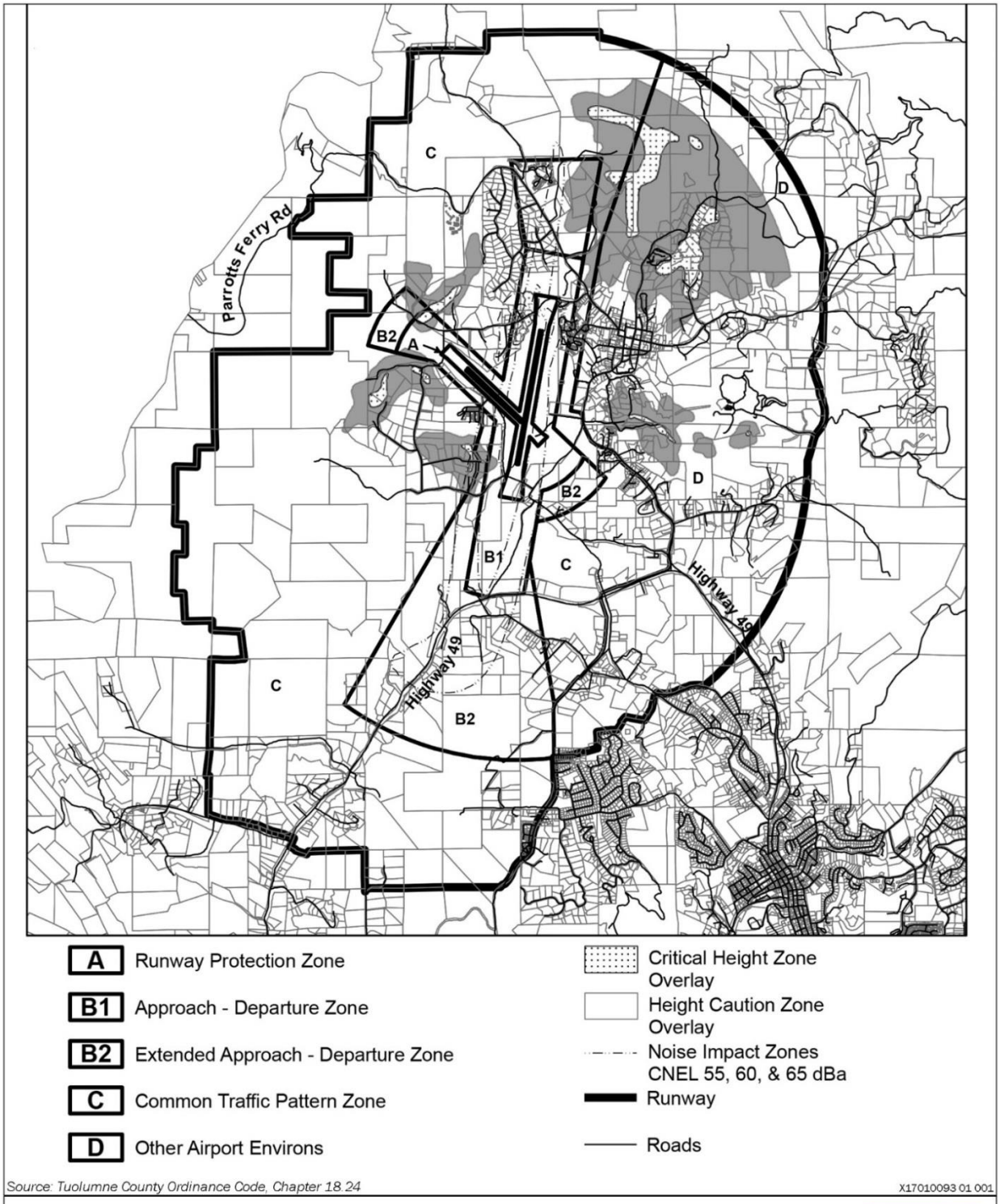

FIGURE 1.1: COLUMBIA AIRPORT LAND USE COMPATIBILITY PLAN

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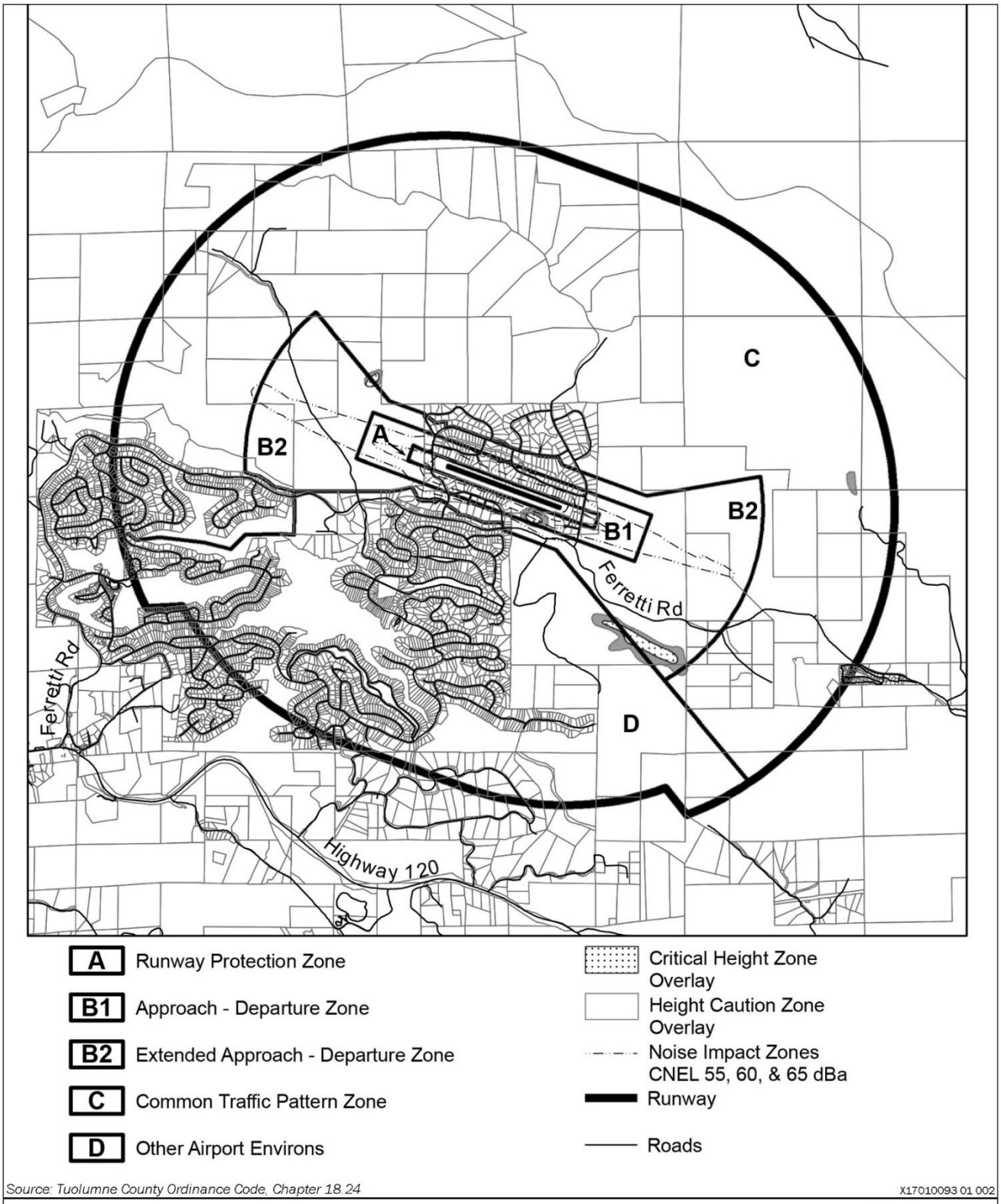

FIGURE 1.2: PINE MOUNTAIN LAKE AIRPORT LAND USE COMPATIBILITY PLAN

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E. OTHER LANDS OF NOTE

Open Space and Greenways (see Open Space, Chapter 16.G)

Timberlands

Within Tuolumne County, timberlands exist on public and private properties. Timberland Production Zone TPZ, a General Plan Land Use designation, amounts to 85,652 acres, or 5.89% of public and private land area of Tuolumne County. Details about County timberlands are described in greater detail in Chapter 7, Section A.

Floodplains

Tuolumne County has many waterways consisting of ephemeral drainages, intermittent streams, perennial streams and rivers. The County's most recent digital FIRMs, which came into effect on April 16, 2009, define the special flood hazard areas within the County. Details about floodplains in the County are described in greater detail in Chapter 17, Section E.

Military Lands

There are no military-bases located in Tuolumne County.

Airports

Tuolumne County has two public airports, Columbia Airport and Pine Mountain Lake Airport. The Tuolumne County Airport Land Use Compatibility Plan (ALUCP; Tuolumne County ALUC 2003) promotes compatibility between these airports and the land uses that surround them. Details about County airports and related land use regulations are described in greater detail in Chapter 4, Section F.

F. PUBLIC FACILITIES

Water, Sewer and Solid Waste Management (see Chapter 3)

Public Safety (see Chapter 9)

Parks and Recreation (see Chapter 11)

Education and Libraries (see Chapter 12)

G. LAND USE INFORMATION AND MAPS

Tuolumne County is comprised mostly of land under ownership of a government agency, such as United States Forest Service, Yosemite National Park, Bureau of Land Management, schools, Caltrans, irrigation districts, etc. Approximately 77 percent of the land within the County is in public ownership, and 23 percent is considered private land. The land use designations of the Tuolumne County General Plan are presented herein through tables and maps, including the official Land Use Diagram. Table 1.1 shows the land use designations by acreage. Figure 1.3 shows the breakdown of land use designations in private ownership.

TABLE 1.1: GENERAL PLAN UPDATE LAND USE DESIGNATIONS BY ACREAGE		
General Plan Designation	**Acreage**	**Percent of Total Acreage**
High Density Residential (HDR)	781	0.05
Medium Density Residential (MDR)	259	0.02
Low Density Residential (LDR)	12,588	0.86
Estate Residential (ER)	15,315	1.05
Homestead Residential (HR)	4,710	0.32
Rural Residential (RR)	34,372	2.36
Large Lot Residential (LR)	9,562	0.66
Agricultural (AG)	156,277	10.74
Timber Production (TPZ)	85,652	5.89
Open Space (O)	736	0.05
Public (P)	1,125,238	77.36
Parks and Recreation (R/P)	5,287	0.36
Neighborhood Commercial (NC)	73	<0.01
General Commercial (GC)	678	0.05
Heavy Commercial (HC)	106	0.01
Special Commercial (SC)	578	0.04
Business Park (BP)	319	0.02
Light Industrial (LI)	565	0.04
Heavy Industrial (HI)	1,046	0.07
Mixed Use (MU)	389	0.03
Total Acreage[1]	1,454,531	100
Notes: [1] Values may not sum to totals due to rounding, right-of-way, and inconsistencies in the digital data.		

Of the property that is under private ownership, nearly half of that land is designated Agricultural (AG). Figure 1.3 shows the land use designations for private lands.

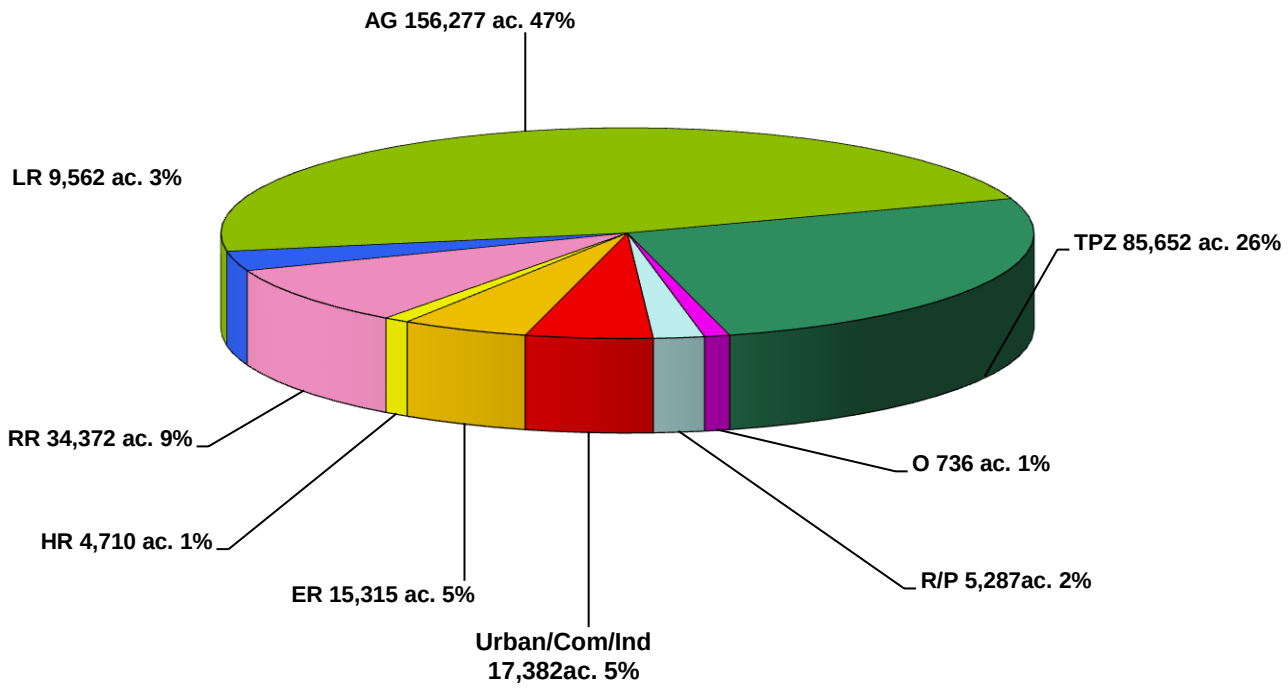

FIGURE 1.3: LAND USE DESIGNATIONS FOR PRIVATE LAND

Generalized Distribution Map

To illustrate the distribution of the land use designations established by the General Plan, the twenty (20) designations have been generalized into five categories and depicted in Figure 1.4: (1) Urban - Neighborhood Commercial (NC); General Commercial (GC); Heavy Commercial (HC); High Density Residential (HDR); Medium Density Residential (MDR); Low Density Residential (LDR); and, Mixed Use (MU). (2) Non Urban (residential/commercial) - Estate Residential (ER); Homestead Residential (HR); Rural Residential (RR); Large Lot Residential (LR); Special Commercial (SC); Business Park (BP); Light Industrial (LI); and, Heavy Industrial (HI). (3) Timberlands - Timber Production (TPZ). (4) Agricultural - Agricultural (AG). (5) Public - Open Space (O); Public (P); and, Parks and Recreation (R/P).

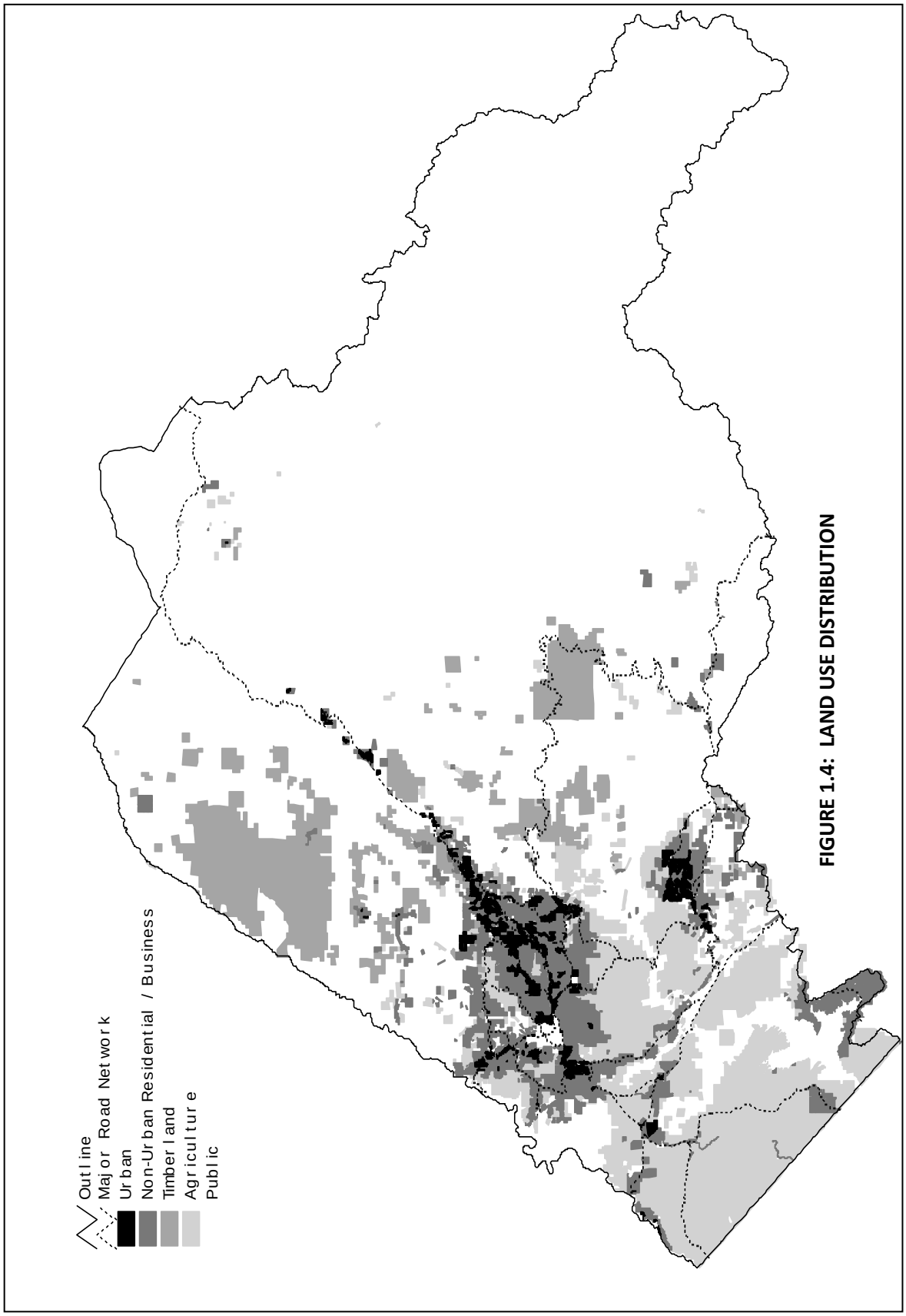

FIGURE 1.4: LAND USE DISTRIBUTION

Official Land Use Diagram

The General Plan Diagram indicates the type, intensity and distribution of land uses throughout the unincorporated portion of Tuolumne County. Territory within the City of Sonora, the only incorporated community in Tuolumne County, is not included because the City maintains its own separate General Plan and exercises land use authority within its jurisdiction that are distinct and separate from those of the County of Tuolumne. The land use diagram is shown in Figure 1.5. The diagram is also maintained on the County's website for ease of viewing.

Changes to Land Use Designations

Changes to land use designations as shown on the General Plan Land Use Diagrams adopted by the Board of Supervisors require amendments to the General Plan.

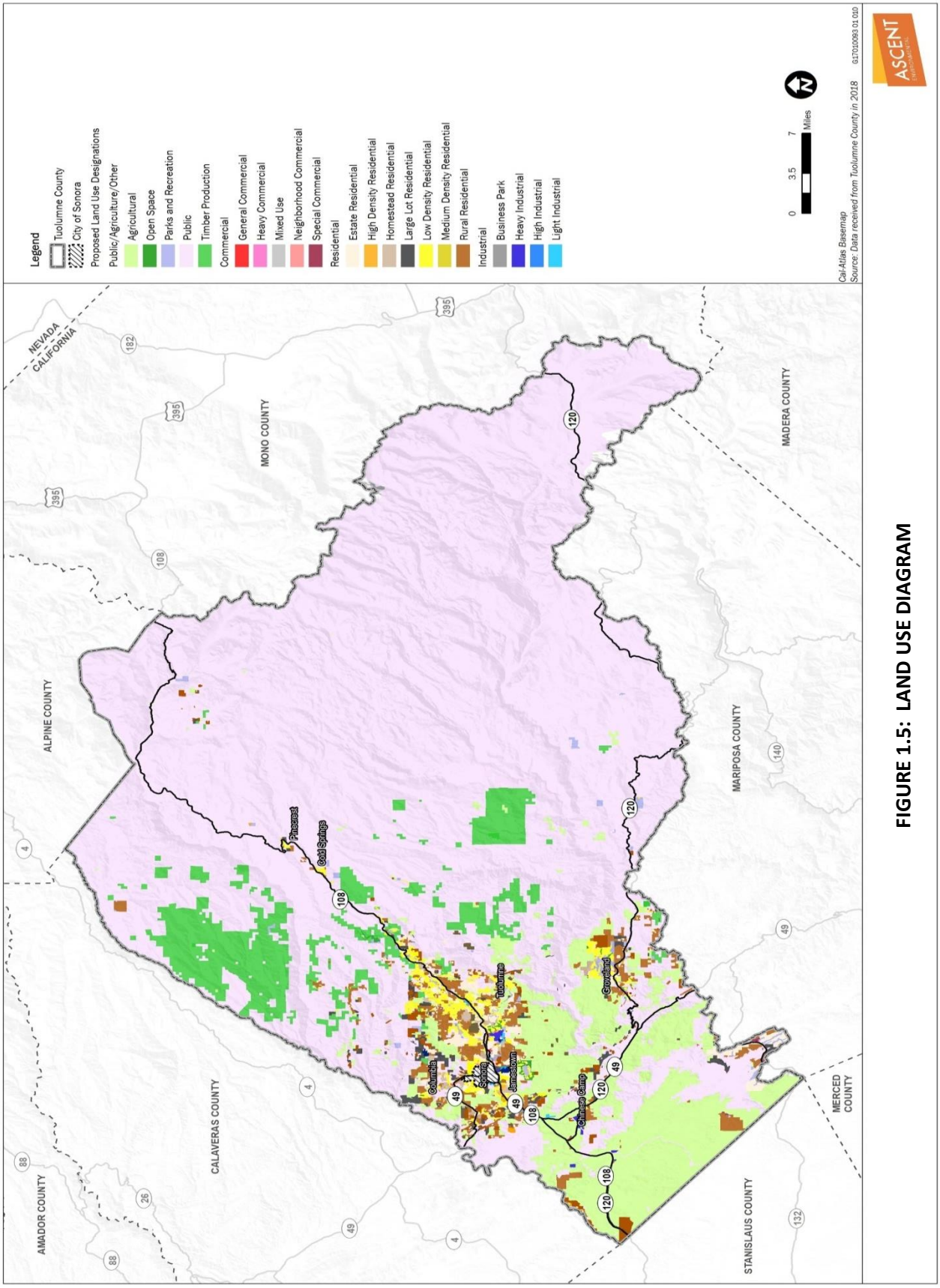

FIGURE 1.5: LAND USE DIAGRAM

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H. LAND USE POPULATION AND BUILDING DENSITY STANDARDS

In addition to characterizing land use designations according to types of allowable land uses, the General Plan must, according to State law, specify the standards for population density and building intensity for each land use designation.

Population Density

Standards for building population intensity for residential uses are stated in this General Plan in terms of the maximum number of dwelling units per acre or the number of principal dwellings allowed per legal parcel. These standards provide for averaging the number of dwelling units or parcels on a site to facilitate clustering and innovation in the layout of residential development provided the total number of units does not exceed the maximum number allowed under the site's respective land use designations. Population density for residential uses can be derived by multiplying the maximum number of dwellings per acre by the average number of persons per dwelling unit. For the purposes of this General Plan, the average number of persons per single family dwelling is assumed to be 2.29 while that number is increased to 2.40 persons per multiple family dwelling. These numbers are consistent with findings of the 2010 Census concerning the number of persons per household in Tuolumne County.

Building Intensity

Standards for building intensity are also stated in terms of maximum allowable floor-area ratios (FAR). A floor-area ratio is the ratio of the gross building square footage permitted on a parcel to the square footage of the parcel. For example, on a parcel with 10,000 net square feet of land area, FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, a FAR of 0.5 would allow 5,000 square feet of floor area and a FAR of 0.25 would allow 2,500 square feet. The diagram below illustrates how buildings of one, two and three stories could be developed on a given parcel with a FAR of 1.0.

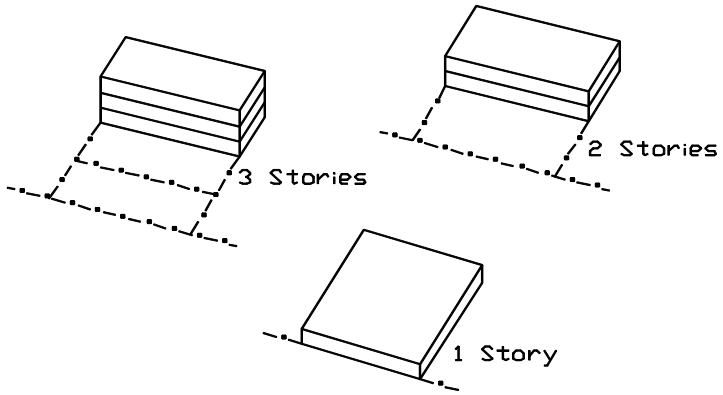

FIGURE 1.6: VARIOUS BUILDING CONFIGURATIONS REPRESENTING A FLOOR-AREA RATIO OF 1.0 ON THE SAME PARCEL

Table 1.2 lists each primary land use designation and the standards for minimum parcel size, the maximum number of dwelling units per parcel for residential development and the maximum allowable floor-area ratio.

TABLE 1.2: MAXIMUM DENSITY AND INTENSITY STANDARDS			
URBAN DESIGNATIONS			
PRIMARY LAND USE DESIGNATION	**MAXIMUM POPULATION DENSITY[1] (Per Acre)**	**MAXIMUM BUILDING INTENSITY[2]**	
		Dwelling Units (du) Per Minimum Parcel Size	**Floor Area Ratio (FAR)**
HDR High Density Residential	36 persons	4 du per 12,500 sq. ft. 15 du per 1 acre[3]	0.5[10]
MDR Medium Density Residential	28.8 persons	2 du per 7,500 sq. ft. 12 du per 1 acre[3]	0.5[11]
LDR Low Density Residential	13.74 persons	1 du per 7,500 sq. ft. 6 du per 1 acre[3]	0.5[11]
MU Mixed Use[4]	36 persons	1 du per 2,500 sq. ft. 15 du per 1 acre[3]	2.0[5, 7]
NC Neighborhood Commercial	39.9 persons	1 du per 2,500 sq. ft.[12]	2.0[5, 7]
GC General Commercial	39.9 persons	1 du per 2,500 sq. ft.[12]	2.0[5, 7]
HC Heavy Commercial	39.9 persons	1 du per 2,500 sq. ft.[12]	2.0[5, 7]

NON URBAN DESIGNATIONS			
PRIMARY LAND USE DESIGNATION	MAXIMUM POPULATION DENSITY[1] (Per Acre)	MAXIMUM BUILDING INTENSITY[2]	
		Dwelling Units (du) Per Minimum Parcel Size	**Floor Area Ratio (FAR)**
ER Estate Residential	1.15 persons	1 du per 2 acres[3]	0.5
HR Homestead Residential	0.76 persons	1 du per 3 acres[3]	0.5
RR Rural Residential	0.46 persons	1 du per 5 acres[3, 9]	0.2
LR Large Lot Residential	0.23 persons	1 du per 10 acres[3, 9]	0.2
AG Agricultural	0.12 persons	2 du per 37 acres[3, 9]	0.1
TPZ Timber Production	0.06 persons	4 du per 160 acres[3, 6]	0.05
O Open Space	N/A	N/A	N/A
P Public	N/A	N/A	N/A
R/P Parks and Recreation	20 persons	1 du per 5,000 sq. ft.[12]	0.5
SC Special Commercial	1.15 persons	1 du per 2 acres[12]	1.0[5, 7]
BP Business Park	39.9 persons	1 du per 2,500 sq. ft.	1.0[5, 7]
LI Light Industrial	13.3 persons	1 du per 7,500 sq. ft.	1.0[5, 7]
HI Heavy Industrial	13.3 persons	1 du per 7,500 sq. ft.	1.0[5, 7]

Footnotes to TABLE 1.2: "MAXIMUM DENSITY AND INTENSITY STANDARDS"

1. "Population density" is the number of residential units permitted on a single parcel multiplied by the "mean household size" as determined by the 2010 U.S. Census. In the case of single family dwellings, the "mean household size" is 2.29 persons. For multiple family dwellings, it is 2.40 persons. For example: LDR = 6 x 2.29 = 13.74 persons per acre; HDR = 15 x 2.40 = 36 persons per acre; AG = (2 x 2.29)/37 = 0.12 persons per acre. The maximum population density standards established herein may be exceeded through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code or to implement the policies and programs of the Housing Element. The maximum population density standards established herein may be modified by the requirements of the overlay land use designations.

2. "Building intensity" defines the intensity of the land use. The building intensity of residential land uses is established by the maximum number of dwelling units allowed per parcel or per acre and also by the ratio of the coverage of all buildings on a parcel which is known as the floor area ratio (FAR). The FAR is also used to establish the building intensity for non-residential land uses. The maximum building intensity standards established herein may be exceeded for affordable housing units, through a density bonus for the provision of child care facilities by commercial and industrial development in accordance with the California Government Code, or as otherwise provided by State statutes or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum building intensity standards established herein may be modified by the requirements of the overlay land use designations.

3. Additional units are possible through a density bonus for the provision of affordable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code.

4. The MU designation is intended to allow a mixture of commercial, residential and recreational land uses.

5. In addition to the floor area ratio (FAR), building intensity will be regulated for permitted or conditionally permitted uses by development standards, such as parking, landscaping and building setbacks.

6. Under the TPZ designation, residential uses shall be limited to not exceed one (1) dwelling per 37 acres and shall be reviewed for consistency with the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, as amended.

7. Additional building coverage is possible through the density bonus regulations of the California Government Code related to the provision of child care facilities, or as otherwise provided by State statutes.

8. To facilitate clustering and innovation in the layout of residential development, these standards provide for averaging the number of allowable dwelling units or parcels on a site, consisting of one or more parcels, provided the total number of units does not exceed the maximum number allowed under the site's respective land use designations.

9. Additional units are possible for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code.

10. The maximum FAR for parcels less than 12,500 square feet (net acreage) in the HDR land use designation is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence.

11. The maximum FAR for parcels less than 7,500 square feet (net acreage) in the LDR and MDR land use designations is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence.

12. Additional dwelling units are permitted in the NC, GC, HC, R/P and SC land use designations to allow single room occupancies in hotels and motels in the C-K, C-O, C-1 and C-2 zoning districts to implement the Housing Element and are not subject to residential building intensity but are subject to the floor area ratio (FAR) established herein.

I. IMPLEMENTATION OF THE LAND USE DESIGNATIONS

The land use designations used in this General Plan are intended to portray overall land use patterns throughout the unincorporated areas of the County rather than precisely define the specific land uses appropriate on each parcel of land. However, the zoning and land use regulations for a parcel shall conform to the land use designation as shown on the General Plan Land Use Diagrams for that parcel. When more than one land use designation is identified on a parcel, zoning and land use regulations shall conform to the designation on the respective portions of the property with the boundary between designations being determined based upon a parcel's specific characteristics.

Zoning Compatibility with Land Use Designations

The land use policies and standards of the General Plan are implemented on a day-to-day basis through zoning, which imposes specific development regulations. Table 1.3 identifies the various zoning districts established by the Tuolumne County Uniform Zoning Ordinance that can be used to consistently implement each land use designation of this General Plan. In addition to these primary zoning districts, the zoning ordinance provides a variety of zoning combining districts which can also be used for implementation of the General Plan. In addition to the compatible zoning districts listed in Table 1.3, less intensive residential and agricultural zoning districts are compatible with the residential land use designations. Table 1.3 is to be used for the purpose of determining consistency of proposed zone changes with the General Plan. The term "compatible" means that these zoning districts may be found consistent with the corresponding General Plan designation but some of the zoning districts listed, however, may not be appropriate based upon the characteristics of the specific site.

Land Use Designations of Roads, Road Easements and Other Easements

The land use diagrams utilize the County Assessor's parcels as the database; consequently, land use designations have been assigned based upon Assessor's Parcels. Where a road, road easement or other easement encompasses an entire Assessor's Parcel, a land use designation has been assigned to that parcel. A General Plan Amendment is required to change the land use designation of that parcel. Where a road, road easement or other easement crosses a portion of an Assessor's Parcel, the land use designation for the road or easement shall be the same as the underlying parcel. Where a road, road easement or other easement lies between two Assessor's Parcels, the land use designation shall be the same as the adjoining parcel from the centerline of the easement. If the easement is abandoned, there is no change in the underlying land use designation.

Non-conforming Land Uses and Parcels

Land uses and structures which legally existed on the date of adoption of this General Plan on _____, which are not consistent with their respective parcel's land use designation except for the minimum parcel size specified herein, are nonconforming and may continue indefinitely but cannot be expanded or enlarged. All land uses, except those related to the development of mineral resources, which were in existence at the time of adoption of previous General Plans on August 26, 1980 and December 26, 1996, are still declared to be nonconforming uses and may continue indefinitely but cannot be expanded or enlarged beyond the scope of the use as of August 26, 1980 and December 26, 1996. Vested rights related to the development of mineral resources shall be determined in accordance with the Surface Mining and Reclamation Act of 1975, as amended, and Chapter 8.20 of the Tuolumne County Ordinance Code. Any legal parcel of land of record on the effective date of this General Plan which does not meet the minimum parcel size specified herein for its land use designation may be used as a building site provided all other development standards can be met.

TABLE 1.3: GENERAL PLAN LAND USE DESIGNATIONS AND COMPATIBLE TITLE 17 ZONING CLASSIFICATIONS			
GENERAL PLAN DESIGNATION		**COMPATIBLE ZONING**	
All Designations		**O**	Open Space
		O-1	Open Space - 1
		P	Public
		All Combining Districts	
HDR	High Density Residential	**R-3**	Multiple Family Residential
MDR	Medium Density Residential	**R-2**	Medium Density Residential
LDR	Low Density Residential	**R-1**	Single Family Residential
		RE-1	Residential Estate - 1 acre
ER	Estate Residential	**RE-2**	Residential Estate - 2 acres
HR	Homestead Residential	**RE-3**	Residential Estate - 3 acres
RR	Rural Residential	**RE-5**	Residential Estate - 5 acres
		A-10	General Agricultural - 10 acres
LR	Large Lot Residential	**RE-10**	Residential Estate - 10 acres
		A-20	General Agricultural - 20 acres
AG	Agricultural	**AE-37**	Exclusive Agricultural - 37 acres
		AE-80*	Exclusive Agricultural - 80 acres
		AE-160*	Exclusive Agricultural - 160 acres
TPZ	Timber Production	**TPZ**	Timberland Production Zone
O	Open Space	**O**	Open Space
		O-1	Open Space - 1
P	Public	**P**	Public
R/P	Parks and Recreation	**K**	General Recreational
		C-K	Commercial Recreation
NC	Neighborhood Commercial	**C-O**	Neighborhood Commercial
GC	General Commercial	**C-O**	Neighborhood Commercial
		C-1	General Commercial
HC	Heavy Commercial	**C-O**	Neighborhood Commercial
		C-1	General Commercial
		C-2	Heavy Commercial
SC	Special Commercial	**C-S**	Special Commercial
		C-K	Commercial Recreation
BP	Business Park	**B-P**	Business Park
LI	Light Industrial	**M-1**	Light Industrial
HI	Heavy Industrial	**M-1**	Light Industrial
		M-2	Heavy Industrial
MU	Mixed Use	**M-U**	Mixed Use
Overlay Designations			
-MPZ	Mineral Preserve (Overlay)	Determined by the primary land use designation.	
-AIR	Airport (Overlay)	Determined by the primary land use designation.	

* Denotes proposed zoning district.

J. COMMUNITY PLANNING AREAS

The aesthetic and scenic values of Tuolumne County contribute to the "quality of life" of its residents: a landscape that is a pleasure to live in, where the senses are heightened by its richness, aesthetic quality, and feeling of life,; and, a place in which all valuable resources, both natural and urban, blend in concert to elevate the human spirit. The rural environment of the Sierra foothills is characterized by a population generally dispersed throughout small town communities of mixed use development surrounded by large areas of open expanses consisting of agriculture, native vegetation, and low density development. These open areas contribute to the identity of the communities.

Roads and highways traverse areas of great scenic beauty within the County, offering enjoyable experiences for passing motorists, cyclists and hikers. The visual separation of the County's communities benefits from the conservation of open areas, especially along the road corridors connecting the communities. The relatively low density and scenic routes between communities and at entrances to the County give it much of its rural and natural character. Native vegetation and tree cover are important ingredients in this regard, as are the species of plants and their patterns in the natural and managed landscape. Tuolumne County is made up of eighteen defined communities; those marked with an asterisk (*) have adopted community plans.

TABLE 1.4: 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**

The Community Plan Volume of the Tuolumne County General Plan_is designed to recognize each of the County's communities and establish a blueprint for creating more livable environments while preserving and enhancing the character and identity of each community. By doing so, future development will be guided to promote compact urban development, provide for efficient and cost-effective infrastructure, conserve resource lands, and safeguard environmentally sensitive lands.

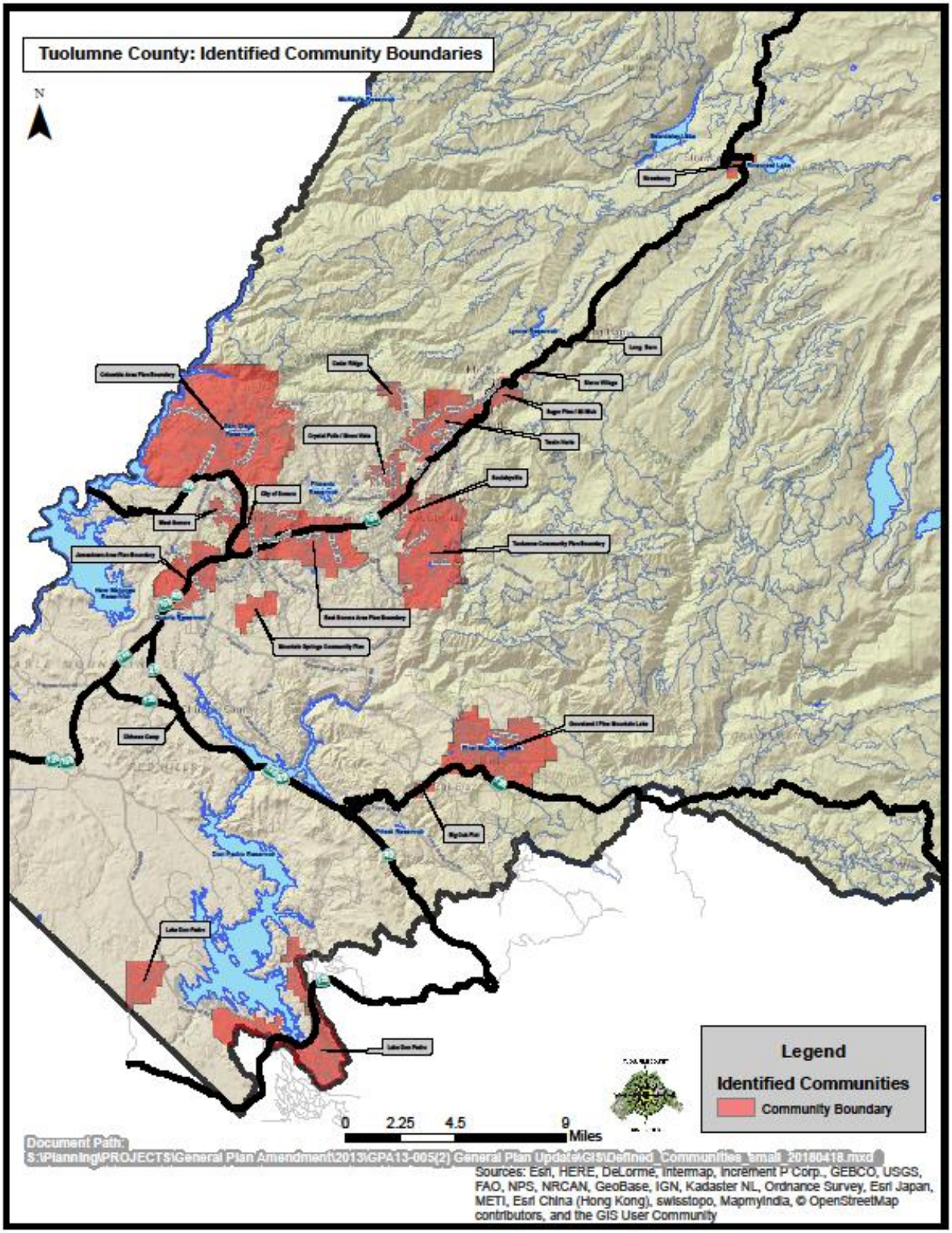

FIGURE 1.7: IDENTIFIED COMMUNITIES

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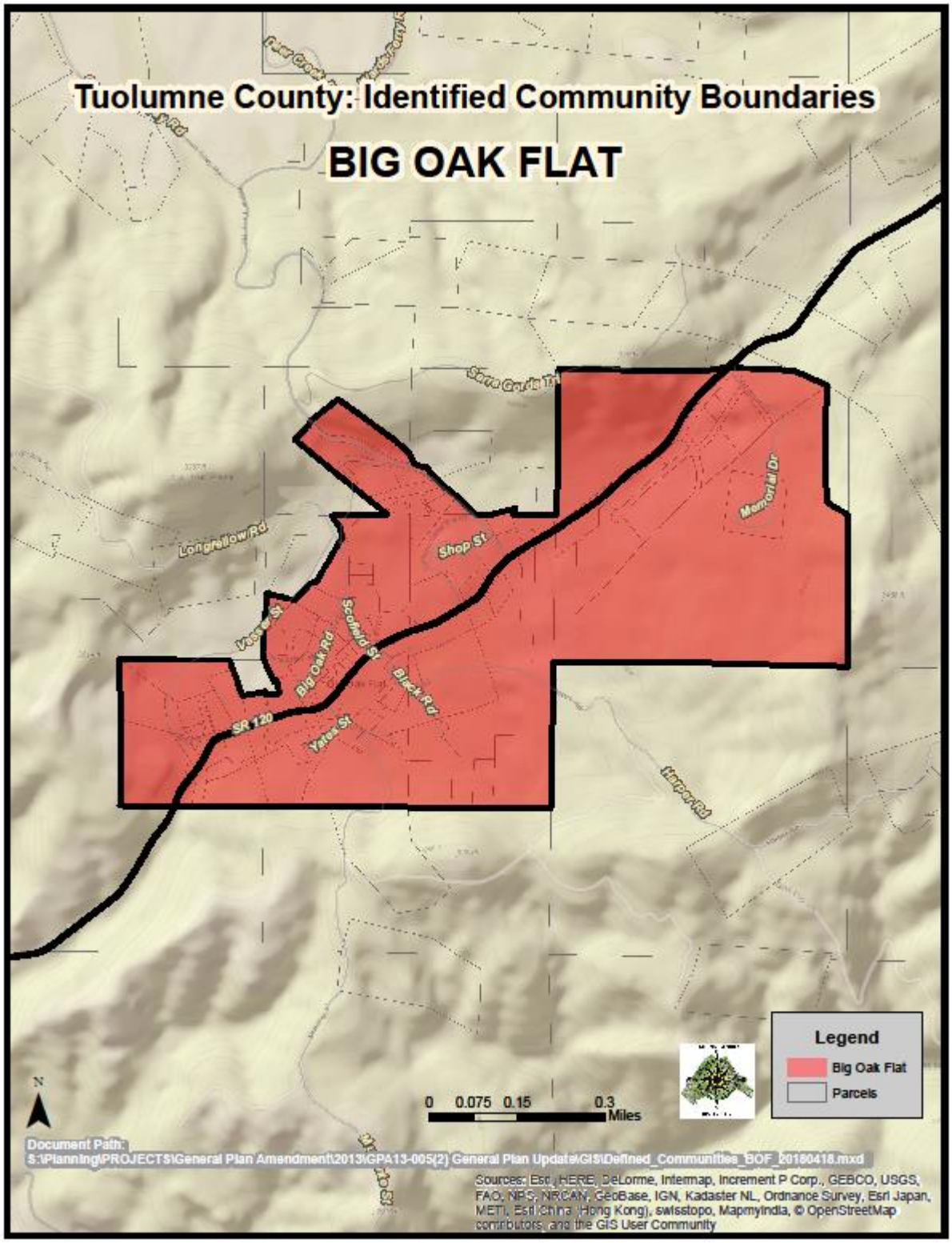

FIGURE 1.8: BIG OAK FLAT

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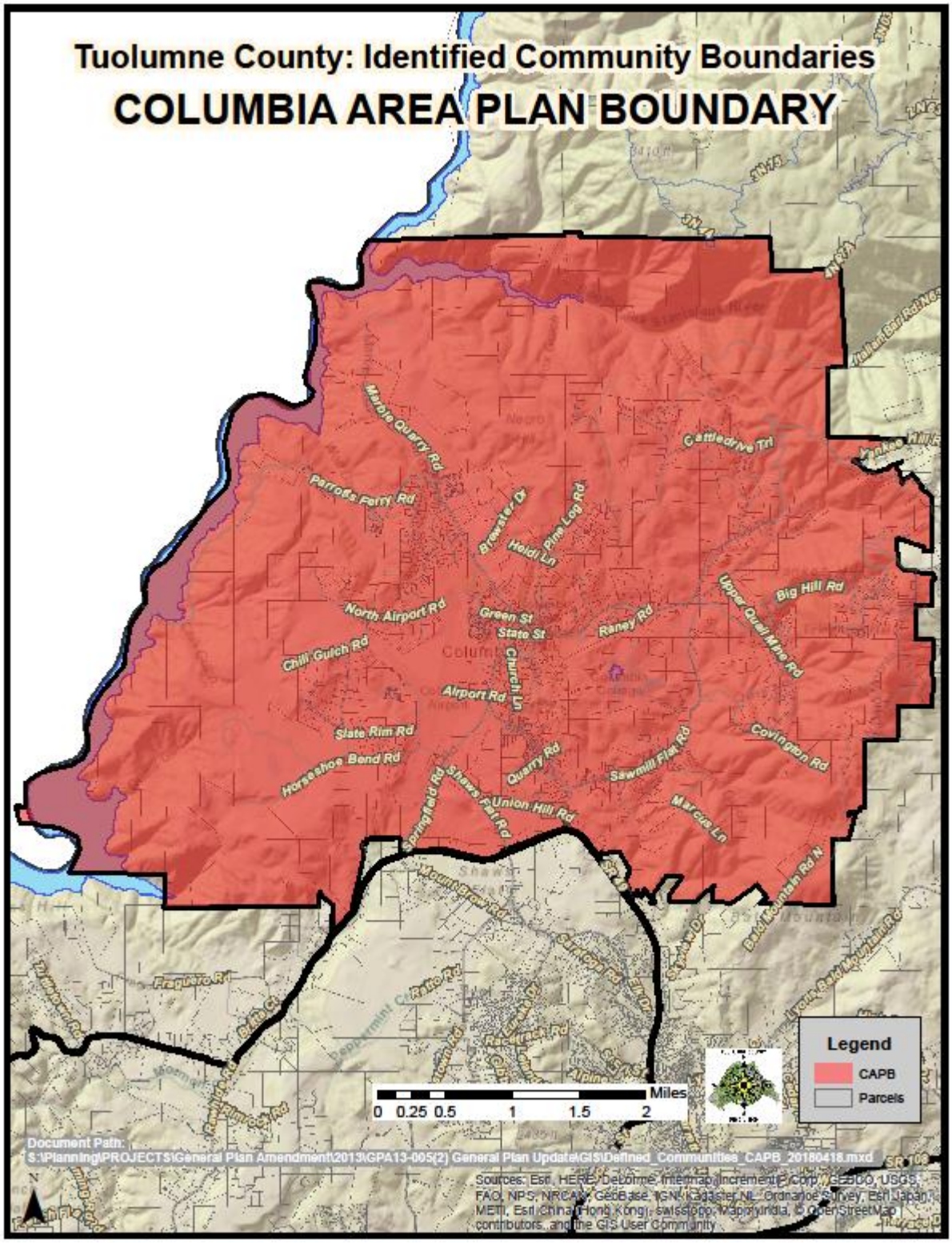

FIGURE 1.9: COLUMBIA

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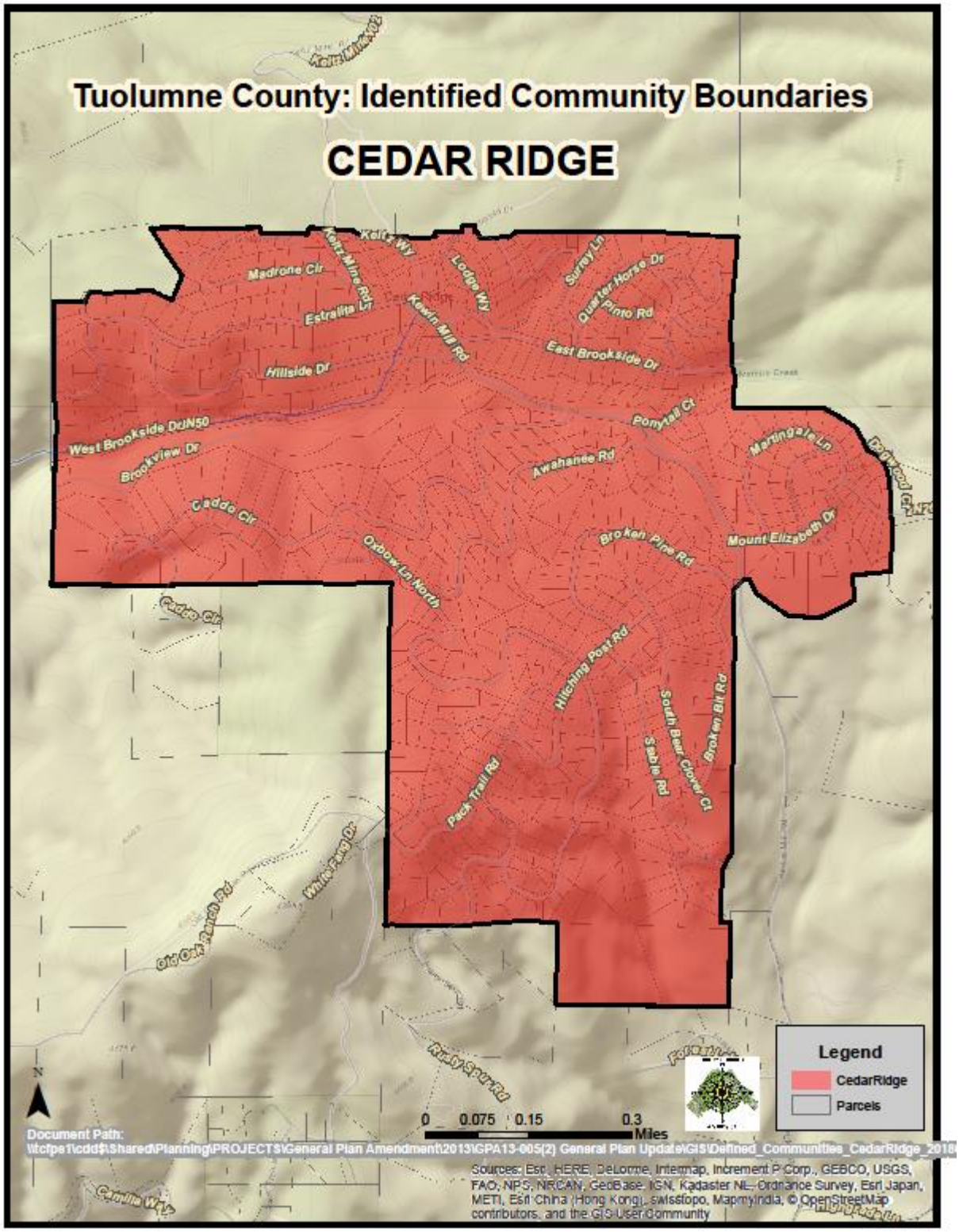

FIGURE 1.10: CEDAR RIDGE

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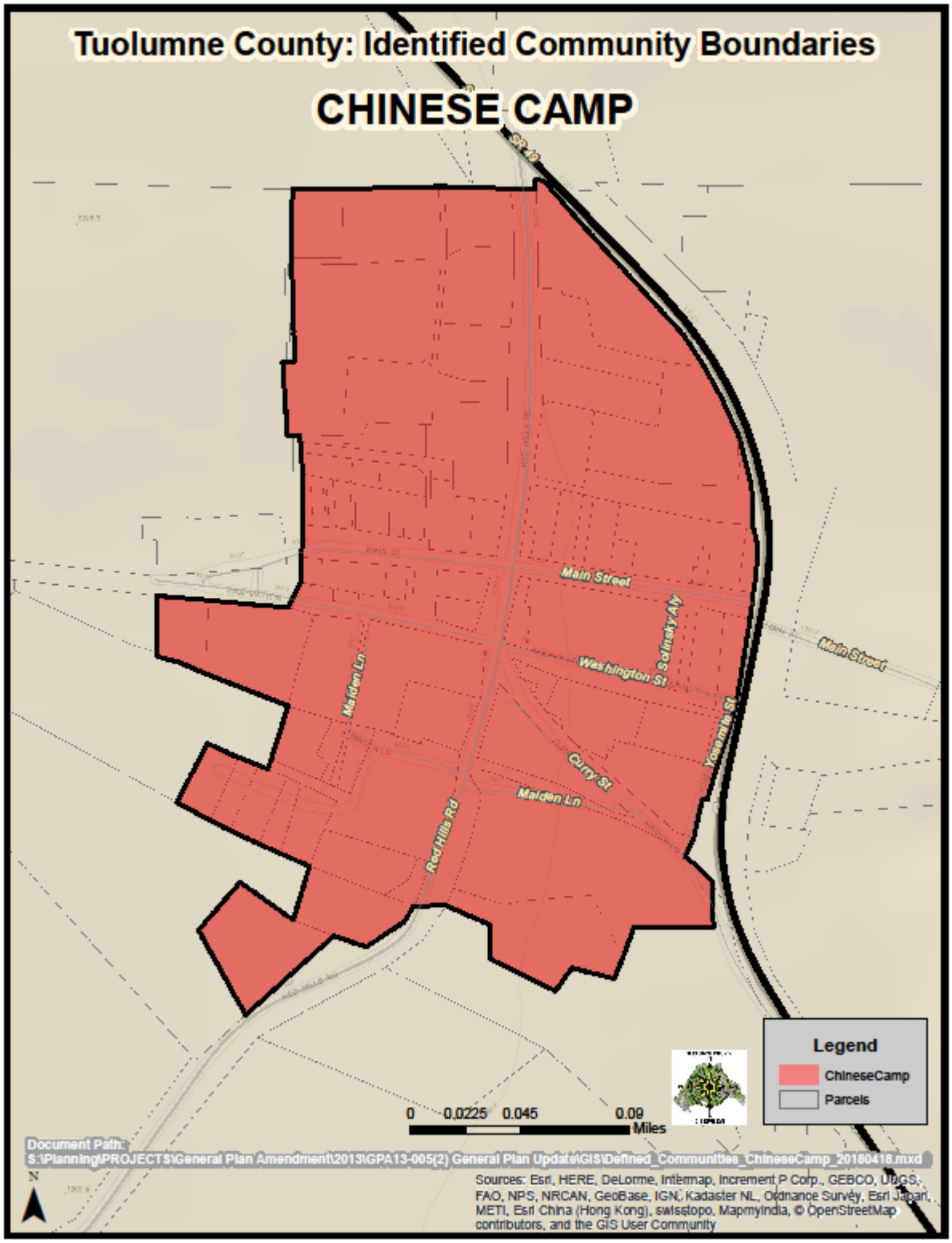

FIGURE 1.11: CHINESE CAMP

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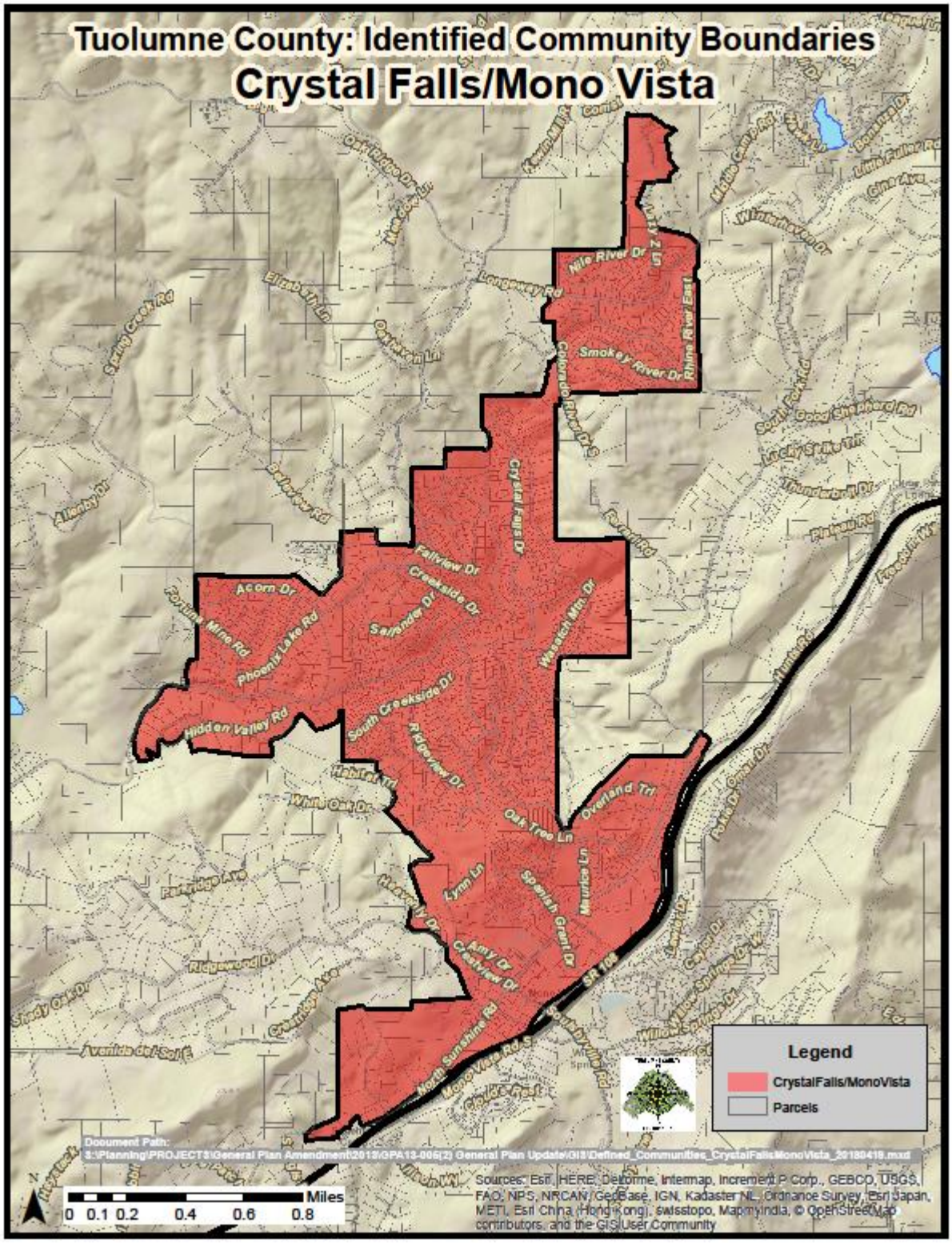

FIGURE 1.12: CRYSTAL FALLS/MONO VISTA

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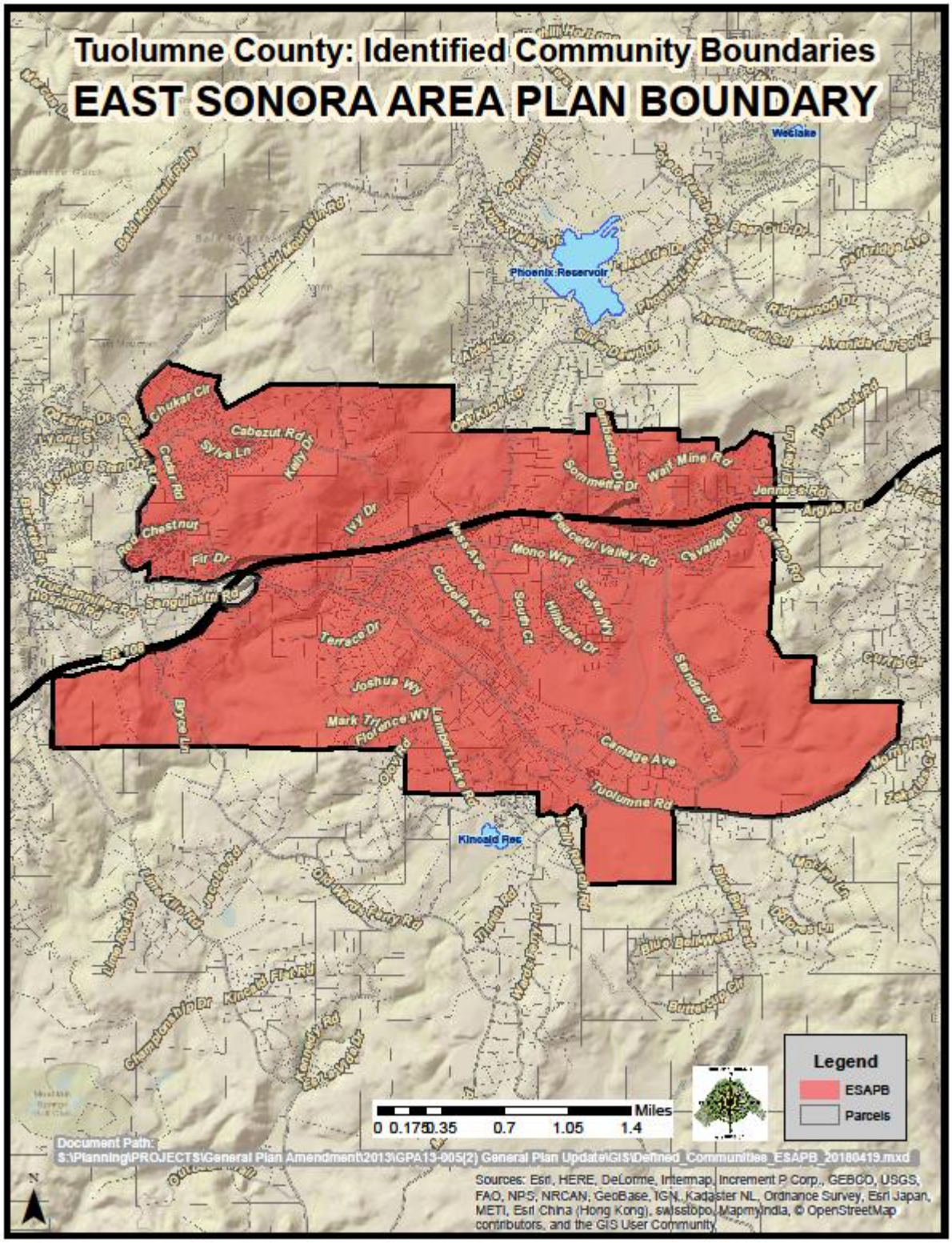

FIGURE 1.13: EAST SONORA

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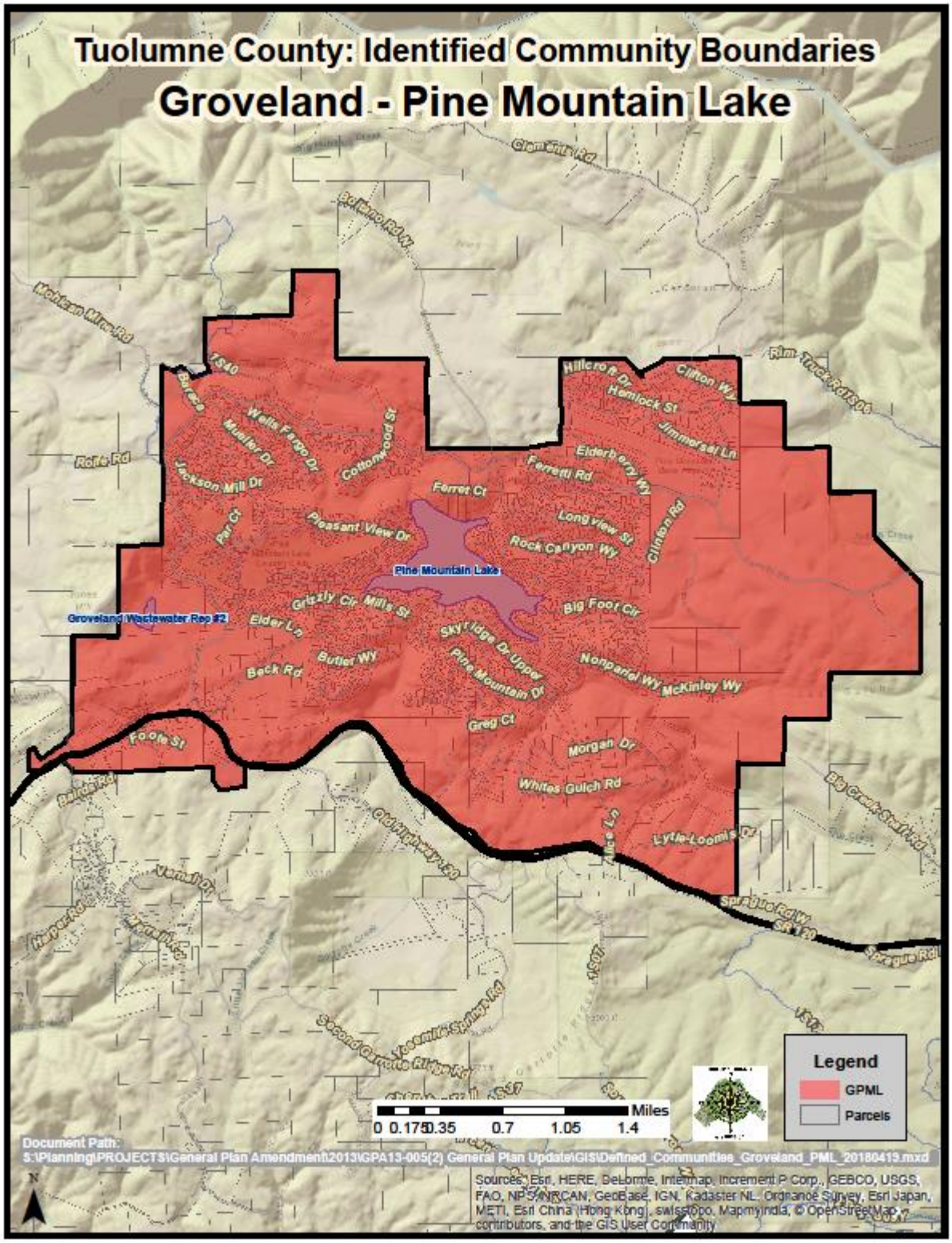

FIGURE 1.14: GROVELAND – PINE MOUNTAIN LAKE

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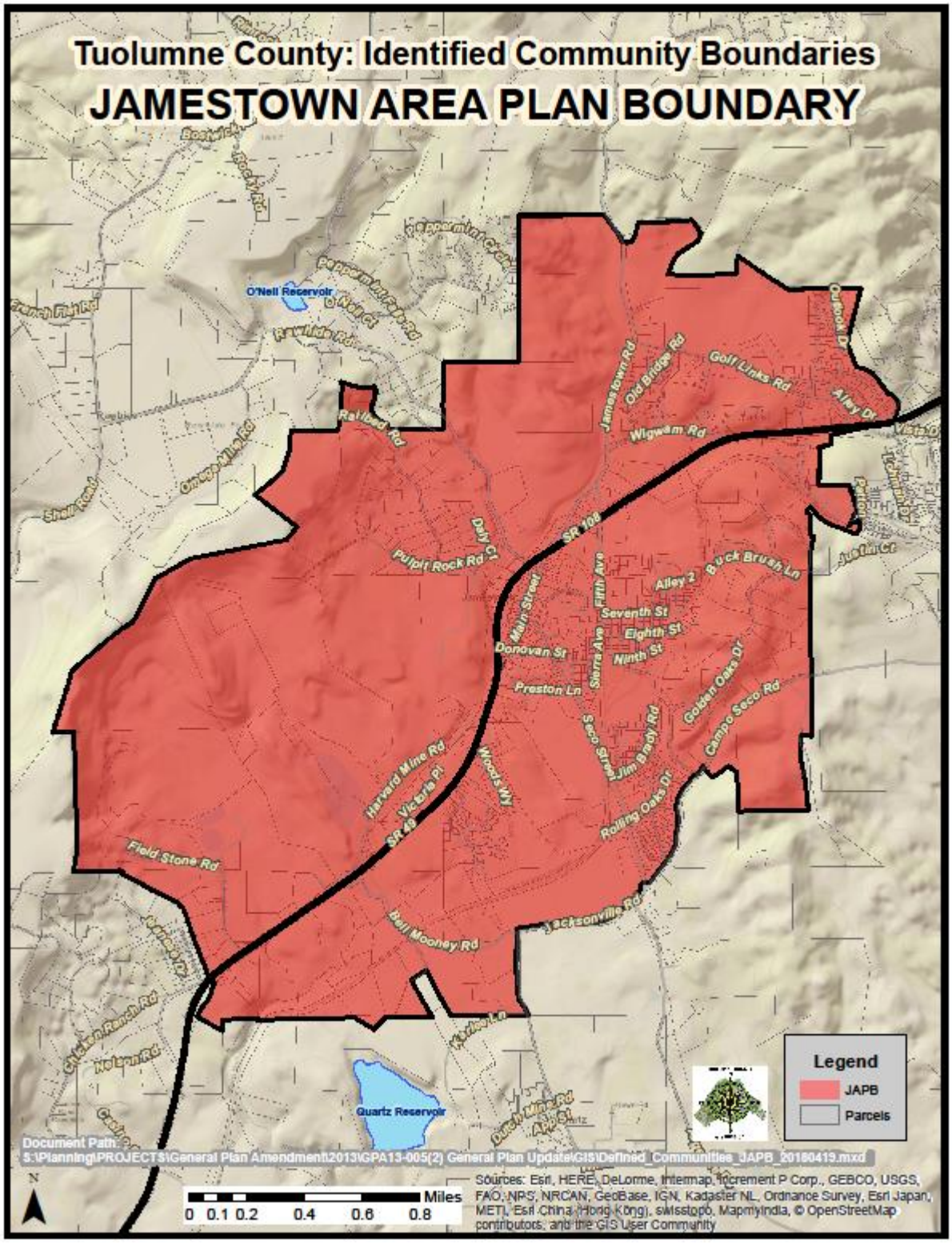

FIGURE 1.15: JAMESTOWN

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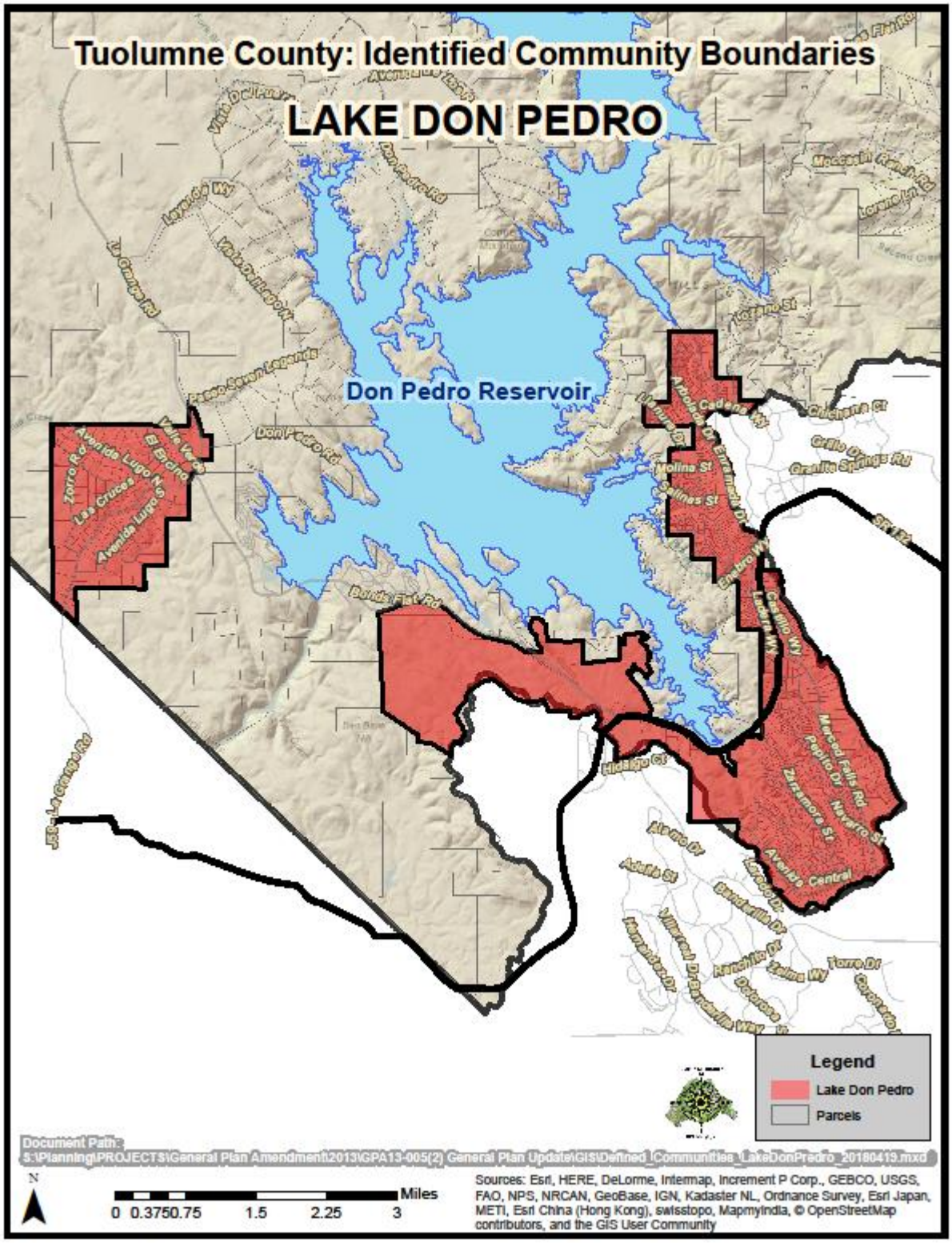

FIGURE 1.16: LAKE DON PEDRO

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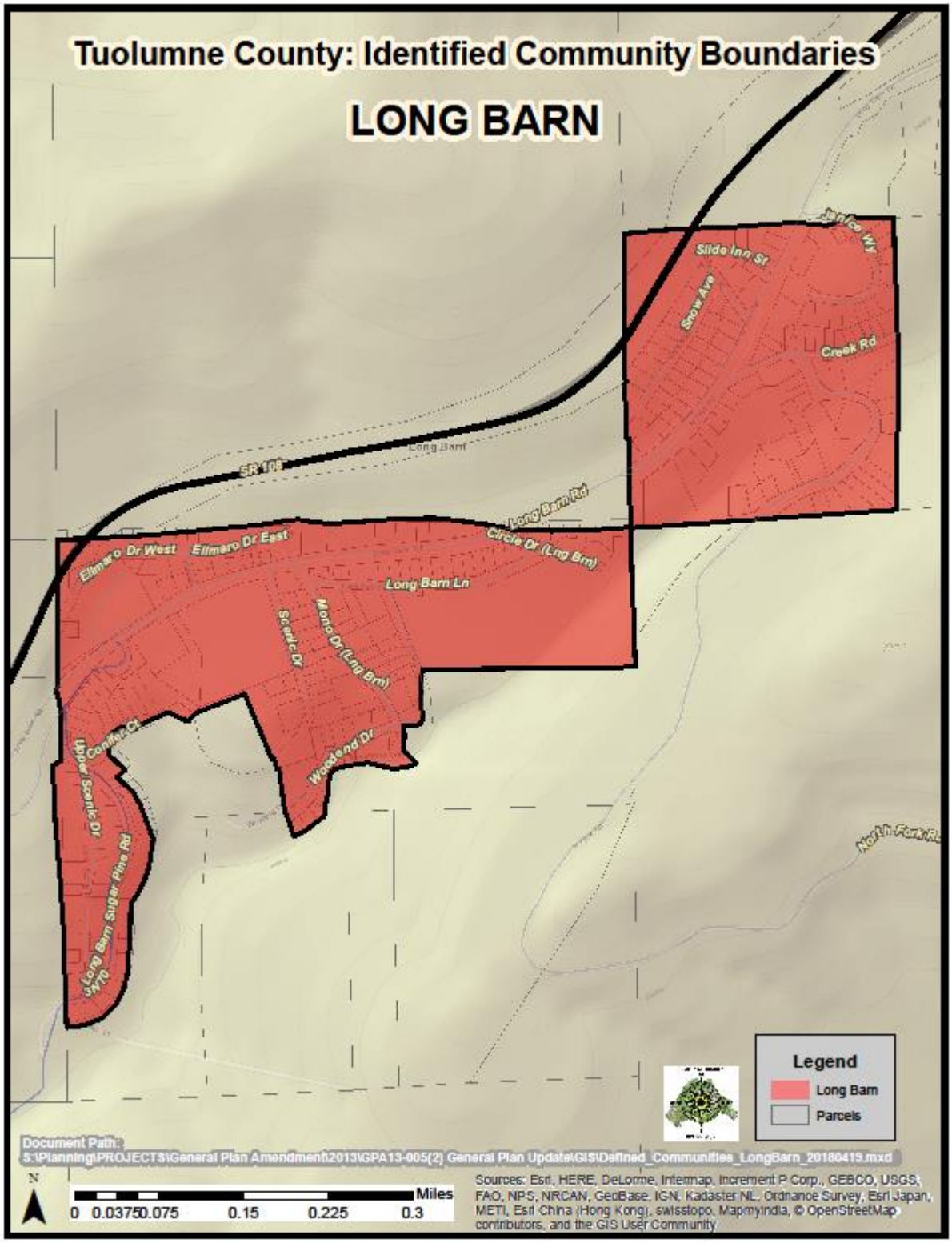

FIGURE 1.17: LONG BARN

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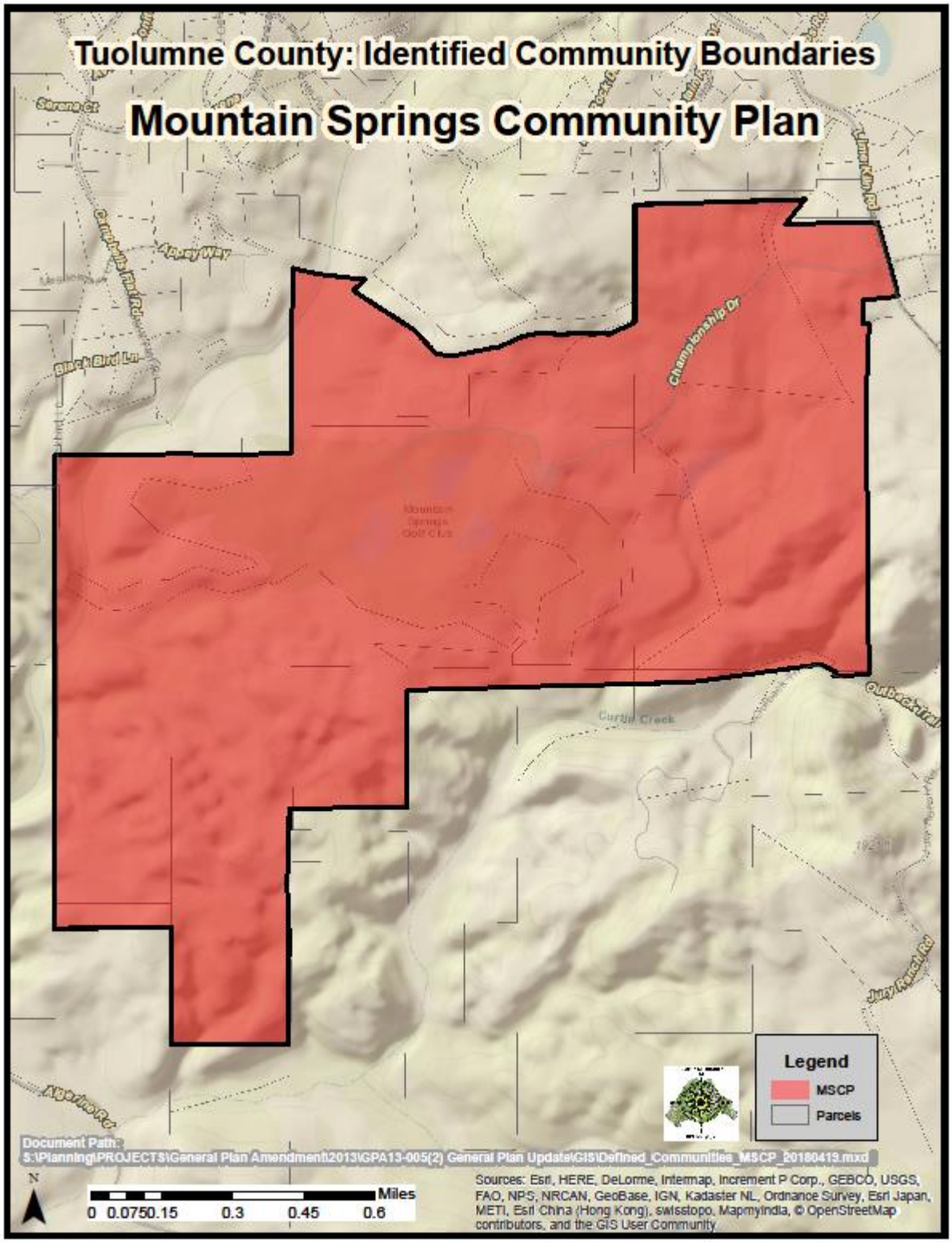

FIGURE 1.18: MOUNTAIN SPRINGS

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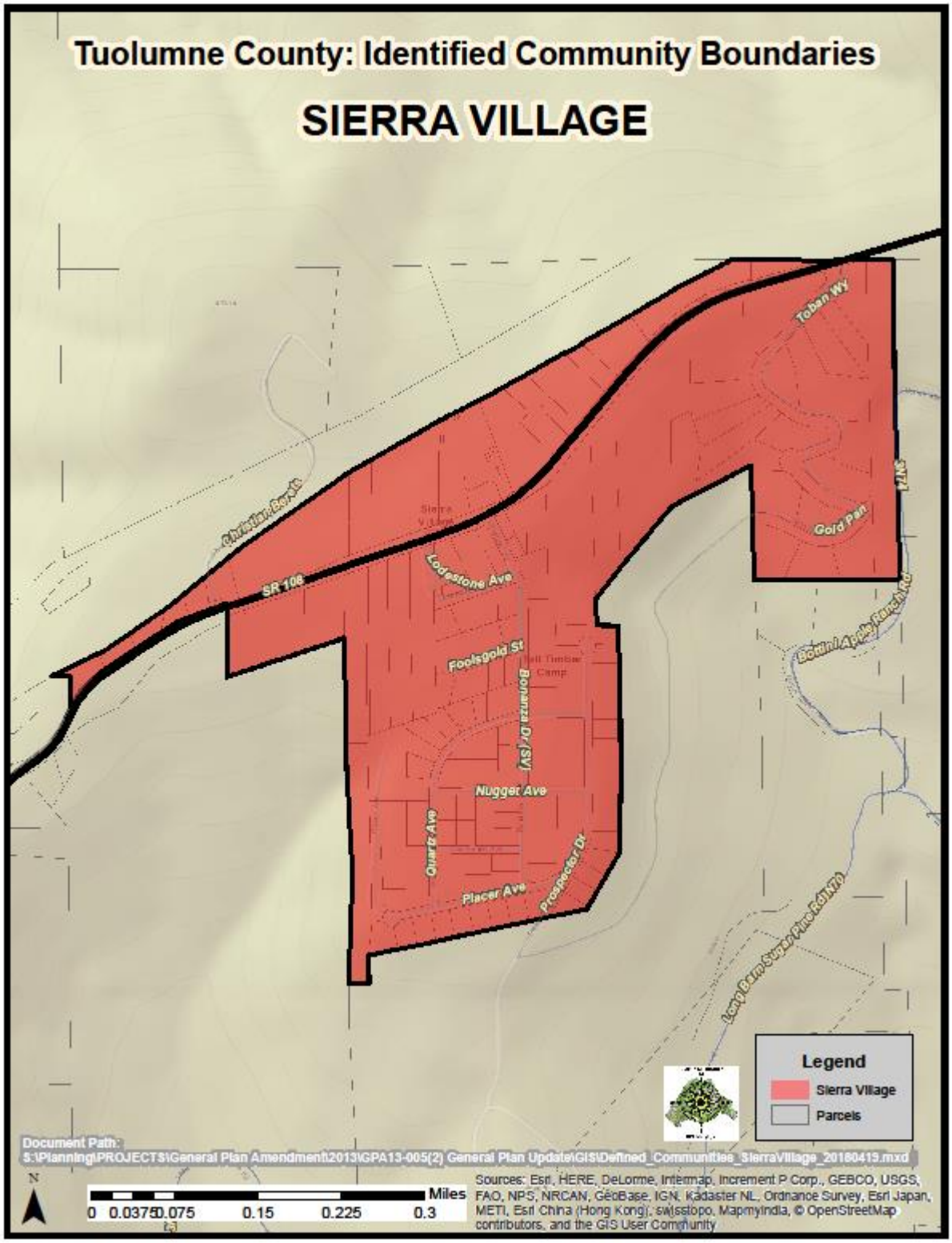

FIGURE 1.19: SIERRA VILLAGE

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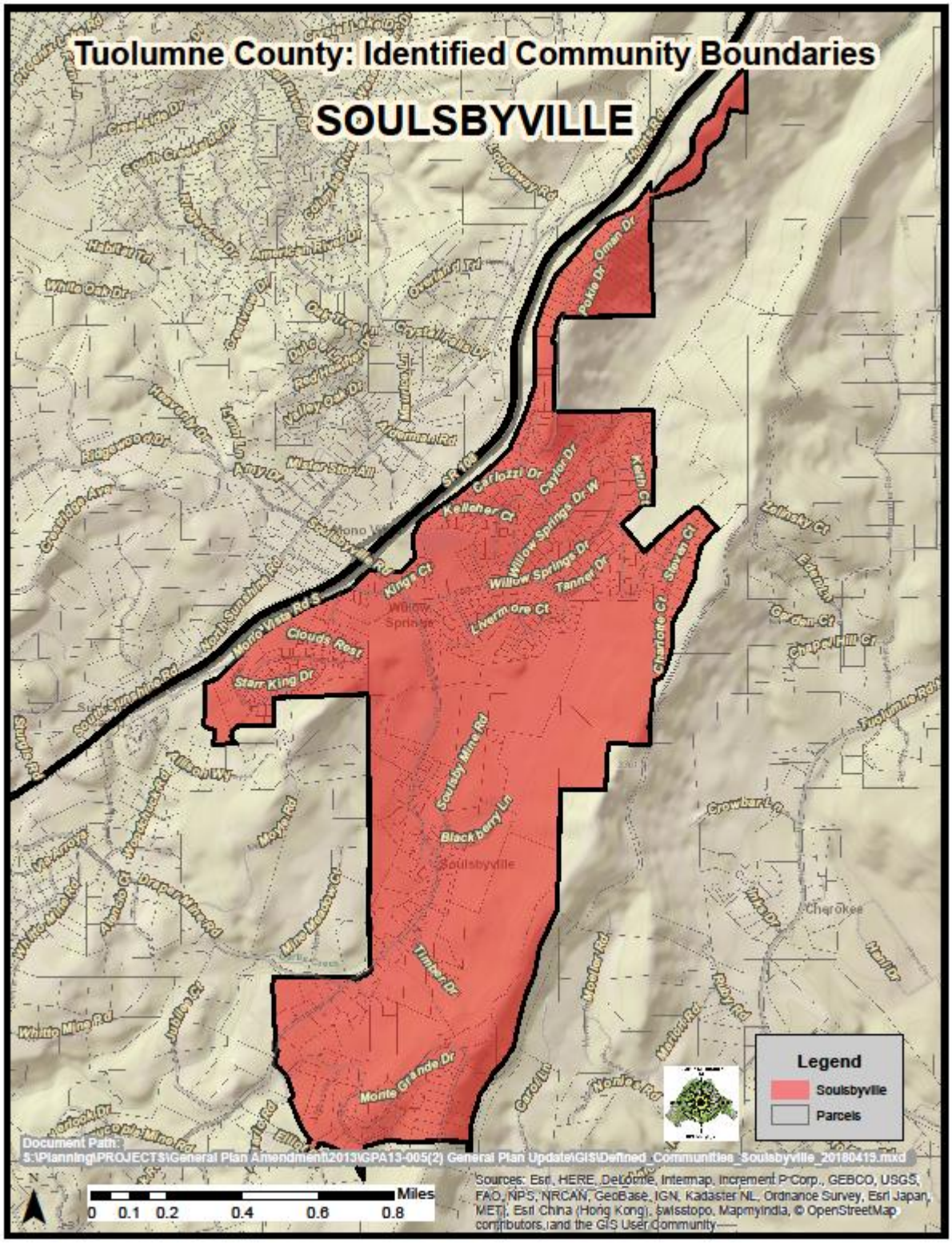

FIGURE 1.20: SOULSBYVILLE

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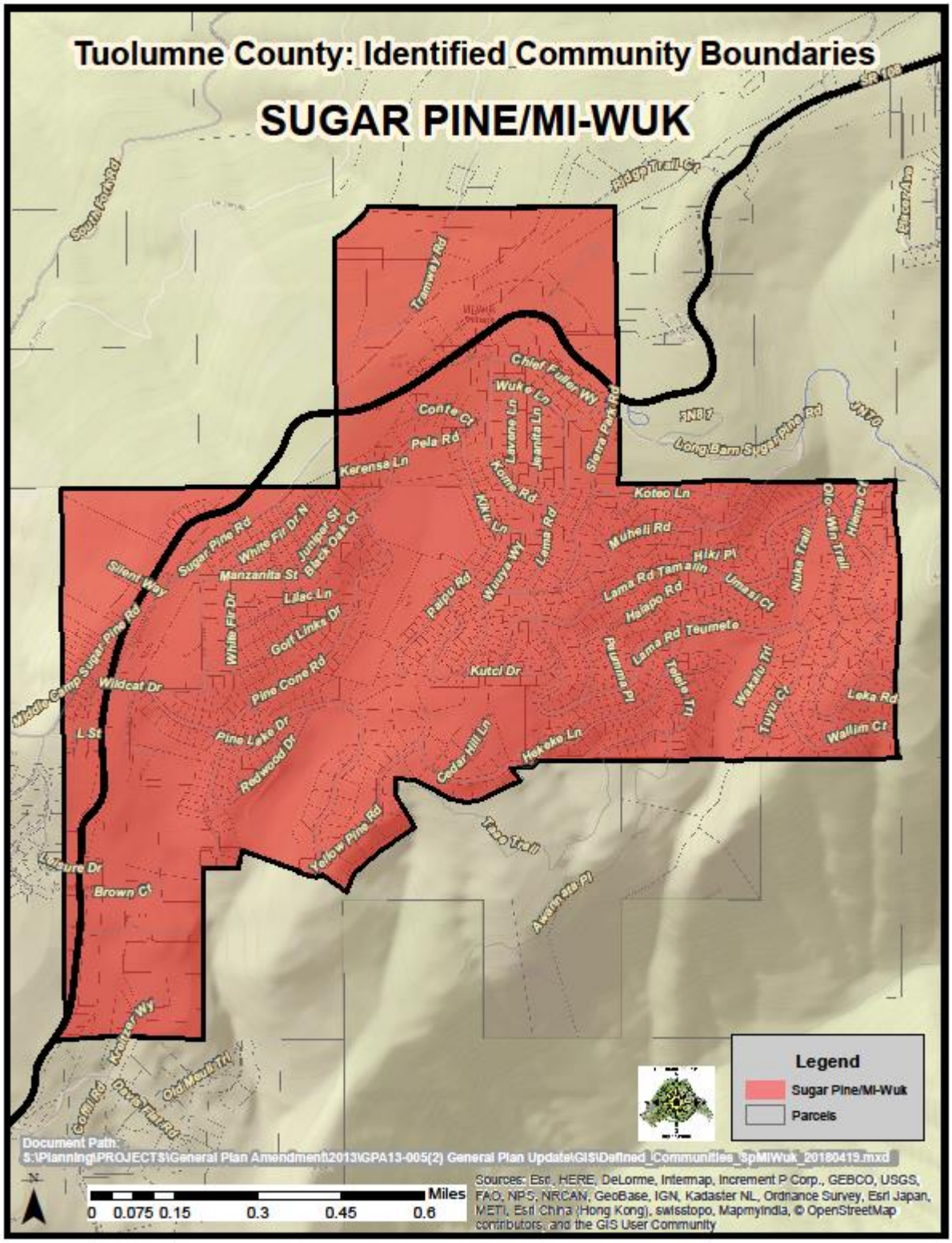

FIGURE 1.21: SUGAR PINE/MI-WUK

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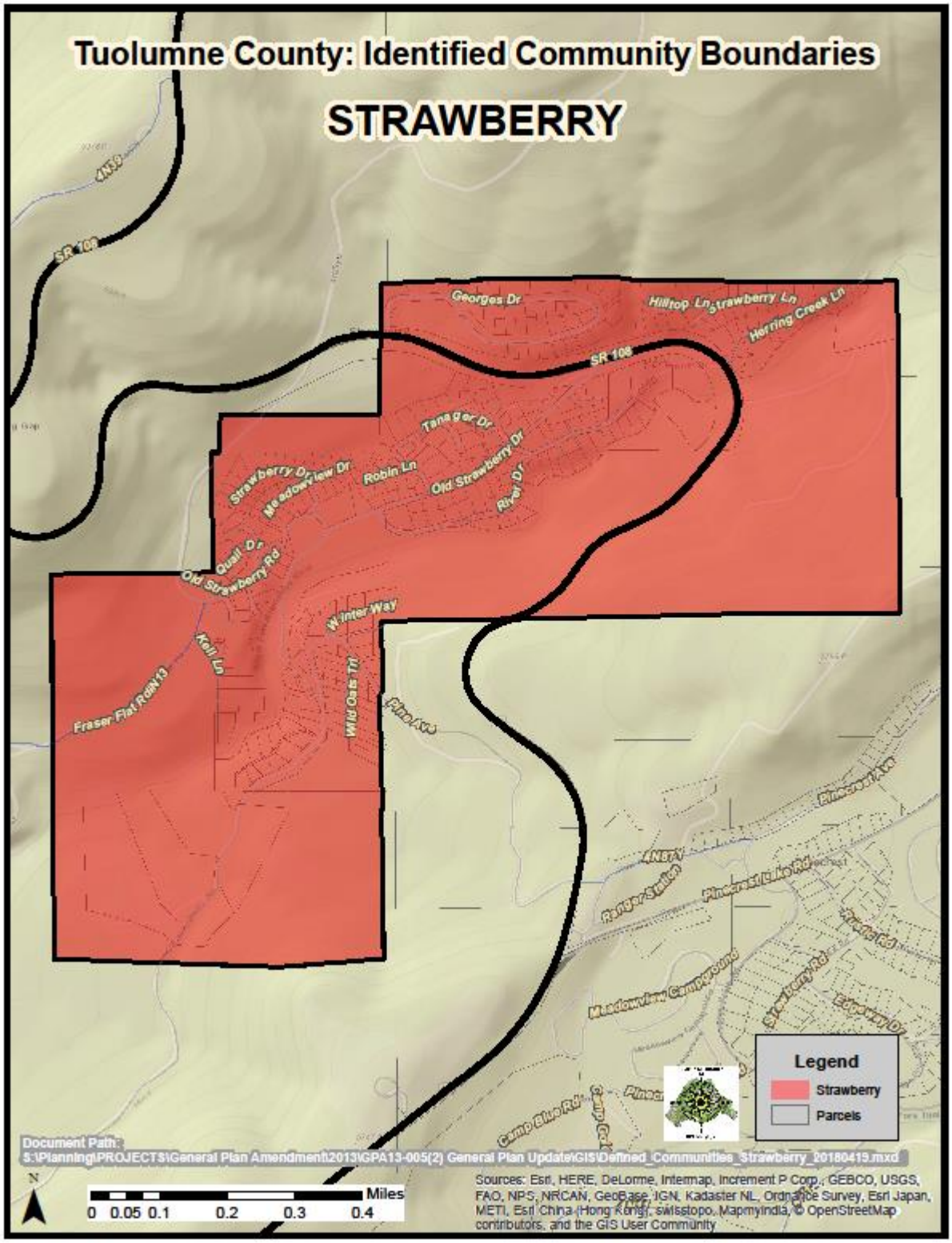

FIGURE 1.22: STRAWBERRY

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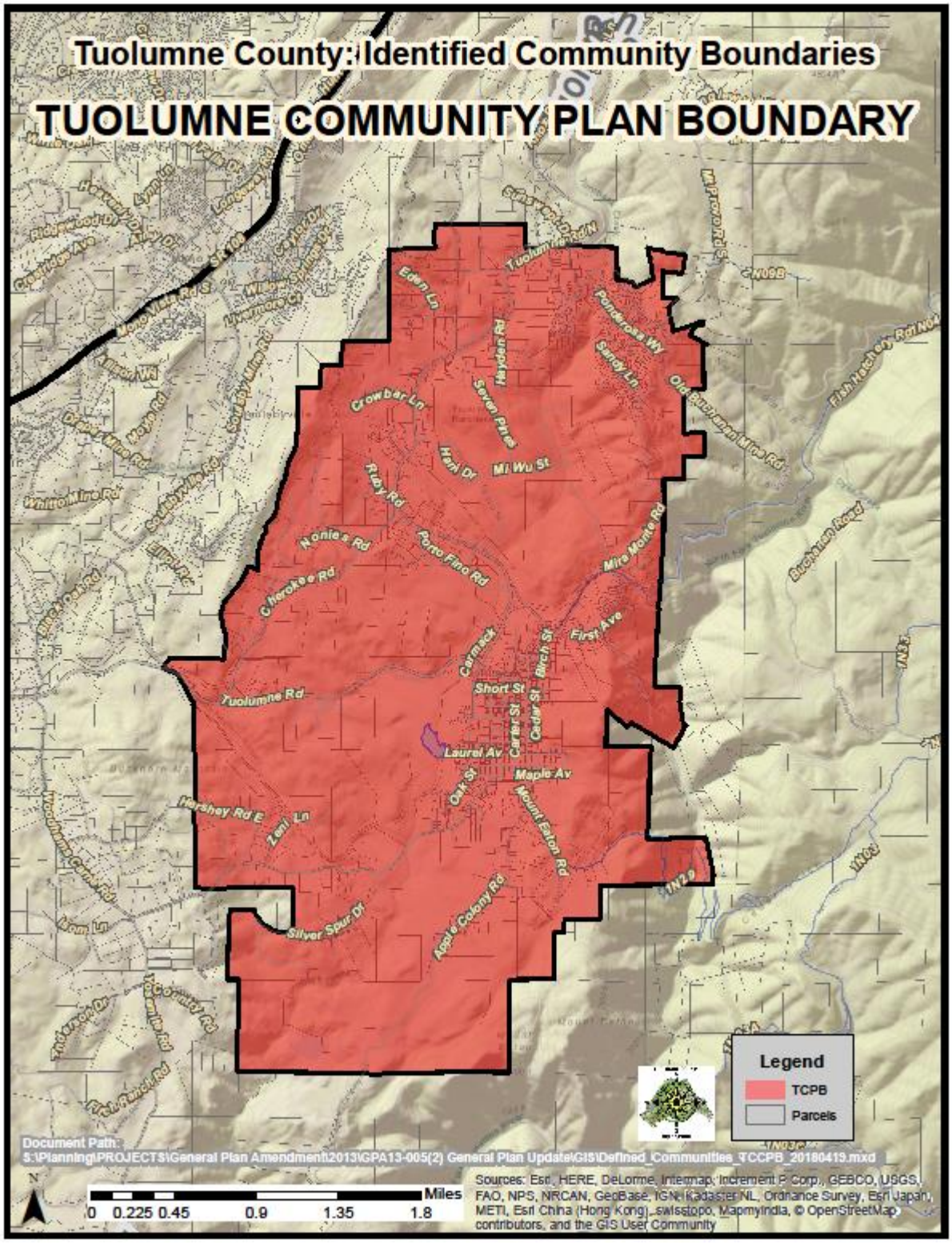

FIGURE 1.23: TUOLUMNE

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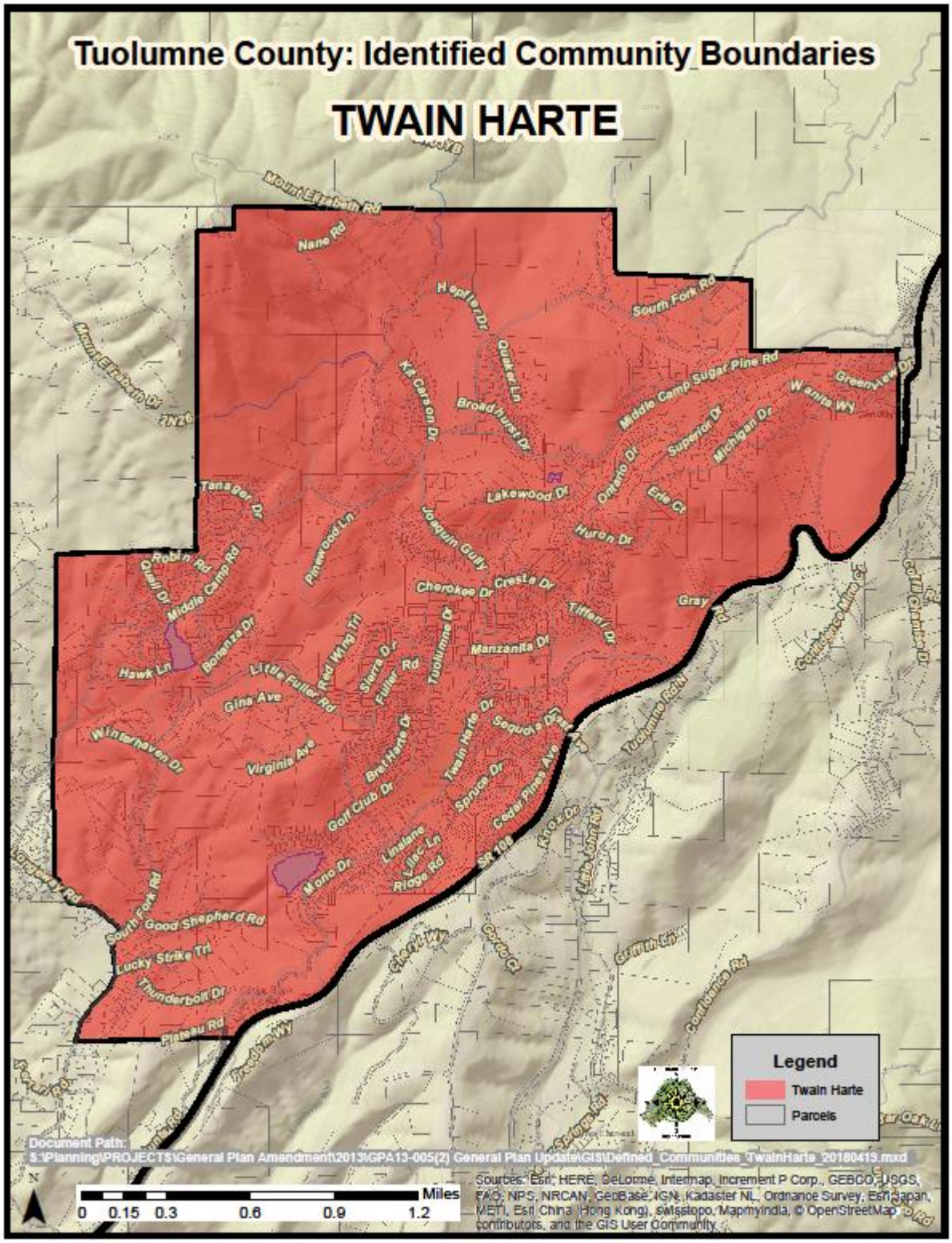

FIGURE 1.24: TWAIN HARTE

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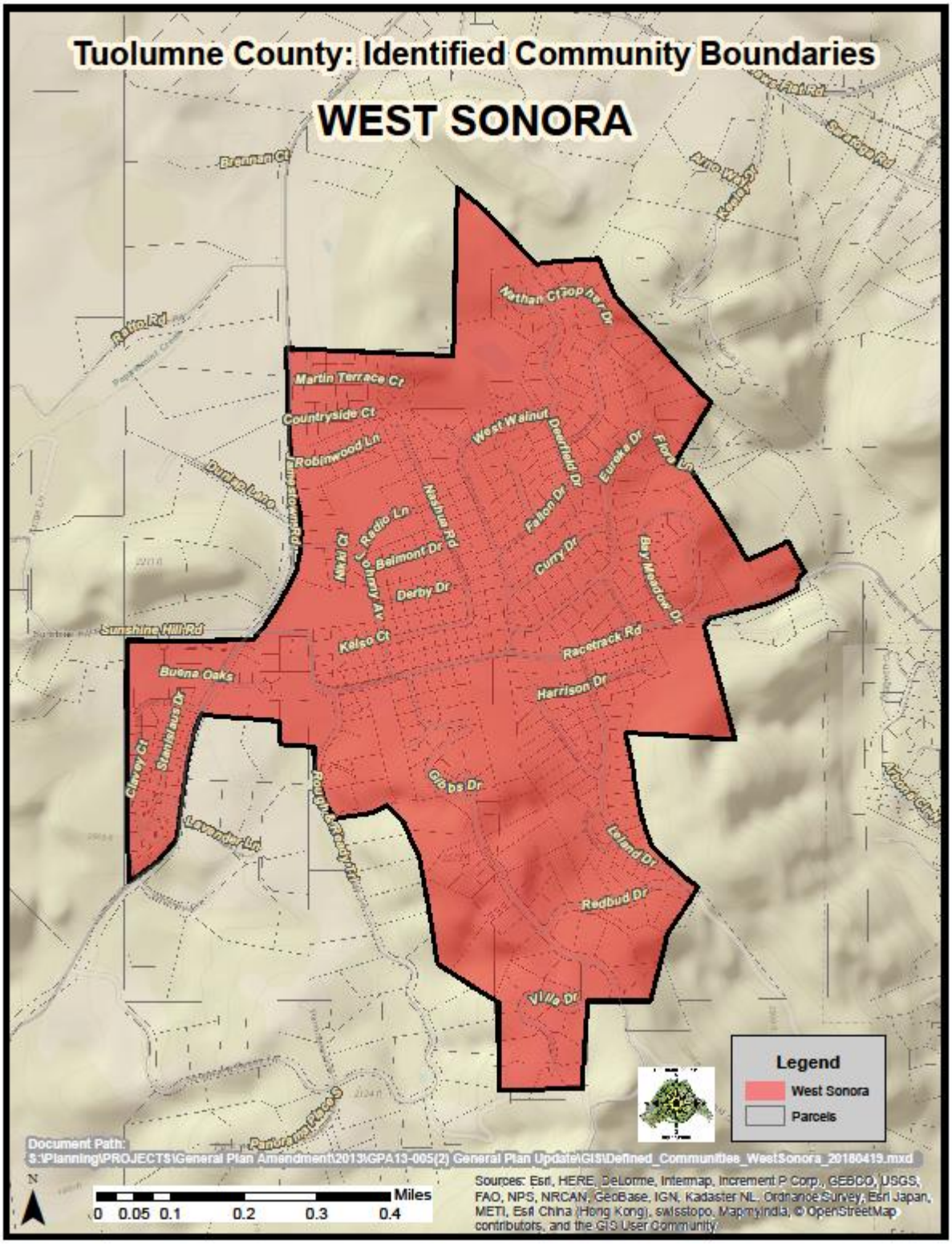

FIGURE 1.25: WEST SONORA

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K. LEGACY COMMUNITIES

All counties must identify and describe "legacy communities" within their boundaries that are disadvantaged unincorporated communities, but not including any area within the sphere of influence of a city. A legacy community means a geographically isolated community that is inhabited with no less than 10 dwellings adjacent or in close proximity to one another and that has existed for at least 50 years.

Additionally, all California municipalities are required to analyze the inequality and infrastructure deficits within disadvantaged unincorporated communities after passage of Senate Bill (SB) 244 in 2011. According to legislative findings in SB 244, hundreds of unincorporated communities in California lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing.

A disadvantaged community is defined as a community with an annual median household income that is less that 80 percent of the statewide annual median household income. These communities range from remote settlements to neighborhoods that have been surrounded by, but have not been annexed by, a city. Including these communities in the long range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and fire protection.

Tuolumne County parcel data, 2010 Census Block Groups income data and 2010 Census Designated Places and Census Blocks population data were used to identify disadvantaged unincorporated communities. Topographic maps were gathered to identify areas that had at least 10 dwellings adjacent or in close proximity to one another (parcels that are less than two acres in size) and that have existed for at least 50 years. These areas were mapped and were overlaid with median household income less than 80 percent of the median household income of the state with at least 10 inhabited dwellings (2010 Census data). Any Census Block Group with a median income of less than $49,306 was included in the analysis. Using these protocols it was determined that there are 16 disadvantaged unincorporated legacy communities in Tuolumne County.

Description of Tuolumne County's 16 Legacy Communities

- **Apple Colony –** is a small residential community located to the south of the community of Tuolumne along Apple Colony Road within the southern half of Section 8, Township 1 North, Range 16 East, Mount Diablo Baseline and Meridian.
- **Big Oak Flat –** is a community in the southern part of the County located along Highway 120 within Section 30, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. First called Savage Diggins after the man who discovered gold there in 1848, the town was renamed Big Oak Flat about 1850 to commemorate the giant oak tree that stood in the center of town. The oak, which was about 13 feet in diameter, was undermined in 1869 and burned in 1890, only pieces remained in 1949. Rich placer and lode mines are reported to have yielded $28,000,000 during the town's heyday. Big Oak Flat is listed as No. 406 on the California Historical Landmark register.
- **Browns Flat –** is a very small mining community off Highway 49, located adjacent to the northern boundary of the City of Sonora and south of Columba. It is located in a portion of the northern half of Section 25, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian.
- **Chinese Camp –** is located along Highway 49 and 120 where Red Hills Road and Montezuma Road intersect. Reportedly founded in 1849 by a group of Englishmen who employed Chinese persons as miners, Chinese Camp was headquarters for stage-lines in the early 1850s and for several California Chinese mining companies. Much surface gold was found on hills and flats. The first Chinese tong war in the state was fought near Chinese Camp

between the Sam Yap and Yan Woo Tongs. The stone and brick post office, built in 1854, is still in use. Chinese Camp is listed as No. 423 on the California Historical Landmark register. The community of Chinese Camp consists of several roads that branch off from Red Hills Road and Highway 49 and 120. It is located where Sections 3, 4, 9 and 10, Township 1 South, Range 14 East, Mount Diablo Baseline and Meridian converge.

- **Columbia –** extends along Parrotts Ferry Road with commercial establishments located along Parrotts Ferry Road or within the Columbia State Historic Park. Columbia, the 'Gem of the Southern Mines,' became a town of 4,000 to 5,000 in the 1850s, following the discovery of gold there by the Hildreth party on March 27, 1850. Columbia State Historic Park was created in 1945 to preserve its historic buildings and sites. Columbia is listed as No. 123 on the California Historical Landmark register and is located within Sections 11 and 14, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian.
- **Groveland –** is located to the northeast of Big Oak Flat and is also located along Highway 120 with commercial uses at its core and residential uses radiating outwards. Formerly called 'First Garrote' because of the hanging of a Mexican person for stealing a horse, Groveland was built in 1849. Gold was discovered there in 1849, and thousands of dollars in placer gold were taken from mines on Garrote Creek, Big Creek, and other diggings. Groveland is listed as No. 446 on the California Historical Landmark register. Groveland is within the eastern half of Section 20 and Section 21, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian.
- **Jamestown –** is one of the largest defined communities within the County whose history began with the Gold Rush. James Woods first discovered gold in Tuolumne County west of the current community, on Woods Creek, shortly before the town was founded by Colonel George James on August 8, 1848. Large quantities of gold were recovered from the stream. The town became known as the gateway to the Mother Lode and the southern mines. Jamestown is listed as No. 431 on the California Historical Landmark register. Commercial development exists along Main Street and Highway 49 and 108 with residential uses radiating to the southeast. Jamestown is mostly within Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian.
- **Long Barn –** is located along Long Barn Road just south and parallel to Highway 108. Long Barn was a wagon stop along the Sonora Pass Highway during the 1800s Gold Rush era. Pioneers traveling west would stop at "The Long Barn" where they could refresh supplies and rest. Long Barn is located within the southern half of Section 20, Township 3 North, Range 17 East and the northern half of Section 29, Township 3 North, Range 17 East, Mount Diablo Baseline and Meridian.
- **Peter Pam –** is mostly a residential neighborhood with a few parcels zoned Neighborhood Commercial. The high Sierra community of Peter Pam is located within Section 2, Township 3, North, Range 17 East, Mount Diablo Baseline and Meridian.
- **Shaws Flat –** is located along Shaws Flat Road, Mount Brow Road and a portion of Jamestown Road. Mandeville Shaw planted an orchard on the eastern slope of Table Mountain in November 1849. When Tarleton Caldwell settled, he planted black walnut trees, known as Caldwell's Gardens. The Mississippi House, built in the 1850s, served as a store, bar and post office. Gold was discovered within a few months of Shaw's arrival. By early 1850, thousands of miners swarmed the area and named the mining camp Shaws Flat. Of the many mining camps that dotted the landscape near Columbia, Shaws Flat become one of the most important. Shaws Flat is listed as No. 395 on the California Historical Landmark register and is located within the southern half of Sections 22 and 23 and the northern half of Section 26, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian.
- **Soulsbyville –** is located along Soulsbyville Road south of Highway 108. Soulsbyville is the site of the famous Soulsby Mine, established by Benjamin Soulsby, Soulsbyville is the first community in Tuolumne County to be founded, in 1855, entirely upon the operation of a lode mine. First to work the mine were hard rock miners from Cornwall, England. Soulsbyville is listed as No. 420 on the California Historical Landmark register and is

located within the western half and southeastern portion of Section 31, Township 2 North, Range 16 East, Mount Diablo Baseline and Meridian.

- **Stent –** is a residential community located along Stent Cutoff Road about a mile south of the community of Jamestown. Stent consists of a few roads and is located where Sections 22, 23, 26 and 27, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian, converge. Public water is available in certain areas of the Stent community.
- **Sunshine Camp –** is located to the south of Highway 108 and west of Soulsbyville. The community of Sunshine Camp consists of property designated for industrial, commercial and residential uses. To the south of Sunshine Camp are the Draper Mine and Black Oak Mine. It is located within portions of Sections 35 and 36, Township 2 North, Range 15, East, Mount Diablo Baseline and Meridian.
- **Tuolumne –** The Central Sierra Me-Wuk are believed to have first entered the Tuolumne area 500-800 years ago (Moratto, 1984). Tuolumne was later settled by Franklin and Elizabeth Summers who arrived in 1854 to what was then known as Eagle Ranch along Turnback Creek. After Franklin Summers' death in a gunfight, miners championed the name Summersville for the community. William H. Crocker, his cousin Henry Crocker, Charles F. Gardner, William Newell and Thomas S. Bullock are credited with the formation of the West Side Flume and Lumber Company that developed the company-town of Carter south of the Summersville townsite in 1899. By the time the Tuolumne post office was christened in 1909, the community name of Tuolumne was firmly established. Tuolumne is bounded by Yosemite Road and Maple Avenue to the south, Cherry Valley Boulevard to the west, primarily Cedar Road to the east and Tuolumne Road North to the north. Tuolumne is located within the southern half of Section 5 and Section 8, Township 1 North, Range 16 East, Mount Diablo Baseline and Meridian.
- **Twain Harte –** is located north of Highway 108 within portions of Sections 8, 9, 16 and 17, Township 2 North, Range 16 East, Mount Diablo Baseline and Meridian. During the Gold Rush, Twain Harte was the site of flume-and-ditch building to supply water needed to wash the dirt and gravel to yield gold. At the turn of the twentieth century, the Sugar Pine Railway was built through Twain Harte. This railway carried logs from the high country to the sawmill in Standard. In the 1920s and 30s, the Twain Harte area was developed as a resort and what is believed to be the first private housing subdivision in the Sierra. It was named Twain Harte Lodge in the 1920s after the famous authors Mark Twain and Bret Harte, who had lived in the general area. The first version of the well-known Twain Harte "Arch" was built in 1933. The golf course was built in the 1930s. Over the years, Twain Harte has developed into a community with several thousand permanent residents.

Analysis of Legacy Community's Public Service Status

For each legacy community, an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies must be provided in the general plan. Funding mechanisms that could make the extension of services and facilities to identified communities financially feasible must also be analyzed.

TABLE 1.5: PUBLIC SERVICE STATUS FOR LEGACY COMMUNITIES

COMMUNITY	Public Water Available	Public Sewer Available	Stormwater Drainage	Fire Protection
1. Apple Colony	Yes	Yes	No	Yes
2. Big Oak Flat	Yes	Yes	No	Yes
3. Browns Flat	Yes	Yes	No	Yes
4. Chinese Camp	No	No	No	Yes
5. Columbia	Yes	Yes	Yes	Yes
6. Groveland	Yes	Yes	No	Yes
7. Jamestown	Yes	Yes	Yes	Yes
8. Long Barn	Yes	No	No	Yes
9. Peter Pam	Yes	No	No	Yes
10. Shaws Flat	Nearby	Nearby	No	Yes
11. Soulsbyville	Yes	Nearby	No	Yes
12. Strawberry	Yes	No	No	Yes
13. Stent	No	No	No	Yes
14. Sunshine Camp	Yes	Yes	No	Yes
15. Tuolumne	Yes	Yes	Yes	Yes
16. Twain Harte	Yes	Yes	Yes	Yes

Public Water Availability - Public water is available for a majority of the Disadvantaged Legacy Communities as identified in Table 1.5. The three communities that do not currently have public water are Chinese Camp, Shaws Flat and Stent. These communities are served by private wells and no significant well issues have occurred in these communities. *Shaws Flat* currently is not served by public water, however, public water extends along Saratoga Road to Highway 49 near the east boundary of Shaws Flat. Therefore, public water could be extended to Shaws Flat. *Chinese Camp* and *Stent* do not have any public water within their vicinities and would require major extensions to these communities or separate individual community systems to serve these areas.

Public Sewer Availability - Public sewer is available for half of the Disadvantaged Legacy Communities as identified in Table 1.5. The seven communities that are not served by public sewer are Chinese Camp, Long Barn, Peter Pam, Shaws Flat, Soulsbyville, Strawberry and Stent; however, these communities are served by septic systems and no significant septic problems have occurred in these communities. Shaws Flat currently is not served by public sewer, however, public sewer extends up to Saratoga Road near the east boundary of Shaws Flat. Therefore, public sewer could be extended to Shaws Flat. The community of Soulsbyville is served by public water but is currently not served by public sewer. Public Sewer service is available to the north of Soulsbyville in the Willow Springs Subdivision. The communities of Chinese Camp, Long Barn, Peter Pam, Strawberry and Stent do not have any public sewer service in proximity to them. To provide public sewer to these communities would require major extensions or separate individual community systems to serve these areas.

Stormwater Drainage - The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer systems (MS4s). Storm water is runoff from rain or snow melt that runs off surfaces such as rooftops, paved streets, highways or parking lots, and can carry with it pollutants, such as oil, pesticides, herbicides, sediment, trash, bacteria and metals. The runoff can then drain directly into a local stream, lake or bay. Often, the runoff drains into storm drains which eventually drain untreated into a local waterbody. Additionally, municipal or urban areas commonly include large impervious surfaces which contribute to an increase in runoff flow, velocity and volume. As a result, streams are hydrologically impacted through streambed and channel scouring, instream sedimentation and loss of aquatic and riparian habitat. In addition to hydrological impacts, large impervious surfaces contribute to greater pollutant loading, resulting in turbid water, nutrient enrichment, bacterial contamination, and increased temperature and trash. MS4 permits were issued in two phases.

Under Phase I, which started in 1990, the Regional Water Quality Control Boards have adopted National Pollutant Discharge Elimination System General Permit (NPDES) storm water permits for medium (serving between 100,000 and 250,000 people) and large (serving more than 250,000 people) municipalities. Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. These permits are reissued as the permits expire. The Phase I MS4 permits require the discharger to develop and implement a Storm Water Management Plan/Program with the goal of reducing the discharge of pollutants to the maximum extent practicable (MEP). MEP is the performance standard specified in Section 402(p) of the Clean Water Act. The management programs specify what best management practices (BMPs) will be used to address certain program areas. The program areas include: public education and outreach; illicit discharge detection and elimination; construction and post-construction; and good housekeeping for municipal operations. In general, medium and large municipalities are required to conduct monitoring.

On April 30, 2003 as part of Phase II, the State Water Resources Control Board issued a General Permit for the Discharge of Storm Water from Small MS4s (WQ Order No. 2003-0005-DWQ) to provide permit coverage for smaller municipalities (population less than 100,000), including non-traditional Small MS4s, which are facilities such as military bases, public campuses, prison and hospital complexes. The Phase II Small MS4 General Permit covers Phase II Permittees statewide. On February 5, 2013 the Phase II Small MS4 General Permit was adopted and became effective on July 1, 2013. Tuolumne County is not classified as a Phase I or Phase II MS4. Therefore, the Municipal Storm Water Permitting Program does not apply to the County and a stormwater drainage management program is currently not required. However, Columbia, Jamestown, Tuolumne and Twain Harte do have municipal stormwater drainage facilities within their communities and the existing natural drainage systems suffice for the other communities in the County.

Fire Protection - As indicated in Table 1.5, structural fire protection is provided to all of the disadvantaged unincorporated legacy communities in Tuolumne County by either the Tuolumne County Fire Department or Fire Protection Districts. Structural fire protection is provided to the unincorporated area of the County through a cooperative fire protection services approach. Currently, CAL FIRE provides administrative and operational services through a fire protection agreement to the County of Tuolumne, Jamestown Fire Protection District and the Groveland Community Services District. The remaining fire districts and special districts, including Tuolumne Fire District, Columbia Fire Protection District, Twain Harte Community Services District, Mi-Wuk/Sugar Pine Fire Protection District and the Strawberry Fire Protection District, all play a vital role in the fire protection services of the County. However, fire protection needs within the County are continuing to grow and change as the population base within the County changes. In order to provide adequate levels of fire suppression services modifications to the current agencies that provide such services may be needed to accommodate the growing and changing needs within the County.

Analysis of Potential Funding Mechanisms - Government Code Section 65302.10(b)(3) requires an analysis of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities that currently do not have public water or sewer financially feasible.

Principal funding sources for infrastructure include taxes, benefit assessments, bonds and impact fees. In addition, there are funding opportunities for both infrastructure planning and implementation available. The following are additional sources of funding for public water and sewer to be extended to communities that currently do not have the infrastructure.

- *California Department of Public Health Safe Drinking Water State Revolving Fund* – The California Department of Public Health provides funding through the Safe Drinking Water State Revolving Fund. The State Revolving Fund provides low interest loans to fund public water system planning and infrastructure projects. Grant funding may be available to disadvantaged communities that are unable to afford loans. Emphasis is focused on projects that solve public health and significant compliance issues.
- *State Water Resources Control Board Revolving Fund Program* – The Federal Water Pollution Control Act established the Clean Water State Revolving Fund program. The Clean Water State Revolving Fund program offers low interest financing agreements for water quality projects. Annually, the program disburses between $200 and $300 million to eligible projects.
- *State Water Resources Control Board Small Community Wastewater Grant Program* – The Small Community Wastewater Grant Program provides grants for the planning, design, and construction of publicly-owned wastewater treatment and collection facilities to small communities (i.e., with a population of 20,000 persons, or less) with financial hardship (i.e., annual median household income is 80 percent of the Statewide median household income, or less).
- *Department of Water Resources Integrated Regional Water Management (IRWM) Grant Program* - Integrated Regional Water Management (IRWM) is a collaborative effort to manage all aspects of water resources in a region. IRWM crosses jurisdictional, watershed, and political boundaries; involves multiple agencies, stakeholders, individuals, and groups; and attempts to address the issues and differing perspectives of all the entities involved through mutually beneficial solutions.
- *United States Department of Agricultural Rural Development Grants and Loans* – Grants and loans are available through the USDA for predevelopment planning, water and wastewater, and emergency water assistance.

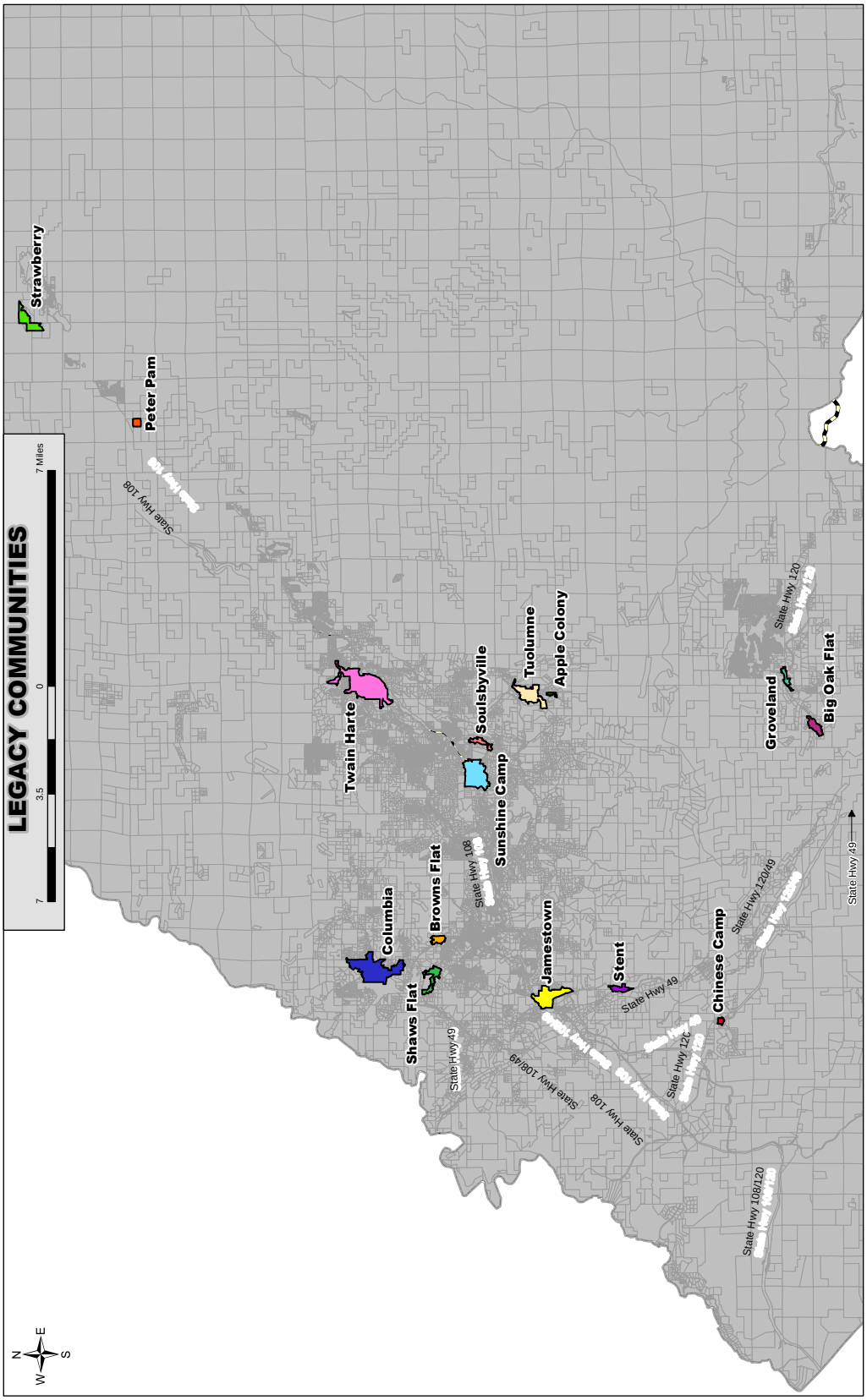

FIGURE 1.26: LEGACY COMMUNITIES

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LEGACY COMMUNITIES:
BIG OAK FLAT
N
W
E
S
800
400
0
800 Feet
Wards Ferry Rd
State Hwy 120
Big Oak Rd
Black Rd
Harper Rd
School St
Musante St

FIGURE 1.27

This page is intentionally left blank.

LEGACY COMMUNITIES:
CHINESE CAMP
N
W
E
S
400
200
0
400 Feet
Main St
Washington
St
Red Hills Rd
Curry St
Maiden
Ln
State Hwy 120/49

FIGURE 1.28

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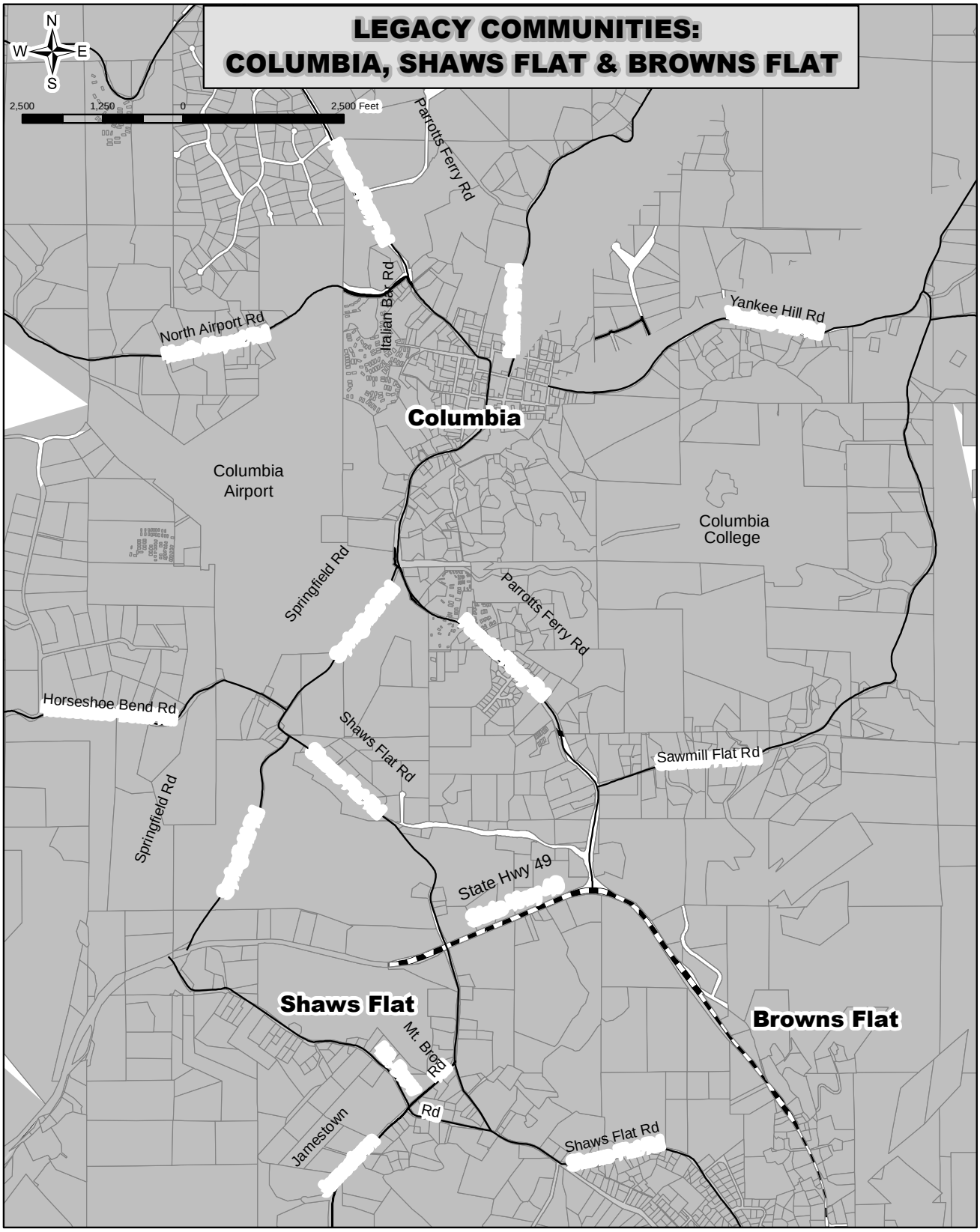
LEGACY COMMUNITIES:
COLUMBIA, SHAWS FLAT & BROWNS FLAT
N
W
E
S
2,500
1,250
0
2,500 Feet
Parrotts Ferry Rd
Italian Bar Rd
North Airport Rd
Yankee Hill Rd
Columbia
Columbia Airport
Columbia College
Springfield Rd
Parrotts Ferry Rd
Horseshoe Bend Rd
Shaws Flat Rd
Sawmill Flat Rd
Springfield Rd
State Hwy 49
Shaws Flat
Browns Flat
Mt. Bros Rd
Jamestown Rd
Shaws Flat Rd

FIGURE 1.29

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LEGACY COMMUNITIES:
GROVELAND
N
W
E
S
800
400
0
800 Feet
Ferretti Rd
Elder Ln
Bisordi St
State Hwy 120
(Main St)
Powderhouse St
St

FIGURE 1.30

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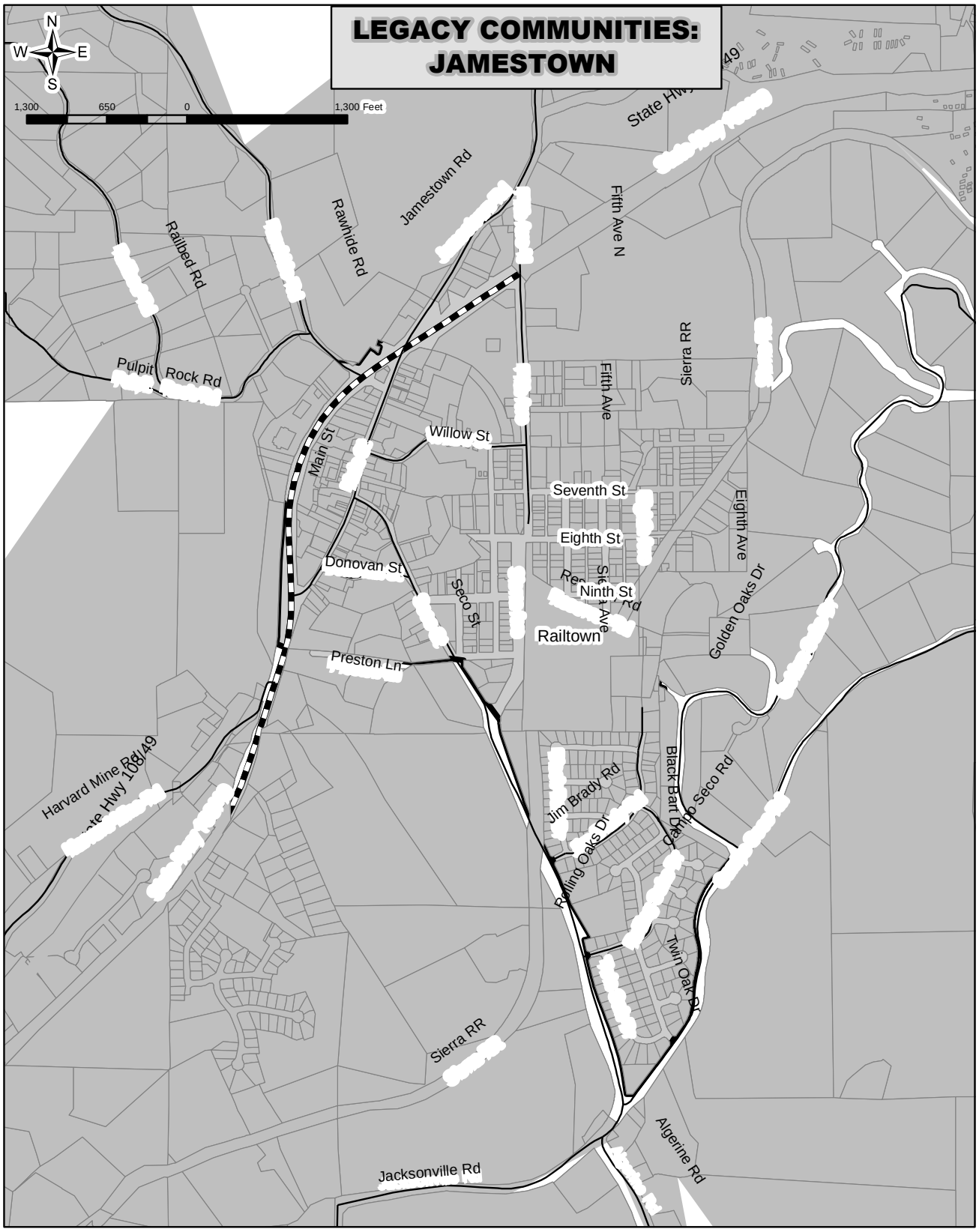
LEGACY COMMUNITIES:
JAMESTOWN
N
W
E
S
1,300
650
0
1,300 Feet
State Hwy 49
Jamestown Rd
Railbed Rd
Rawhide Rd
Fifth Ave N
Pulpit Rock Rd
Sierra RR
Fifth Ave
Willow St
Main St
Seventh St
Eighth St
Eighth Ave
Donovan St
Seco St
Ninth St
Railtown
Golden Oaks Dr
Preston Ln
Harvard Mine Rd
State Hwy 108/49
Jim Brady Rd
Black Barr Dr
Seco Rd
Rolling Oaks Dr
Twin Oak Dr
Sierra RR
Algerine Rd
Jacksonville Rd

FIGURE 1.31

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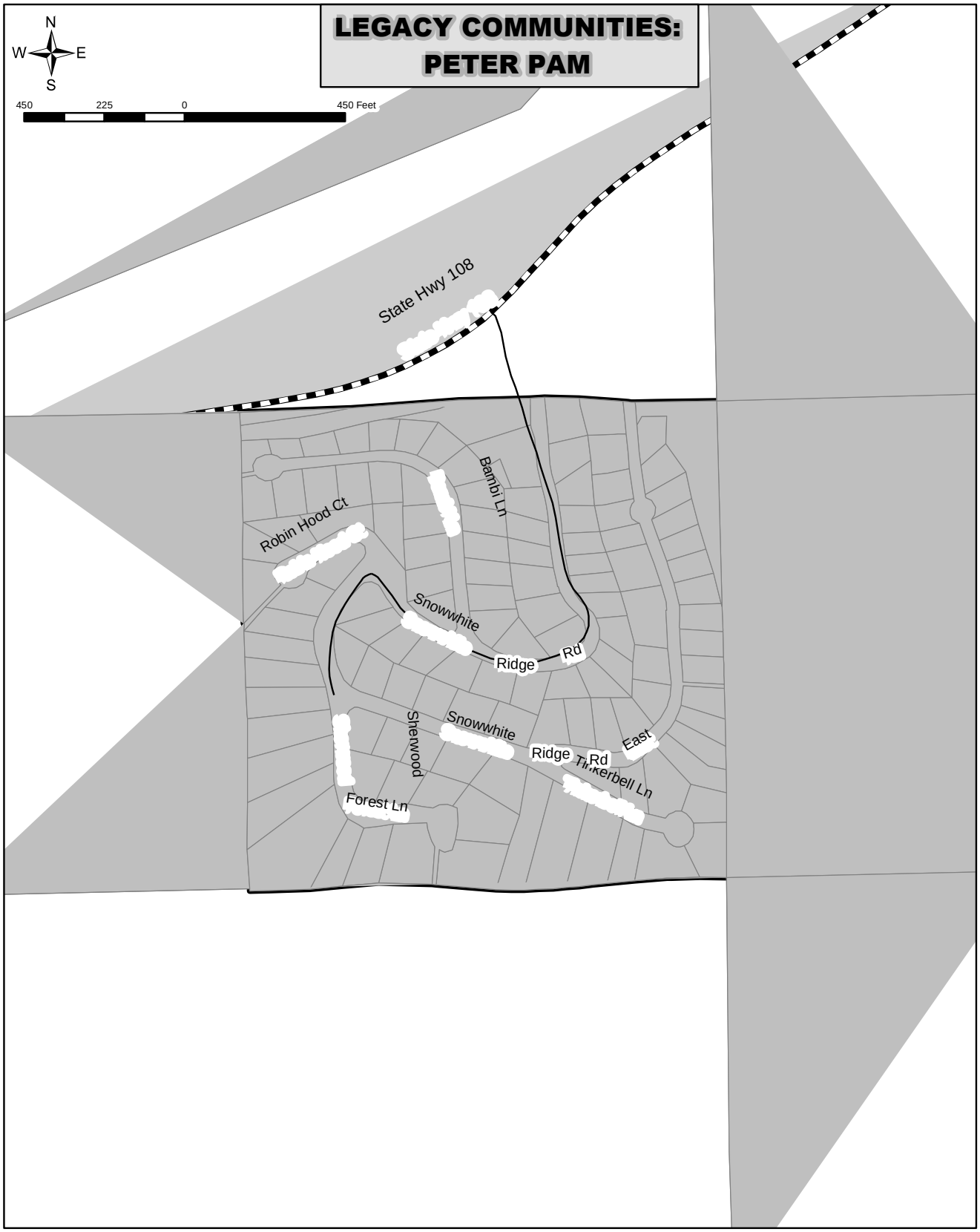
LEGACY COMMUNITIES:
PETER PAM
N
W
E
S
450
225
0
450 Feet
State Hwy 108
Bambi Ln
Robin Hood Ct
Snowwhite
Ridge
Rd
Snowwhite
Ridge
Rd
East
Sherwood
Tinkerbell Ln
Forest Ln

FIGURE 1.32

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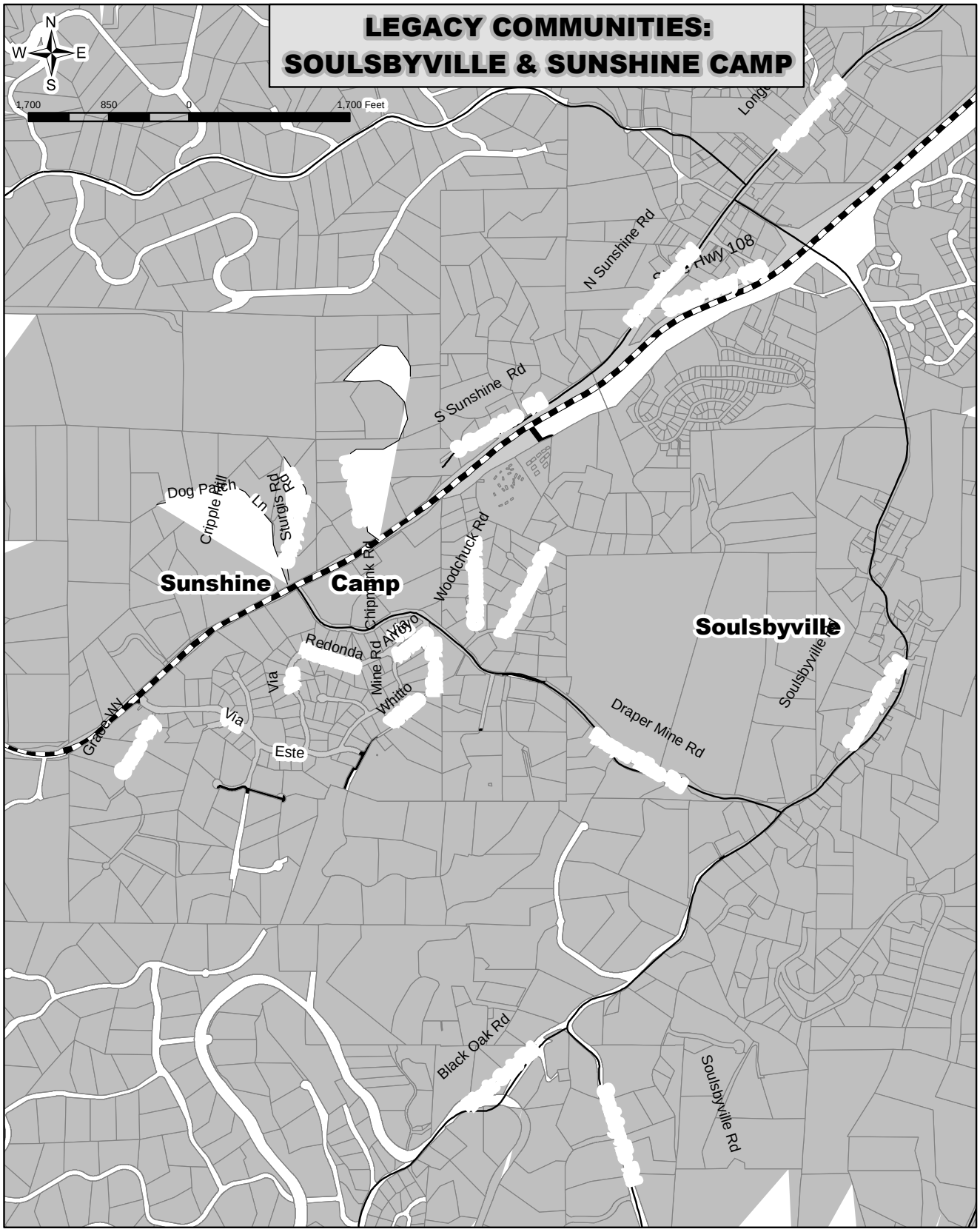
LEGACY COMMUNITIES:
SOULSBYVILLE & SUNSHINE CAMP
N
W
E
S
1,700
850
0
1,700 Feet
N Sunshine Rd
Hwy 108
S Sunshine Rd
Dog Patch
Cripple Patch
Ln
Sturgis Rd
Sunshine
Camp
Chipmunk Rd
Woodchuck Rd
Soulsbyville
Soulsbyville Rd
Redonda
Mine Rd
Alvarado
Via
Via
Whitto
Grade Wy
Este
Draper Mine Rd
Black Oak Rd
Soulsbyville Rd

FIGURE 1.33

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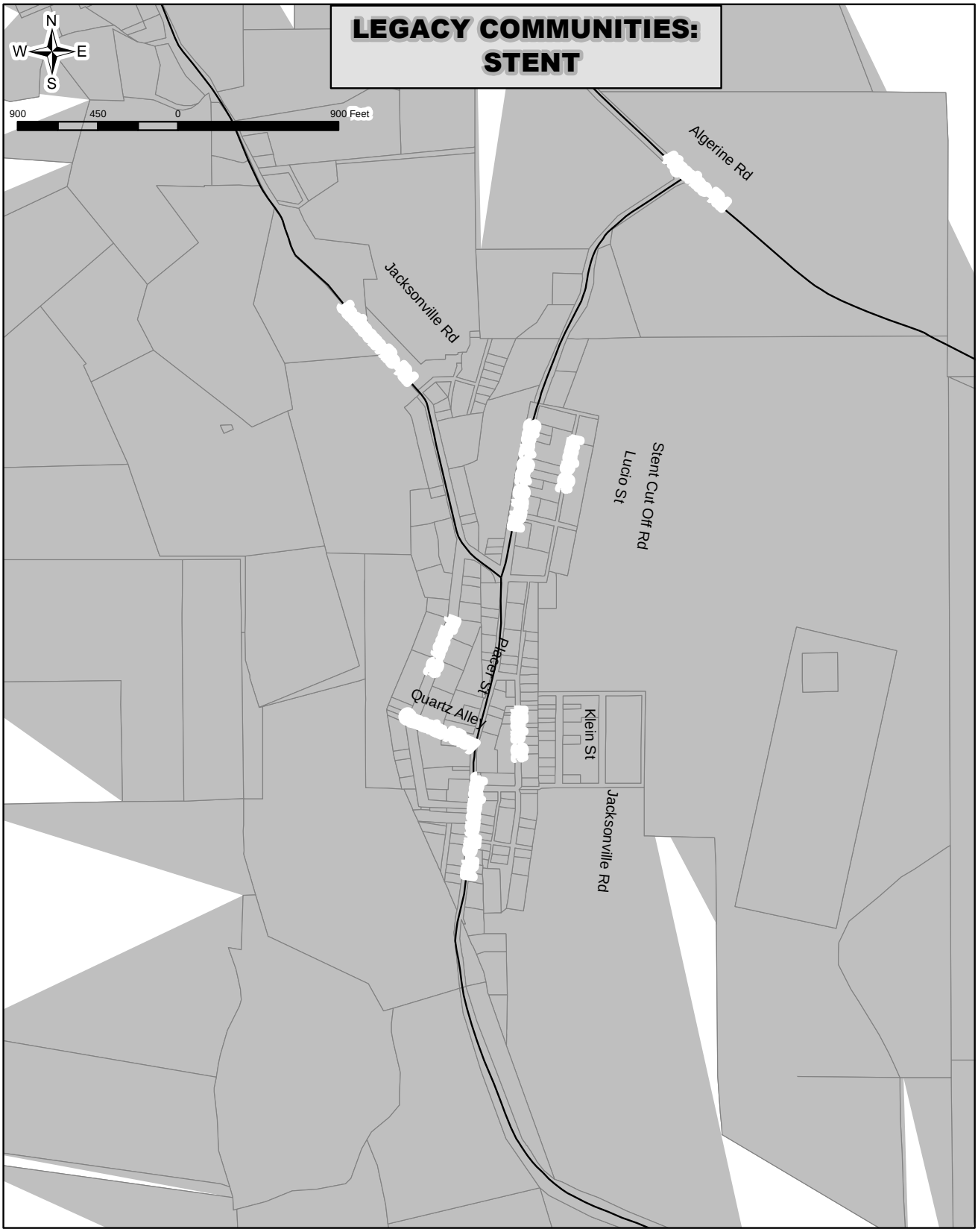
LEGACY COMMUNITIES:
STENT
N
W
E
S
900
450
0
900 Feet
Algerine Rd
Jacksonville Rd
Stent Cut Off Rd
Lucio St
Placer St
Quartz Alley
Klein St
Jacksonville Rd

FIGURE 1.34

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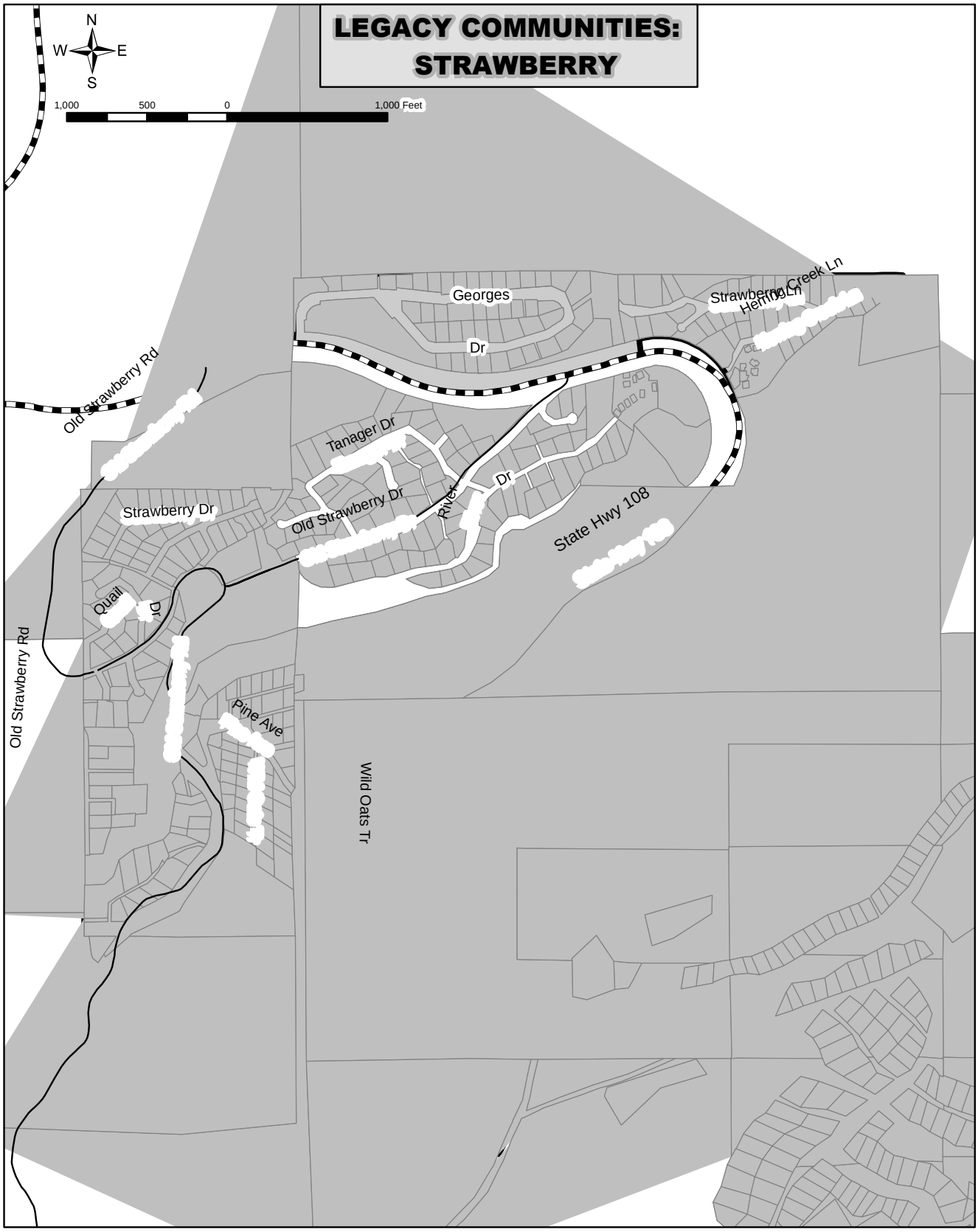
LEGACY COMMUNITIES:
STRAWBERRY
N
W
E
S
1,000
500
0
1,000 Feet
Georges
Dr
Strawberry Creek Ln
Hermon Ln
Old Strawberry Rd
Tanager Dr
Strawberry Dr
Old Strawberry Dr
River
Dr
State Hwy 108
Quail
Dr
Old Strawberry Rd
Pine Ave
Wild Oats Tr

FIGURE 1.35

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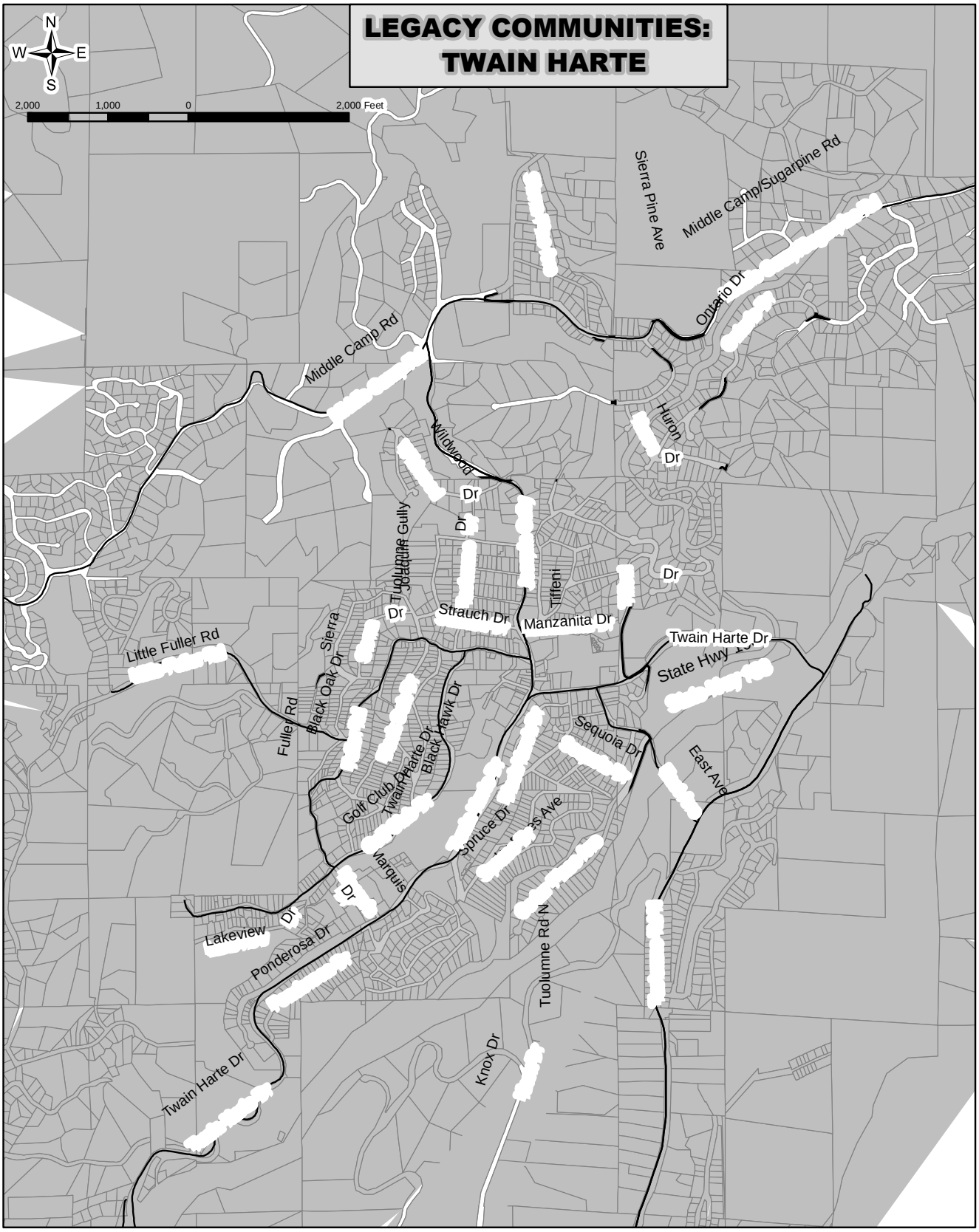
LEGACY COMMUNITIES:
TWAIN HARTE
N
W
E
S
2,000
1,000
0
2,000 Feet
Sierra Pine Ave
Middle Camp/Sugarpine Rd
Ontario Dr
Middle Camp Rd
Huron
Dr
Wildwood
Dr
Dr
Tuolumne Gully
Tiffeni
Dr
Strauch Dr
Manzanita Dr
Twain Harte Dr
State Hwy
Little Fuller Rd
Sierra
Black Oak Dr
Fuller Rd
Black Hawk Dr
Sequoia Dr
East Ave
Golf Club
Twain Harte Dr
Spruce Dr
Marquis
Dr
Dr
Lakeview
Ponderosa Dr
Tuolumne Rd N
Knox Dr
Twain Harte Dr

FIGURE 1.36

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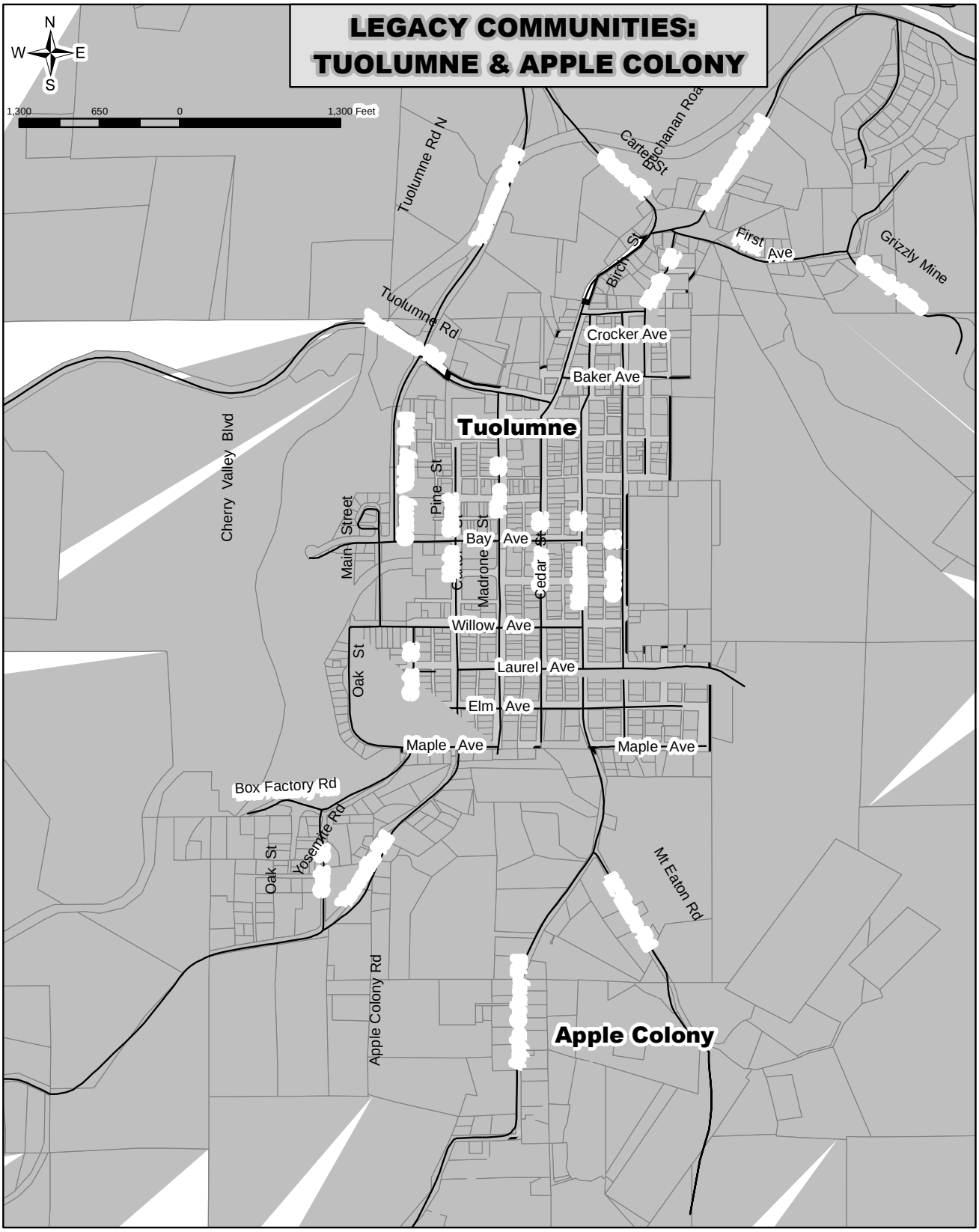
LEGACY COMMUNITIES:
TUOLUMNE & APPLE COLONY
N
W
E
S
1,300
650
0
1,300 Feet
Tuolumne Rd N
Carter St
Buchanan Road
First Ave
Grizzly Mine
Birch St
Tuolumne Rd
Crocker Ave
Baker Ave
Tuolumne
Cherry Valley Blvd
Pine St
Main Street
Bay Ave
Madrone St
Cedar St
Willow Ave
Oak St
Laurel Ave
Elm Ave
Maple Ave
Maple Ave
Box Factory Rd
Yosemite Rd
Oak St
Mt Eaton Rd
Apple Colony Rd
Apple Colony

FIGURE 1.37

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Chapter 2

HOUSING

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

A. INTRODUCTION

Housing, including the cost, availability, and condition, are at the forefront of discussion in Tuolumne County. During the recession, residential development slowed to a trickle. While development activity has increased in recent years, it remains far below pre-recession levels. The lack of inventory has had a negative effect on housing affordability. According to the National Low Income Housing Coalition Out of Reach 2018 Report, minimum wage earners in Tuolumne County have to work 68 hours per week to be able to afford a typical two-bedroom rental in the County. A household would need to earn $18.40 per hour or $38,280 per year in order to afford rent and utilities.

The Tuolumne County Association of Realtors reports that the median sales price at the end of the first quarter of 2018 was $267,500. By comparison, the median sales price at the end of 2011 (lowest level following the recession) was $160,000. Low housing inventory is not only a result of low housing production. During the recession, many foreclosures were purchased and turned into rental homes. The Rim Fire and the tree mortality crisis have brought an influx of temporary workers into Tuolumne County and those employees are renting units in the community that would normally be available to local residents.

Tuolumne County, along with the rest of California, is experiencing an increase in homelessness which many believe is at least in part fueled by the lack of affordable housing. The County is working to increase the amount of rental and homeownership housing at all levels of affordability so that residents have a place to live and the County can continue to attract new businesses to the area.

The Housing Element of the Tuolumne County General Plan is required to be updated and certified by the California Department of Housing and Community Development every five years. The Housing Element was last updated in 2014 and is required to be certified by HCD no later than July 1, 2019. The 2-14-2019 Housing Element is located in Appendix A of this Technical Background Report. The goals, policies, and implementation programs from that Element are located in the General Plan Policy Document (Volume 1).

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Chapter 3

UTILITIES

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A. WATER

Water System Services

Development in Tuolumne County receives water primarily from public utilities such as Tuolumne Utilities District (TUD) and Groveland Community Services District, and also from local groundwater. The California Department of Water Resources' Bulletin 118, which provides a detailed description of groundwater basins in California, does not identify any groundwater basins in the County. The surface water supply varies from year to year based on the amount of rain and snowfall in the Sierra Nevada Mountains. Inadequate rainfall and snowpack reduces the runoff to the reservoirs supplying most of the water in the County. The reserved pools of water in those systems are not of adequate size to withstand a sustained drought of multiple years without either adding to the supply or rationing the water.

Tuolumne Utilities District - The public water system providing service to most residents in Tuolumne County is operated by TUD. Actually, an assemblage of numerous large and smaller systems under TUD ownership and operation, TUD provides water either directly or indirectly to most of the developed portions of Tuolumne County. TUD serves about 44,000 residents, which represents about 81 percent of the County's total population, including the City of Sonora. TUD maintains a Treated Water System, also referred to as a "water distribution system" which includes TUD's 14 surface water treatment plants, 25 water wells, and the treated water customer service meters. The TUD water distribution systems do not follow census tract boundaries, political boundaries, watersheds, or community boundaries. Rather the boundaries of the water distribution systems are irregular and represent those specific geographic areas which are served by one or more TUD municipal water supply treated water sources. TUD operates and maintains 17 separate distribution systems which together form the Treated Water System. Approximately 96 percent of TUD's water supply consists of surface water that originates as rainfall and runoff from snowpack in the Sierra Nevada Mountains. Snowmelt runs through the South Fork Stanislaus River, filling PG&E's Pinecrest and Lyons reservoirs; while TUD has no independent water rights, it obtains water from these reservoirs (TUD 2015). The remaining 4 percent of water supply is met with groundwater from 30 wells either as a primary source or a backup source. However, the groundwater supply is limited because of the hard, impermeable bedrock that covers most of Tuolumne County.

Groveland Community Service District - For the southern portion of Tuolumne County, GCSD provides potable water to approximately 3,500 customers in the communities of Groveland, Big Oak Flat, and Pine Mountain Lake. The water is withdrawn from the Hetch Hetchy Mountain Tunnel, under a long-term contract with SFPUC. GCSD's

water supply and distribution system includes three water treatment plants, five storage reservoirs, and approximately 70 miles of distribution piping.

Other Water Suppliers

Two other water suppliers in Tuolumne County are the Twain Harte Community Services District (CSD) and the Lake Don Pedro CSD. The Twain Harte CSD, a water supplier for the community of Twain Harte, receives water from TUD. The Lake Don Pedro Community Services District (CSD) provides water service to the residents of Units 2 and 3 of the Lake Don Pedro Subdivision. Currently, their water supply is drawn from Lake McClure under an agreement with the Merced Irrigation District.

Groundwater

Groundwater is the only water supply source for many of the small water systems in Tuolumne County, particularly for rural residential development in outlying areas. The majority of small water systems that are regulated by the State Regional Water Quality Control Board rely exclusively on individual small capacity wells. Because of weather fluctuations and the nature of fractured rock, wells can prove unreliable during drought periods and difficult to establish in some parts of the County. The Tuolumne-Stanislaus Integrated Regional Water Management Plan of August 2013 determined that existing data are insufficient to quantify the total available sustainable groundwater supply.

B. SEWER

Wastewater Collection and Treatment Services

Five wastewater collection and treatment systems operate in Tuolumne County: TUD, GCSD, Twain Harte Community Services District (CSD), Jamestown Sanitary District, and the Tuolumne Sanitary District. Individual, on-site septic systems are also very common in Tuolumne County, as only a portion of the residents with community water service connections also have wastewater connections.

Tuolumne Utilities District - The largest wastewater system in Tuolumne County is TUD's Regional Wastewater Treatment Plant (WWTP) in the City of Sonora, which receives flow from both the TUD and Twain Harte Community Services District wastewater collection systems. The Regional WWTP has a design capacity of 2.6 million gallons per day (mgd). During the recent drought, the plant treated an average of 1.3 mgd of sewage; within the last decade, peak inflow has been 1.7 mgd. The Regional WWTP provides primary and secondary treatment of wastewater, using biological decomposers to rid effluent of living organisms. The secondary treated wastewater is comingled with secondary treated wastewater from Jamestown Sanitary District and reused for agricultural applications. Occasionally, treated wastewater is discharged to Woods Creek during wet weather conditions when there is insufficient remaining capacity in the wastewater storage reservoir, Quartz Reservoir.

Groveland Community Services District - GCSD operates a wastewater treatment plant that serves approximately 1,500 customers with a capacity of 500,000 gpd. The plant consists of primary and secondary treatment and disposes of its effluent by storing it in two storage ponds then sending it either to the Pine Mountain Lake Golf Course or to 14 acres of spray fields.

Jamestown Sanitary District - This district operates a wastewater treatment plant that serves approximately 1,250 customers with a capacity of 280,000 gpd. The plant provides primary and secondary treatment of wastewater.

Twain Harte Community Service District - The Twain Harte CSD serves approximately 1,500 customers and sends wastewater to TUD's Regional WWTP for secondary treatment.

Tuolumne Sanitary District - This district operates spray evaporation ponds with a capacity of 360,000 gpd to dispose of wastewater from approximately 850 customers (TUD 2013). Inflow of wastewater is an average of 160,000 gpd (MacLean 2013).

C. SOLID WASTE

Solid Waste Collection and Transfer Services

Tuolumne County no longer has any operating landfills. There are several transfer stations and recycling centers located throughout the County. There are multiple waste services companies in Tuolumne County.

Cal Sierra Disposal, Inc. - Cal Sierra Disposal, Inc., owned by Waste Management, is a franchise operator with a long-term contract that expires in 2022. Cal Sierra serves unincorporated Tuolumne County along the State Route 108 corridor from the western County line to Pinecrest, including but not limited to the communities of East Sonora, Jamestown, Columbia, and Twain Harte, and the City of Sonora. The Tuolumne and Groveland areas are served by other haulers. The amount of solid waste generated in Cal Sierra Disposal's service area varies seasonally, from about 110 tons per day in the winter to between 170 and 180 tons per day in the summer. An average of 10 to 12 tons per day of this solid waste is diverted for recycling. Collected solid waste is processed at a transfer station and disposed of at the Highway 59 Disposal Site landfill, which is operated by the Merced County Regional Waste Management Authority.

The Moore Bros Scavenger Co. - The Moore Bros Scavenger Co., Inc. provides solid waste service for southern Tuolumne County, including Groveland, Big Oak Flats, Moccasin, and areas upcountry along the Highway 120 corridor. This provider is allowed to collect a maximum amount of 25 tons/day of solid waste. In 2014, approximately 12.9 percent of solid waste was diverted for recycling. All solid waste collected by Moore Bros Scavenger Co. is brought to transfer stations in Groveland or East Sonora, where Cal Sierra Disposal transports it to the Highway 59 landfill in Merced.

Burns Refuse Service Inc. - Burns Refuse Service, Inc. provides solid waste service for the community of Tuolumne, Standard, Curtis Creek, Soulsbyville Road up to Soulsbyville Elementary School, Wards Ferry Road, and Old Wards Ferry Road. This provider serves about 1,100 residential customers and from 100 to 155 commercial customers. In 2014, Burns Refuse Service collected 3,248 tons of solid waste and diverted 291.3 tons for recycling. Because trash is collected five days per week, the amount of solid waste generated is approximately 12.5 tons per day. Solid waste is brought to a transfer station operated by Waste Management in East Sonora and disposed of at the Highway 59 landfill.

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Chapter 4

TRANSPORTATION

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A. CORRELATION WITH LAND USE ELEMENT

The transportation system should accommodate the level of traffic generated by current and future development, both in terms of distribution and intensity. Thus, this element presents a circulation plan that is based upon land use policy set forth in the Land Use Element.

B. STREETS AND HIGHWAYS

The basic street and highway network in Tuolumne County is comprised of a combination of approximately 139 centerline miles of State highways, 610 centerline miles of maintained County roads and 26 centerline miles of maintained City streets. Beyond this basic system, there also exist over 2,000 additional miles of Federal (Bureau of Land Management, Forest Service and National Park) and privately maintained roads.

When these roads are grouped by category, they form the functional system of roadways for Tuolumne County. The functional classification is defined by Title 23 Code of Federal Regulations, Subchapter E-Planning and Research Part 470 Highway Systems, Subpart A. The urban or rural area designations vary through the years based on the census data for each year. Below is a brief summary of each functional category, as defined by the Federal Highway Administration, *Highway Functional Classification Concepts, Criteria and Procedures, 2013 Addition* as described in the American Association of State Highway Transportation Officials (AASHTO), as well as presentations of typical minimum right-of-way criteria for each class of roadway in the County and a list of those State Highways and County roads classified within each category.

Major Thoroughfares

Other Principal Arterial (Functional Class Code 3) - These roadways serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. For the most part, roadways that fall into the top three functional classification categories (Interstate, Other Freeways & Expressways and Other Principal Arterials) provide similar service in both urban and rural areas. The primary difference is that there are usually multiple Arterial routes serving a particular urban area, radiating out from the urban center to serve the surrounding region. In contrast, an expanse of a rural area of equal size would be served by a single Arterial. The principal arterial system consists of a network of regional routes functioning primarily for the movement of through traffic, usually on continuous routes, with trip length and capacities suitable for substantial statewide or interstate

travel. The California Department of Transportation (Caltrans) and within Yosemite National Park, the Park Service, are the responsible agencies for improving and maintaining these routes.

* State Highway 120
* State Highway 49
* State Highway 108 (Stanislaus County Line to Mono Way / State Highway 108 Intersection)

Minor Arterial (Functional Class Code 4) - The minor arterial functions in conjunction with the principal major arterials to form a regional network providing high speed, high volume travel corridors for movement between traffic generators such as cities, large towns and resort areas and uninterrupted inter-county travel. Minor arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher arterial system. In an urban context, they interconnect and augment the higher arterial system, to provide intra-community continuity. Urban arterials are designed to accommodate all modes of transportation and lower travel speeds. In rural settings, minor arterials should be identified and spaced at intervals consistent with population density, so that all developed areas are within a reasonable distance of a higher level arterial. Additionally, Minor arterials in rural areas are typically designed to provide relatively high overall travel speeds, with minimum interference to through movement. Caltrans in addition to the County are the responsible agencies for improving and maintaining these routes.

* Mono Way
* La Grange Road (J 59)
* State Highway 108 (Mono Way / State Highway Intersection to Alpine County Line)
* State Highway 132

Transportation Routes (Collectors and Local Roads)

Collectors serve a critical role in the roadway network by gathering traffic from Local Roads and funneling them to the Arterial network, and are primarily important for intra-county travel. Within the context of functional classification, Collectors are broken down into two categories, major collectors and minor collectors. Until recently, this division was considered only in the rural environment. Currently, all Collectors, regardless of whether they are within a rural area or an urban area, may be sub-stratified into *major* and *minor* categories.

Major Collector (Functional Class Code 5) - These routes function as corridors for through traffic within local areas providing service to towns and other major traffic generators within the County. They also serve to link minor collectors and local access roads with nearby towns and communities or the arterial system.

- Algerine Road (Stent Cutoff to Jacksonville Road)
- Bonds Flat Road
- Ferretti Road
- Greenley Road
- Fifth Avenue North (State Highway 49 to Jamestown Road)
- Fir Drive (Mono Way to Sanguinetti Road)
- Hess Avenue (Mono Way to Phoenix Lake Road)
- Jacksonville Road (State Highway 120 to Stent Cutoff)
- Jamestown Road
- Lime Kiln Road (Campo Seco Road to State Highway 108)
- Longeway Road (Soulsbyville Road to South Fork Road)
- Merced Falls Road

- Mono Vista Road South
- O'Byrnes Ferry Road
- Parrotts Ferry Road
- Peaceful Oak Road (State Highway 108 to Mono Way)
- Phoenix Lake Road
- Rawhide Road
- Sanguinetti Road
- Shaws Flat Road (Jamestown Road to Hwy. 49)
- Smith Station Road
- Soulsbyville Road
- Standard Road
- Stent Cutoff
- Tuolumne Road
- Tuolumne Road North
- Twain Harte Drive
- South Fork Road (Longeway Road to Middle Camp Road)

Minor Collector (Functional Class Code 6) - These routes generally serve lower density areas and, therefore, do not have the traffic volume that major collectors do. Minor collector roads often serve to funnel traffic from groups of local roads onto the major collectors and arterial routes. Minor collectors should be spaced to bring all developing areas of the County within reasonable distance of major collectors or arterial routes.

- Algerine Road (Stent Cutoff to Lime Kiln Road)
- Algerine/Wards Ferry Road
- Bay Avenue (Cherry Valley Blvd to Main Street, Tuolumne)
- Bear River Drive (Crestview Drive to Crystal Falls Drive)
- Bell Mooney Road
- Big Hill Road
- Black Oak Road (Tuolumne Road to Soulsbyville Road)
- Buchanan Road (Carter Street to Stanislaus National Forest Boundary)
- Cabezut Road (Greenley Road to Cabezut Court)
- Campo Seco Road
- Carter Street
- Cherokee Road (Tuolumne Road to Tuolumne Road North)
- Cherry Valley Blvd (Tuolumne Road to Bay Avenue)
- Creekside Drive (Phoenix Lake Road to Crestview Drive)
- Crestview Drive (Bear River Drive to Creekside Drive)
- Crestview Drive (Ridgewood Drive to North Sunshine Road)
- Crystal Falls Drive (Longeway Road to Bear River Drive)
- Dodge Ridge Road
- Draper Mine Road
- East Avenue
- Fifth Avenue (Jamestown - State Highway 49 to Sierra Avenue)
- Fuller Road (Little Fuller Road to Joaquin Gully Road)
- Hess Avenue (Mono Way to Tuolumne Road)
- Hunts Road (Longeway Road to Twain Harte Drive)
- Jackson Street (Bigler Street to Parrotts Ferry Road)

- Jacksonville Road (Bell Mooney to Algerine Road)
- Jacobs Road
- Joaquin Gully Road
- Kewin Mill Road
- Lambert Lake Road (Tuolumne Road to Florence Road)
- Lime Kiln Road (Campo Seco Road to Algerine Road)
- Little Fuller Road (South Fork Road to Fuller Road)
- Longeway Road (South Fork Road to Kewin Mill Road)
- Lyons Bald Mountain Road
- Main Street, Jamestown
- Main Street, Tuolumne (Bay Avenue to Maple Avenue)
- Middle Camp/Sugar Pine Road
- North Sunshine Road (South Sunshine Road to Longeway Road)
-Old Priest Grade
- Old Wards Ferry Road (State Highway 108 overpass to Jacobs Road)
- Pinecrest Lake Road (State Highway 108 to Pinecrest Lake)
- Priest Coulterville Road
- Racetrack Road (Jamestown Road to East Bay Meadow Drive)
- Red Hill Road
- Ridgewood Drive
- Sawmill Flat Road
- Seco Street
- Shaws Flat Road (Springfield Road to State Highway 49)
- Shaws Flat Road (Jamestown Road to East Keeley Drive)
  Sierra Avenue
- Sims Road (State Highway 49 to State Highway 120)
- Springfield Road (Parrotts Ferry Road to Shaws Flat Road)
- Twist Road (Jacksonville Road to Algerine Road)
- Wards Ferry Road (Algerine/Wards Ferry Road to Tuolumne Road)
- Woodhams Carne Road (Yosemite Road to Tuolumne Road)
- Yankee Hill Road (Sawmill Flat Road to Bigler Street)
- Yosemite Road

Local Road (Functional Class Code 7) - The local road system primarily provides direct access to residential property and other areas which are not directly served by the collector or arterial system; They are not intended for use in long distance travel. Local roads make up a major portion of the County Road System, accounting for approximately 404 miles. Local roads are all those County roads not classified under the Arterial or Collector categories.

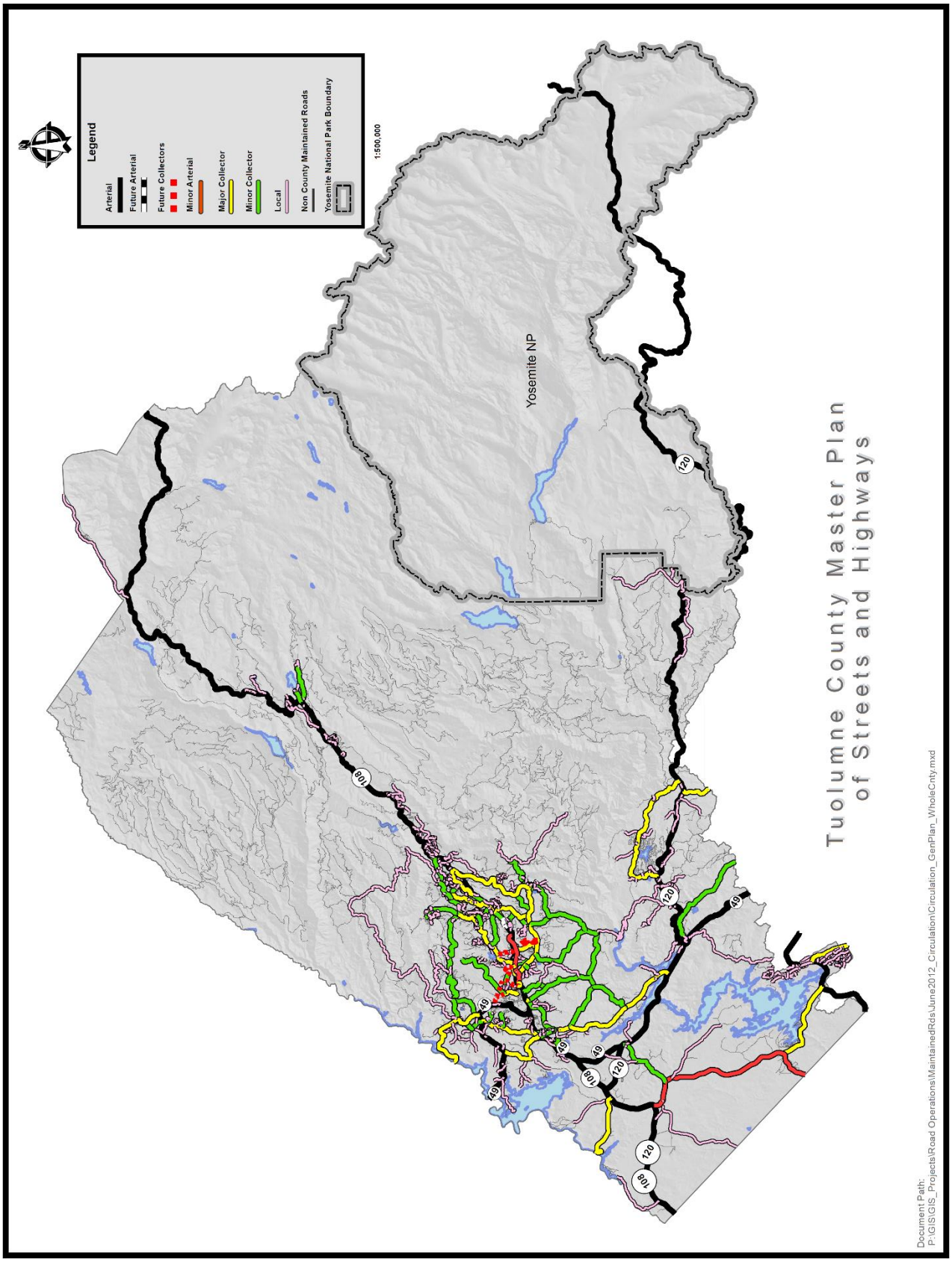
Legend
Arterial
Future Arterial
Future Collectors
Minor Arterial
Major Collector
Minor Collector
Local
Non County Maintained Roads
Yosemite National Park Boundary
1:500,000
Yosemite NP
Tuolumne County Master Plan
of Streets and Highways
Document Path:
P:\GIS\GIS_Projects\Road Operations\MaintainedRds\June2012_Circulation\Circulation_GenPlan_WholeCnty.mxd

FIGURE 4:1

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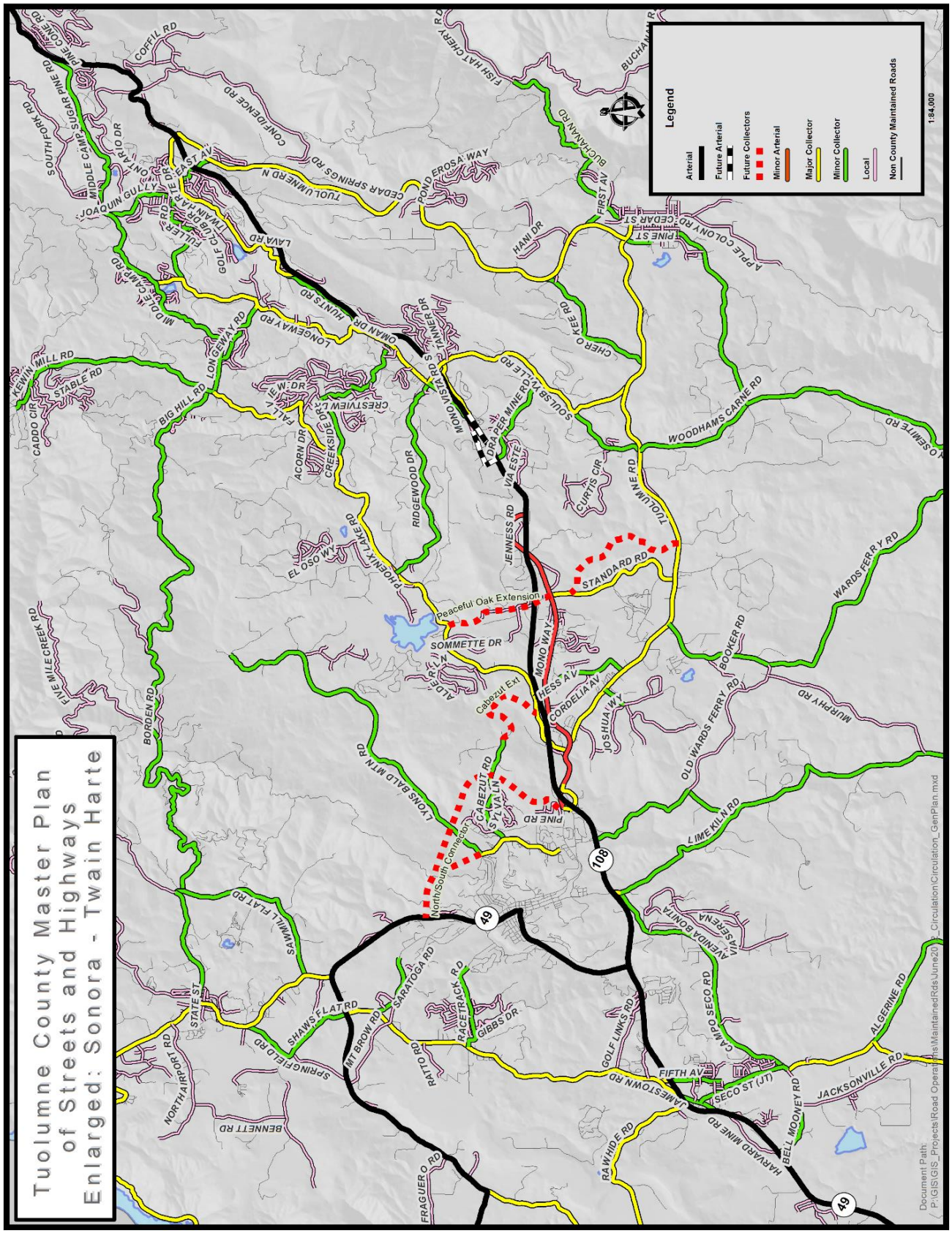
Tuolumne County Master Plan
of Streets and Highways
Enlarged: Sonora - Twain Harte
Legend
Arterial
Future Arterial
Future Collectors
Minor Arterial
Major Collector
Minor Collector
Local
Non County Maintained Roads
1:84,000
Peaceful Oak Extension
North/South Connector
Cabezut Ext
STANDA RD RD
SOMMETTE DR
MONO WAY
JENNESS RD
VIA ESTE
CABEZUT RD
PINE RD
108
49

FIGURE 4:2

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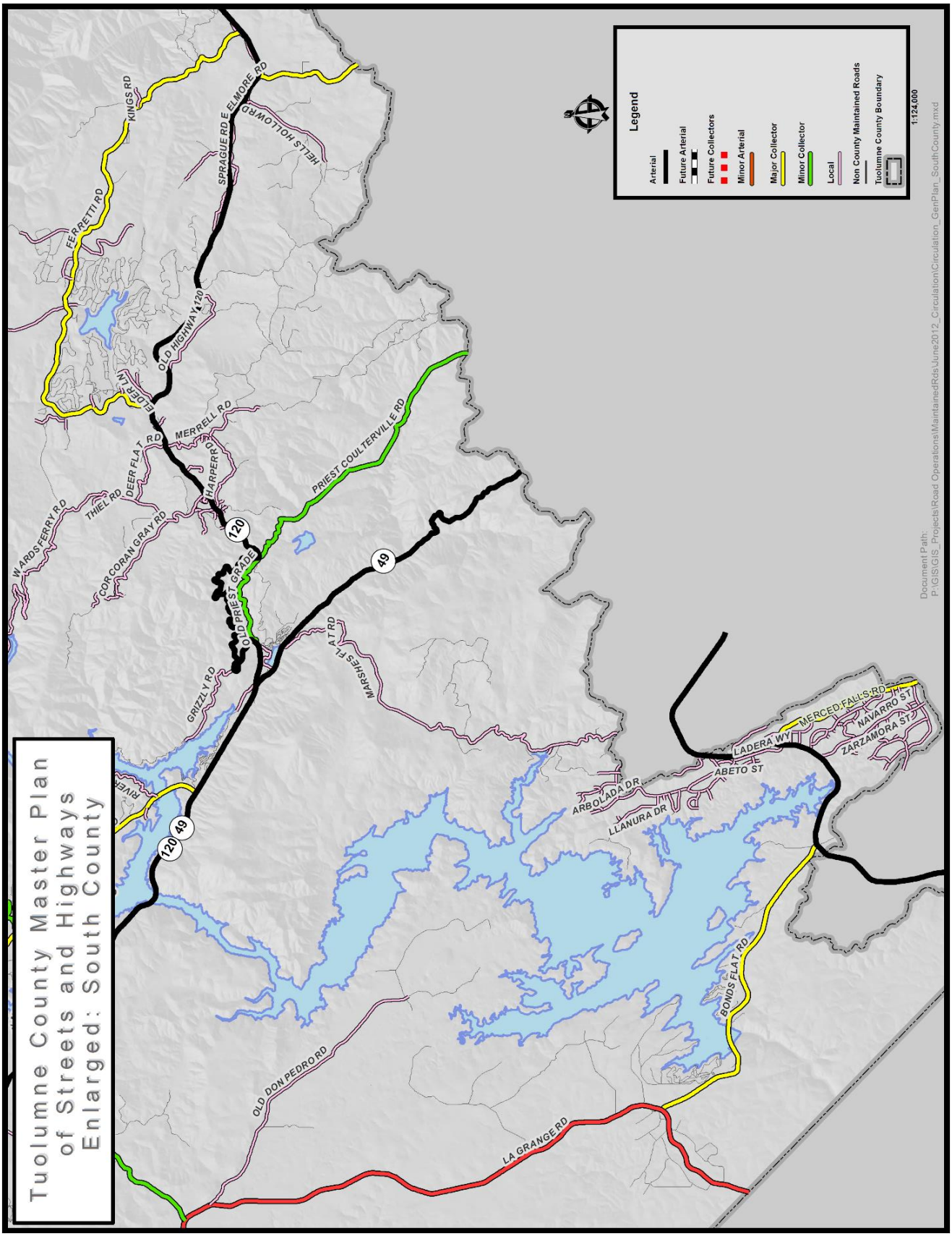
Tuolumne County Master Plan
of Streets and Highways
Enlarged: South County
Legend
Arterial
Future Arterial
Future Collectors
Minor Arterial
Major Collector
Minor Collector
Local
Non County Maintained Roads
Tuolumne County Boundary
1:124,000
Document Path:
P:\GIS\GIS_Projects\Road Operations\MaintainedRds\June2012_Circulation\Circulation_GenPlan_SouthCounty.mxd
KINGS RD
FERRETTI RD
SPRAGUE RD
E ELMORE RD
HELLS HOLLOW RD
OLD HIGHWAY 120
ELDER LN
MERRELL RD
DEER FLAT RD
HARPER CT
THIEL RD
WARDS FERRY RD
CORCORAN GRAY RD
PRIEST COULTERVILLE RD
OLD PRIEST GRADE
120
49
GRIZZLY RD
MARSHES FLAT RD
LADERA WY
MERCED FALLS RD
NAVARRO ST
ZARZAMORA ST
ABETO ST
ARBOLADA DR
LLANURA DR
BONDS FLAT RD
OLD DON PEDRO RD
LA GRANGE RD

FIGURE 4:3

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C. SCENIC ROUTES

A scenic route is one which traverses an area of outstanding scenic quality. Portions of State Highways 49, 108 and 120 are designated locally as scenic routes.

TABLE 4.1: SCENIC ROUTES	
Route	Description
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 the "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. 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.	

D. TRAFFIC/TRANSPORTATION STUDY

The traffic analysis of the existing and future traffic operations for key roadways and intersections in Tuolumne County under the conditions od the development proposed in the General Plan is based on the General Plan and Regional Transportation Plan (RTP) Update EIR Traffic Study (Traffic Study) prepared for the Tuolumne County Transportation Council by Wood Rodgers in September of 2015, and the subsequent addendum to this report (Traffic Study Addendum) that was completed by Wood Rodgers in August of 2016.

E. PLAN FOR BALANCED MULTI-MODAL TRANSPORTATION NETWORK

An "Urban Street" provides access for automotive and transit vehicles as well as increased pedestrians and bicyclist usage to the urbanized areas of the County as defined on the US Census Bureau Urban Area Boundary Maps.~~, such as the City of Sonora~~. Urban streets are all those portions of County roads within one mile of a traffic signal/stop control and/or that have eight (8) or more access points per mile within an adopted community boundary. Urban street designs must accommodate all modes of transportation.

Users of Public Transportation – Public transportation, referred to as transit, has helped foster traditional community values in Tuolumne County. Transit effectively promotes economic development, enables work and help build a sense of community. The transit needs of persons in Tuolumne County are met primarily through a cooperative effort of social service organizations, private enterprise, volunteers and the Tuolumne County Transit Agency public transit system. This combined effort allows transit dependent persons, such as senior citizens,

persons with disabilities, youths and person of limited means to patronize local businesses, contribute to community activities, participate in recreational activities and access health/public services. Perhaps most importantly, public transportation provides an important link between public assistance and eventual self-reliance by providing access to educational and employment opportunities. Public transit is increasingly considered a mode of transportation, creating new challenges for rural transit systems. Additionally, tourists often prefer public transit over private automobiles.

Tuolumne County public transportation is provided by Tuolumne County Transit. Bus service is provided along six routes Monday-Friday. On-demand, dial-a-ride service is available seven days a week. Additionally, Tuolumne County Transit operates SkiBUS and partners with Yosemite National Park to provide Yosemite Area Regional Transportation System (YARTS). SkiBUS provides service from Sonora to Dodge Ridge Ski Resort throughout the ski season. YARTS operates from May to September and connects Sonora, Jamestown, Groveland, and Buck Meadows with Yosemite Valley.

Trails - The number of existing bicycle, pedestrian and equestrian trails in Tuolumne County is limited. Many of these trails have been constructed by private volunteer efforts. The current focus is on short, high impact, less expensive routes. While this means that some of the planned routes could realistically be built with currently available funds, additional funding is desperately needed if enough of these routes are to be built to significantly reduce impacts on road circulation. Furthermore, continued volunteer aid should be sought from local civic groups to construct facilities to satisfy the County's recreational needs.

Bicycle and Pedestrian Circulation - Pedestrian and bicycle facilities are limited within Tuolumne County due to steep terrain and the rural setting of the area. Sidewalks are typically intermittent along business fronts in community centers and there is a designated bicycle path fronting the Crossroads Shopping Center in Sonora. The *Tuolumne County Transportation Council Bikeways and Trails Plan* does encourage the construction of Class I and Class II bicycle facilities to allow for bicycle and pedestrian safety.

- *Class I Bike Path*. Provides a completely separate right of way designated for exclusive use of bicycles and pedestrians with cross-flows by motorists minimized.
- *Class II Bike Lanes*. Provides a restricted right-of-way through signs and pavement striping designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle cross-flows by pedestrians and motorists permitted. In California, the Manual on Uniform Traffic Control Devices (MUTCD) sign #R3-17 normally designates Class II facilities.

F. HELIPORTS/AIRPORTS

A heliport is located at the Adventist Health Sonora/Sonora Community Hospital medical complex in the City of Sonora. Additionally, several heliports are located in United States Forest Service lands.

General aviation needs in Tuolumne County are met by two County owned and operated airports; the Columbia Airport. Columbia Airport provides service to Columbia and surrounding areas in northwestern Tuolumne County, including a fly-in campground. Pine Mountain Lake Airport provides service to the area surrounding Pine Mountain Lake near Groveland in southwestern Tuolumne County. During the fire season, the Columbia Airport is host to the California Department of Forestry and Fire Protection (CAL FIRE) Columbia Air Attack Base. During wildland fire emergencies, the Pine Mountain Lake Airport often serves as a staging area for helicopter operations, though the runway is too short to accommodate air tankers. Both airports also serve as staging areas for medical evacuations and search and rescue operations.

Operation of the two airports is overseen by the Tuolumne County Airports Department. The Tuolumne County Airport Land Use Commission is charged with insuring that development in the vicinity is consistent with the continued safe operation of the airports. To guide them in their determinations, the Commission applies the policies contained in the Tuolumne County Airport Land Use Compatibility Plan (ALUCP), adopted on January 22, 2003, as it may be amended from time to time. The ALUCP is limited to roughly a 2- to 3-mile vicinity around the two airports. The Land Use Compatibility Plans for Columbia Airport and Pine Mountain Lake Airport are presented in Chapter 1, Section D.

Land uses prohibited by the ALUCP zones are described in Table 4.2 below

TABLE 4.2: AIRPORT LAND USE COMPATIBILITY ZONES

Zone	Location	Prohibited Uses
A	Runway Protection Zone or Within Building Restriction Line	All structures except ones required by aeronautical function Assemblages of people Objects exceeding FAR Par 77 height limits Aboveground bulk storage of hazardous materials Hazards to flight
B1	Approach/Departure Zone and Adjacent to Runway	Children's schools, day care centers, libraries Hospitals, nursing homes Highly noise-sensitive uses (e.g., outdoor theaters) Above ground bulk storage of hazardous materials Hazards to flight
B2	Extended Approach/Departure Zone	
C	Common Traffic Pattern	Children's schools, day care centers, libraries Hospitals, nursing homes Hazards to flight
D	Other Airport Environs	Hazards to flight
Source: Tuolumne County ALUC 2003		

G. RAIL

The Sierra Railroad runs between Standard in Tuolumne County and Oakdale in Stanislaus County, where it connects with the Southern Pacific and Santa Fe Railroads. Located along the Sierra Railroad in Jamestown is *Railtown 1897 State Historic Park*, which includes a functional roundhouse, several steam engines and an inventory of vintage passenger and freight cars. The Sierra Railroad has 49 miles of track that has been in operation since 1897 and connects the local economy and lumber industry to distant markets. The railroad also provides historical excursions and scenic cinemographic opportunities for the film industry. However, the condition of the track has been in decline since 1980 when freight usage decreased substantially. Modern capacity freight cars are not able to access lumber mills and passenger trains have been curtailed due to safety concerns. Trains that are operational on this line is for recreational use from the State Park out of Jamestown.

H. TERMINALS

No freight, port or rail terminals are located in Tuolumne County.

I. MILITARY AIRPORTS AND PORTS

No military airports or ports are located in Tuolumne County

J. OTHER LOCAL PUBLIC UTILITIES AND FACILITIES

Public utilities and facilities are discussed in Chapters 3 and 9, respectively.

K. FUNDING FOR EXISTING NETWORK, PLANNED ADDITIONS AND IMPROVEMENTS TRIGGERED BY POLICIES

Several policies of the Tuolumne County General Plan address funding circulation improvement needs:

- Policy 4.A.1, Implementation Program 4.A.c
- Policy 4.A.3, Implementation Program 4.A.l and Implementation Program 4.A.m
- Policy 4.A.5, Implementation Program 4.A.q
- Policy 4.A.6, Implementation Program 4.A.t
- Policy 4.A.7
- Policy 4.B.3, Implementation Program 4.B.i
- Policy 4.B.6, Implementation Program 4.B.z, Implementation Program 4.B.aa, and Implementation Program 4.B.bb

L. ROAD SYSTEM OPERATING CONDITIONS

The Tuolumne County road system was evaluated in conjunction with the Tuolumne County Regional Transportation Plan Update in 2015 to determine the operating level of service rating on all Arterial and Collector roads. The level of service (LOS) of roadways is a qualitative measure of the operating conditions on a section of roadway. It is defined by the motorists' perception of their mobility and comfort. In general, LOS "A" through LOS "C" indicate minimal or acceptable delays. LOS "D" represents high density stable flow with motorists feeling noticeable congestion. LOS "E" indicates the roadway is operating at or near its capacity and there are frequently intolerable delays. LOS "F" means the traffic volume is higher than the capacity of the roadway so queuing will occur; there will be excessive delay and stop and go conditions through the queue until the demand level drops off. According to Implementation Program 4.A.b of the Tuolumne County General Plan, deficient County roadways are those which operate at LOS F.

The impacts of projected growth in Tuolumne County have been studied per the population estimates in the Regional Blueprint project and it has been found that many of the future roadway deficiencies will occur on segments which have a degree of current deficiency. The traffic conditions on those segments will generally worsen by at least one level of service, unless improvements are constructed to accommodate increased traffic volumes. The County has a Capital Improvement Program (CIP) to mitigate growth impacts to the regional road system through the payment of fees for construction of road improvements or dedications of right-of-ways. Table 4.3 illustrates how the road system will operate with growth but no improvements Base Case) and with growth and full implementation of a CIP with both State and County road improvements.

TABLE 4.3: ROAD SYSTEM OPERATIONS			
Level of Service	2010	Base Case	w/CIP
	% Share	% Share	% Share
A-D	95%	94%	96%
E	1%	2%	1%
F	4%	4%	3%
Source: Capital Improvement Program			

Note that, when compared with the Base Case scenario, roadway deficiencies operating at LOS E and F, have been reduced from six percent to four percent. Level of Service analysis shows most deficiencies are on the State Highway System or on major roadways in and around the City of Sonora. However, this General Plan recognizes the major funding limitations that currently exist in the State of California. These limitations threaten the ability of responsible agencies to deliver needed projects. Furthermore, there are substantial shortfalls in funding for maintenance and operation of existing transportation facilities and services that must be resolved if California is to maximize its investment in the existing system. Finally, impact fees usually fail to not only generate sufficient revenue to pay for new facilities needed to accommodate new growth, but are restricted by law from paying for correction of existing deficiencies. Use of impact fees as the only method of replacing the decreases in public funding raises serious questions about cost allocation equity.

The cross-sections below in Figures 4.4, 4.5, and 4.6 are typical illustrations of minimum road improvements required. However, additional right-of-way or paved sections may be required to accommodate additional travel lanes, drainage, utilities or grading.

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Typical Cross-Sections

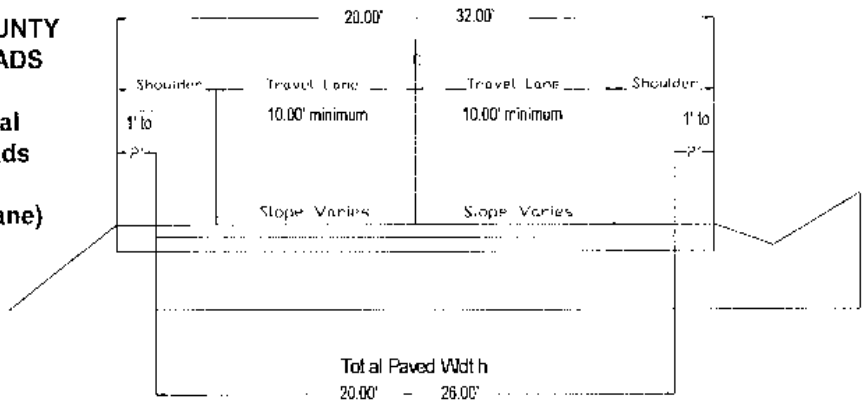
The cross-sections below are typical illustrations of minimum road improvements required. However, additional right-of-way or paved sections may be required to accommodate additional travel lanes, drainage, utilities or grading.

Typical Roadway
Total Roadway Width

COUNTY ROADS

Local Roads

(2-lane)



Local Road Minimum
50 ft. right of way unless otherwise increased or decreased pursuant to the Tuolumne County Ordinance Code or approved Planned Unit Development.

* When appropriate additional roadway width may be required to accommodate auxiliary turn lanes or shoulders.

*Notes

On Parcel Maps with parcels 2 acres or larger and for unpaved roads serving four parcels or less, no shoulder is required.

On Parcel maps with paved roads and for paved roads serving four or less parcels 1' shoulders are required.

Roads for final maps with parcels 2 acres or larger require 2' shoulders.

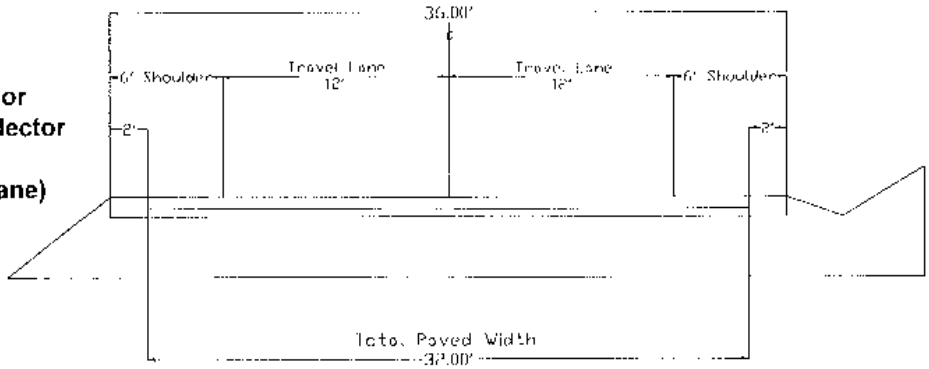
Urban development on final maps require 4' shoulders with 3' paved.

Not required for final maps with minimum parcel size of 5 or more acres, or for parcel maps with minimum parcel size of 2 or more acres.

Typical Roadway Width*
Total Roadway Width

Minor Collector

(3-lane)



Minor Collector Minimum Road Section
64 ft. right of way unless otherwise increased or decreased pursuant to the Tuolumne County Ordinance Code or approved Planned Unit Development.

* When appropriate additional roadway width may be required to accommodate auxiliary turn lanes.

FIGURE 4.4 TYPICAL CROSS SECTIONS

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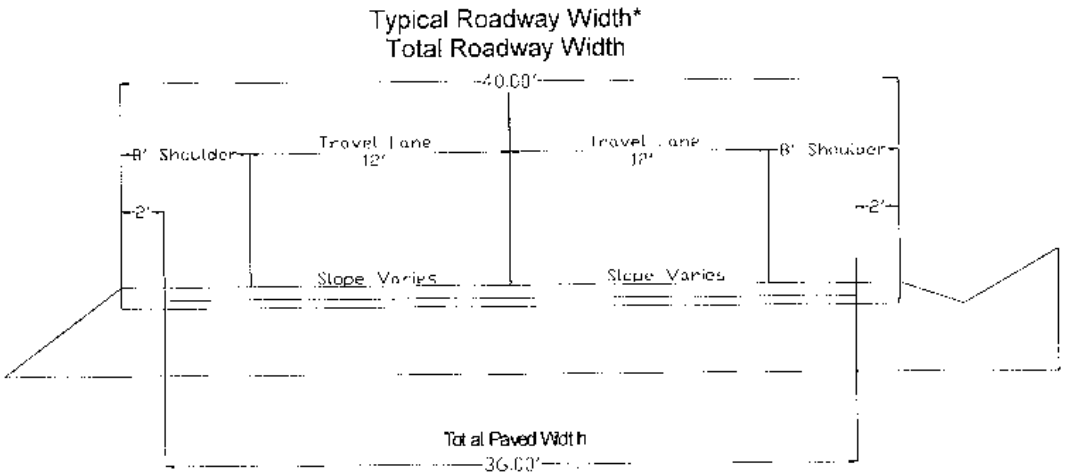
Major Collector

(3-lane)

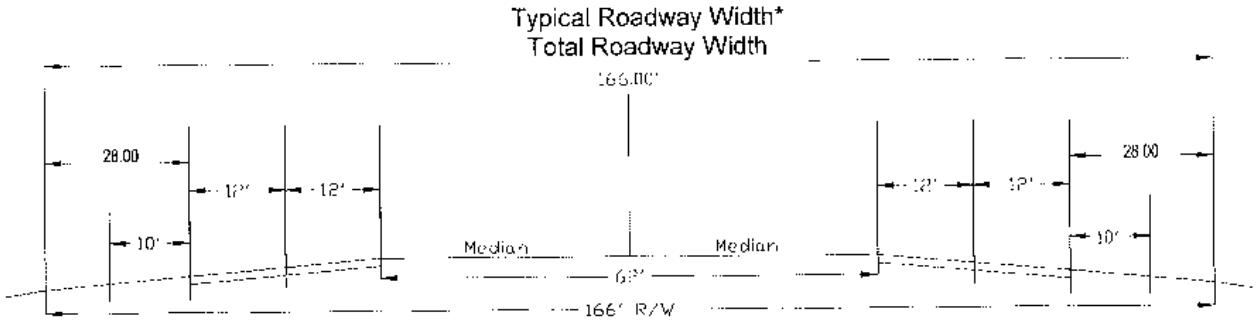


Major Collector Minimum Road Section
80 ft. right of way unless otherwise increased or decreased pursuant to the Tuolumne County Ordinance Code or approved Planned Unit Development.

* When appropriate additional roadway width may be required to accommodate auxiliary turn lanes.

STATE HIGHWAYS

Rural Expressways



166 ft. right of way unless otherwise increased or decreased pursuant to the Tuolumne County Ordinance Code or approved Planned Unit Development.

* When appropriate additional roadway width may be required to accommodate auxiliary turn lanes or additional width for cut and fill slopes.

FIGURE 4.5: TYPICAL CROSS SECTIONS

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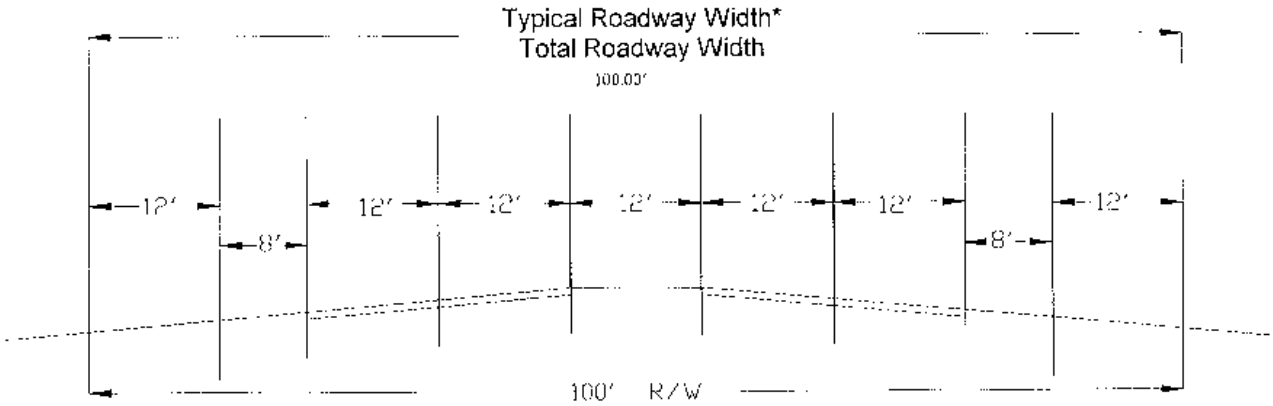
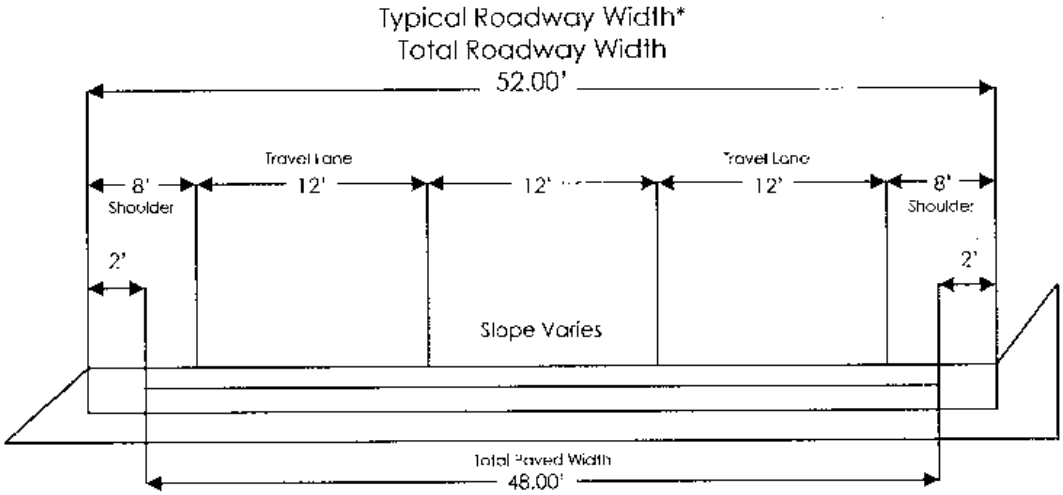
Other Principal Arterials



100 ft. right of way unless otherwise increased or decreased pursuant to the Tuolumne County Ordinance Code or approved Planned Unit Development.

* When appropriate additional roadway width may be required to accommodate auxiliary turn lanes.

Minor Arterials



100 ft. right of way unless otherwise increased or decreased pursuant to the Tuolumne County Ordinance Code or approved Planned Unit Development.

*When appropriate additional roadway width may be required to accommodate auxiliary turn lanes.

FIGURE 4.6: TYPICAL CROSS SECTIONS

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Chapter 5

NOISE

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

A. INTRODUCTION

Tuolumne County's Noise Element establishes noise standards for the range of uses present in and around the county. These standards are used to determine whether proposed new development in the county requires mitigation to avoid potential land use conflicts. The ambient noise environment in Tuolumne County is largely affected by traffic on highways and county roadways, commercial and industrial uses, agricultural uses, railroad operations, and aircraft.

The Noise Element of the General Plan which 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. Noise-sensitive uses identified by the Government Code and by Tuolumne County include urban residential development, schools, hospitals, convalescent homes, churches and libraries. In accordance with the Government Code requirements, n Noise exposure information has been collected for highways, arterials and major collector roads, railroad operations, aircraft and airport operations, local industrial facilities and other stationary sources.

The data collected concerning noise-producing sources are found within the *Noise Background Report* General Plan EIR. Tuolumne County's Noise Element The policies and programs contained herein have been integrated with the other Elements of this General Plan to minimize the potential for noise conflicts arising from future development in Tuolumne County.

B. REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

According to the Noise Element of the General Plan, if a proposed project requires an acoustical analysis, the following must be met:

- 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.
- Estimate noise exposure after the prescribed mitigation measures have been implemented.

C. HOW NOISE CONTOURS GUIDES ESTABLISHMENT OF LAND USE PATTERN

Information relative to existing and future noise environments within Tuolumne County should be integrated into future land use planning decisions. The Noise Element seeks to characterizes the noise environment in order for the County to be able to include appropriate noise impact considerations in future land use decisions. Noise and land use compatibility guidelines are presented and noise standards for new developments are set forth in Tables 5.1, 5.2, 5.3 and 5.4. This information will help County staff to identify and avert potential incompatibilities between proposed land uses and the subject noise environment.

D. FREEWAYS, HIGHWAYS, PRIMARY ARTERIES AND MAJOR LOCAL STREETS

Sensitive receptors most affected by roadway noise are those immediately adjacent to roadways and corridors with high traffic volume, such as State Routes (Highways) 49, 108, 120 and 132, as well as other local high-volume streets. None of the state routes (highways) are freeway interstates. In general, corridors throughout Tuolumne County consist of one or two lanes in each direction with varying speed limits ranging from 35 miles per hour (mph) to 55 mph.

The existing (2015) and future (2040) road noise contours, as well as a comparison of them are provided for in Tables 3.12-2, 3.12-8, 3.12-9, respectively of the EIR of the General Plan. The interior and exterior noise standards (Table 5.1) establish maximum transportation noise levels that are allowable for new development in Tuolumne County. This matrix is used to determine whether a proposed new use would be compatible with the ambient noise environment in which it is proposed as well as whether the proposed new use would create noise compatibility conflicts with established uses. For the most sensitive uses such as most residences and noise-sensitive institutional uses, 60 dBA L_{dn} is the maximum allowable exterior level. The maximum allowable interior noise level for all spaces is 45 dBA L_{dn}.

TABLE 5.1: MAXIMUM ALLOWABLE NOISE EXPOSURE-TRANSPORTATION NOISE SOURCES EXCLUDING AVIATION RELATED NOISE[1]		
Land Use Receptors	Outdoor Activity Areas[2]	Interior Spaces[3]
	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

Notes:
1. This table applies to noise exposure levels that result from a transportation noise source other than aircraft. 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 noise 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 20-25 dB. 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, do es 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.

Measures and Solutions that Address Existing and Foreseeable Road-Related Noise Problems: Implementation of General Plan noise-related policies and programs would ensure that projects proposed in noise environments that potentially exceed acceptable standards would be evaluated and that appropriate sound attenuation techniques (mitigation) would be implemented on a case-by-case basis. Depending on location of new receptors in proximity to roadways, and the specific constraints of the site and available noise reduction measures, achieving an exterior noise level of 60 dBA CNEL may not be feasible in all cases, however.

E. PASSENGER AND FREIGHT ONLINE RAILROAD OPERATIONS

Tuolumne County is served by the Sierra Railroad which operates between Oakdale, in Stanislaus County, and Standard, in Tuolumne County. The Sierra Railroad currently runs through urbanized areas of Jamestown and Sonora. The railroad not only provides local industry with access to distant markets, but also provides historic rail excursions and scenic opportunities for the film industry. Located along the Sierra Railroad in Jamestown is *Railtown*

1897 State Historic Park, which includes a functional roundhouse, several steam engines and an inventory of vintage passenger and freight cars.

Measures and Solutions that Address Existing and Foreseeable Railroad-Related Noise Problems: Development associated with the General Plan Update could result in new sensitive land uses in close proximity to the existing railroad. Implementation of General Plan policy 5.A.6, however, would ensure that projects proposed in noise environments that potentially exceed acceptable standards would be evaluated and that appropriate sound attenuation techniques would be implemented on a case-by-case basis. Depending on what is proposed and the location and source of noise, sound attenuation techniques may include site design to shield noise-sensitive uses from noise, special building standards to reduce interior noise, or the use of barriers to reduce exterior noise.

F. AIRPORT/HELIPORT USE, OPERATION AND OVER-FLIGHTS

Two airports are located in Tuolumne County: Columbia Airport and Pine Mountain Lake Airport. Pine Mountain Lake Airport includes both a public use airport as well as a residential use airport. The airport is used mostly for general aviation aircraft. Pine Mountain Lake Airport covers 52 acres and has one runway. Columbia Airport covers an area of 356 acres which contains two runways. General Aviation Aircraft make up about 96 percent of the flight operations, with the remainder comprising about 4 percent air taxi, and 1 percent military aircraft. Columbia Airport is also the home of a CAL FIRE Air Attack Base. The Tuolumne County Airport Land Use Compatibility Plan, adopted in January 2003, includes calculated 2015 noise contour maps for both the Pine Mountain Lake Airport and Columbia Airport, shown in Figures 1.1 and 1.2.

The Airport Land Use Commission is responsible for reviewing airport and adjacent land use proposals on and near Columbia Airport and Pine Mountain Lake Airport. The criteria and affected areas in proximity to the airports are defined in the Tuolumne County Airport Land Use Compatibility Plan (ALUCP), which was approved in 2003. The goal of the plan is to promote compatibility between the public-use airports within Tuolumne County and the land uses which surround them. The Airport Land Use Compatibility Plan serves as the primary tool for use by the Tuolumne County Airport Land Use Commission in its review of land development proposals at county airports and on surrounding land. The Airport Land Use Compatibility Plan contains policies regarding noise, safety, airspace protection, and aircraft overflights which apply primarily to property located within the airport influence area boundaries associated with the two-county public-use airports. Table 5.2 below shows the maximum allowable noise exposure from aircraft-related sources.

TABLE 5.2: MAXIMUM ALLOWABLE NOISE EXPOSURE-AIRCRAFT NOISE SOURCES[1]				
Land Use Receptors	Outdoor Activity Areas[2]	Interior Spaces[3]		
	L_{dn}/CNEL, dB	L_{dn}/CNEL, dB	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

Notes:
1. This table applies to noise exposure levels that result from aircraft. For existing receiving land uses, consideration shall be given to the 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 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 15 dB. 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.

Measures and Solutions that Address Existing and Foreseeable Airport-Related Noise Problems: Future development under General Plan Update could fall within the noise impact areas of the Columbia and Pine Mountain Lake Airports However, policies and associated implementation programs in the General Plan require new development located in close proximity to existing airports to be designed such that aircraft noise standards are not exceeded. Further, implementation programs would require an acoustical analysis to be conducted to provide recommendations for project design and require that all new development be compatible with the adopted ALUCP and associated noise standards.

G. GROUND STATIONARY NOISE SOURCE, INDUSTRIAL PLANTS, MINES AND AGRICULTURE

Mining and timberland production operations are located throughout Tuolumne County. Noise generation within industrial and commercial facilities such as mining or timberland production facilities or from many types of agricultural equipment are controlled by federal and state employee health and safety regulations (e.g., OSHA and Cal-OSHA), but exterior noise from such operations may exceed locally acceptable standards at nearby noise-sensitive land uses.

Agricultural operations are located throughout Tuolumne County. Due to the seasonal nature of traditional agricultural industries, there are often extended periods of time when no noise is generated on properties, which are actively being farmed, followed by short-term periods of intensive mechanical equipment usage and corresponding noise generation. These uses generate short-term periods of elevated noise during all hours of the day and night and possess the potential to generate adverse public reaction during intensive farm-related activities. On the other hand, agritourism, a relatively recent ag-based industry, can occur throughout the year.

Table 5.3 below shows the maximum allowable noise exposure from stationary sources.

TABLE 5.3: 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

Notes:
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.

Measures and Solutions that Address Existing and Foreseeable Stationary-Related Noise Problems: Mining, timberland production, sawmills, agricultural operations, and other commercial or industrial operations could be potential stationary noise sources or generate substantial levels of noise. Implementation of these policies and programs would ensure that projects proposed in noise environments that potentially exceed acceptable standards would be evaluated and that appropriate sound attenuation techniques would be implemented on a case-by-case basis. For development that would occur near noise-sensitive areas where noise levels already exceed the standards shown in Table 3.12-6 (General Plan EIR), implementation program 5.A.a would ensure existing noise levels would

not be further increased. Depending on what is proposed and the location and source of noise, sound attenuation techniques may include site design to shield noise-sensitive uses from noise, special building standards to reduce interior noise, or the use of barriers to reduce exterior noise.

H. CALIFORNIA NOISE INSULATION STANDARDS, CALIFORNIA CODE OF REGULATIONS, TITLE 24

The State has established noise insulation standards for new multi-family residential units, hotels, and motels that would be subject to relatively high levels of transportation-related noise. The noise insulation standards set forth an interior standard of DNL 45 dB in any habitable room. Where such units are proposed in areas subject to noise levels greater than DNL 60 dB, the State Code requires an acoustical analysis to demonstrate that the dwelling units have been designed to meet the interior noise standard. Title 24 standards are typically enforced by local jurisdictions through the building permit application process.

I. CUMULATIVE NOISE STANDARDS

Table 5.4 below shows the maximum allowable cumulative noise exposure that may result from development of a project. Cumulative noise refers to all noise generated from the entire development site, which could include noise generated from both operational noise sources. The allowable change in cumulative noise exposure depends on the existing ambient noise level without the project.

TABLE 5.4: SIGNIFICANCE OF CHANGES IN CUMULATIVE NOISE EXPOSURE[1]

Ambient Noise Level Without Project (L_{dn} or CNEL) 2	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

Notes:
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 L_{dn}, 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 – Tuolumne County General Plan Noise Element, Federal Interagency Committee on Noise (FICON), Federal Agency Review of Selected Airport Noise Analysis Issues, August 1992

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Section B
The Tuolumne County Economy

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Chapter 6

ECONIMIC DEVELOPMENT

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A. 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. Well planned economic development should in so far as possible include: (1) improve employment and business opportunities for local citizens; (2) stimulate business activity; (3) increase revenues for public agencies through expansion of the tax base; (4) encourage private investment in the local economy; (5) improve overall quality of life in the region; (6) recognize and act on opportunities for economic expansion; (7) take advantage of domestic and international markets; and (8) integrate natural and cultural resources into new development projects. 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.

Recognizing the need to exert proactive leadership in helping the County develop a healthy and diversified economy, the Tuolumne County Board of Supervisors and Sonora City Council adopted a joint Economic Development Policy in 1990. Through that policy, the County of Tuolumne made a commitment to promote a positive image of the County and a positive attitude and support towards economic development among other local organizations and agencies outside of Tuolumne County. The County also pledged to act as a catalyst for the divergent segments of the local economy, and offer a forum and mechanism for the identification of problems and associated solutions. One mechanism identified in the Economic Development Policy for addressing these issues was an Economic Development Element to be added to the County's General Plan. Another mechanism is the Tuolumne County Economic Development Authority (EDA), a joint powers authority created by the County of Tuolumne and the City of Sonora in 2009, whose mission is to facilitate a local economy that is innovative, resilient and diverse. The EDA accomplishes this by assisting in formation, retention and expansion of existing businesses, and attraction of new businesses to Tuolumne County.

In addition to committing to the formulation of an Economic Development Element, the Board of Supervisors also pledged to support studies to evaluate the County's attributes and liabilities related to economic development. Those studies include the Tuolumne County Community Assessment completed in September, 1991, and the Tuolumne County Target Industry Study released in October, 1991. The Tuolumne County Economic Development Strategy Plan, completed in 1994, consists of several different components, including the Regional Plan, Permit Process Analysis, Entrepreneurial Support Plan, Education and Training Opportunities, Business Retention and Expansion and Business Attraction Plan. The findings and recommendations contained in those studies are reflected in this Element.

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Chapter 7

MANAGED RESOURCES

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A. INTRODUCTION

Tuolumne County includes a variety of hardwood, coniferous and mixed woodlands and forests (Figure 7.1). Some of these lands are regarded as *timberlands*, which are defined as commercially viable land producing fiber or forest products, or capable of producing a crop of trees with an aggregate growth potential in excess of 20 cubic feet per acre per year. While there are timberlands within local National Forests, the County's Timberland Production Zone (TPZ) is a land use designation in its General Plan that identifies nonfederal timber producing lands for special County tax assessments, as required by the State Forest Taxation Reform Act of 1976. This Act was amended and replaced by the Timberland Productivity Act of 1982.

The TPZ designation provides for the growing and harvesting of timber and other forest products in concert with limited, low-intensity public and private commercial recreational uses, encompassing 85,634 acres, or 5.89% of the land area of Tuolumne County. This designation is found primarily in the eastern part of the County at elevations above 3,000 feet and is interspersed with federally owned land within the Stanislaus National Forest and Yosemite National Park.

B. MINERAL RESOURCES

Tuolumne County has extensive mining history and resources. Current operating mines in Tuolumne County gather limestone and dolomite, and various forms of crushed rock, gravel, and sand products. The General Plan Land Use Element designates lands as Mineral Preserve (-MPZ) overlay throughout the County, including those lands identified below.

The Surface Mining and Reclamation Act of 1975 (California Public Resources Code [PRC] Section 2710 et seq.) (SMARA) provides for the classification of non-fuel mineral resources in the state to show where economically significant mineral resources occur or are likely to occur. Classification is carried out under the Mineral Land Classification Project under the direction of the State Geologist. Once lands have been classified, they may be designated by the State Mining and Geology Board (SMGB) as mineral-bearing areas of statewide or regional significance if they are located in areas where urban expansion or other irreversible land uses may occur that could restrict or preclude future mineral extraction. Designation is intended to prevent future land use conflicts and occurs only after consultation with lead agencies and other stakeholders.

The California Department of Conservation (DOC) Division of Mines and Geology (DMG) has developed guidelines for the classification and designation of mineral lands, known as Mineral Resource Zones (MRZs) and retains a list of publications of the SMARA Mineral Land Classification Project dealing with mineral resources in California. A number of properties in the county have been classified as State Mineral Resource Zones, including the Southern Half of the Bald Mountain/ Browns Flat Gold Mining District (MRZ-2b), the Jamestown Mine (MRZ-2a, MRZ-2b, and MRZ-3a), and portions of the Rough and Ready Creek site (MRZ-2a and MRZ-2b). 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) as identified by the Division of Mines and Geology Open-File Report 97-09, 1997. A summary of these classifications are presented in Table 7.1.

In addition, the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) maintains records of the location and details of construction and abandonment of all oil and gas wells. Oil wells were not identified within Tuolumne County using the Division of Oil, Gas & Geothermal Resources Well Finder.

<table>
<tr><th colspan="6">TABLE 7.1: CALIFORNIA MINERAL LAND CLASSIFICATION DIAGRAM</th></tr>
<tr><th></th><th colspan="2">Areas of Identified Mineral Resource Significance</th><th colspan="2">Areas of Undetermined Mineral Resource Significance</th><th>Areas of Unknown Mineral Resource Significance</th></tr>
<tr><td>ECONOMIC</td><td>MRZ-2a Demonstrated Reserves</td><td>MRZ-2b Inferred Resources</td><td rowspan="3">MRZ-3a Known Mineral Occurrence</td><td rowspan="3">MRZ-3b Inferred Mineral Occurrence</td><td rowspan="3">MRZ-4 No known mineral occurrence</td></tr>
<tr><td>MARGINALLY ECONOMIC</td><td>MRZ-2a Marginal Reserves</td><td>MRZ-2b Inferred Marginal Resources</td></tr>
<tr><td>SUB-ECONOMIC</td><td>MRZ-2B Demonstrated Sub-economic Resources</td><td>MRZ-2b Inferred Sub-economic Resources</td></tr>
<tr><td>NON-ECONOMIC MRZ-1</td><td colspan="5">Areas of no Mineral Significance</td></tr>
<tr><td colspan="6">Source: California Department of Conservation DMG</td></tr>
</table>

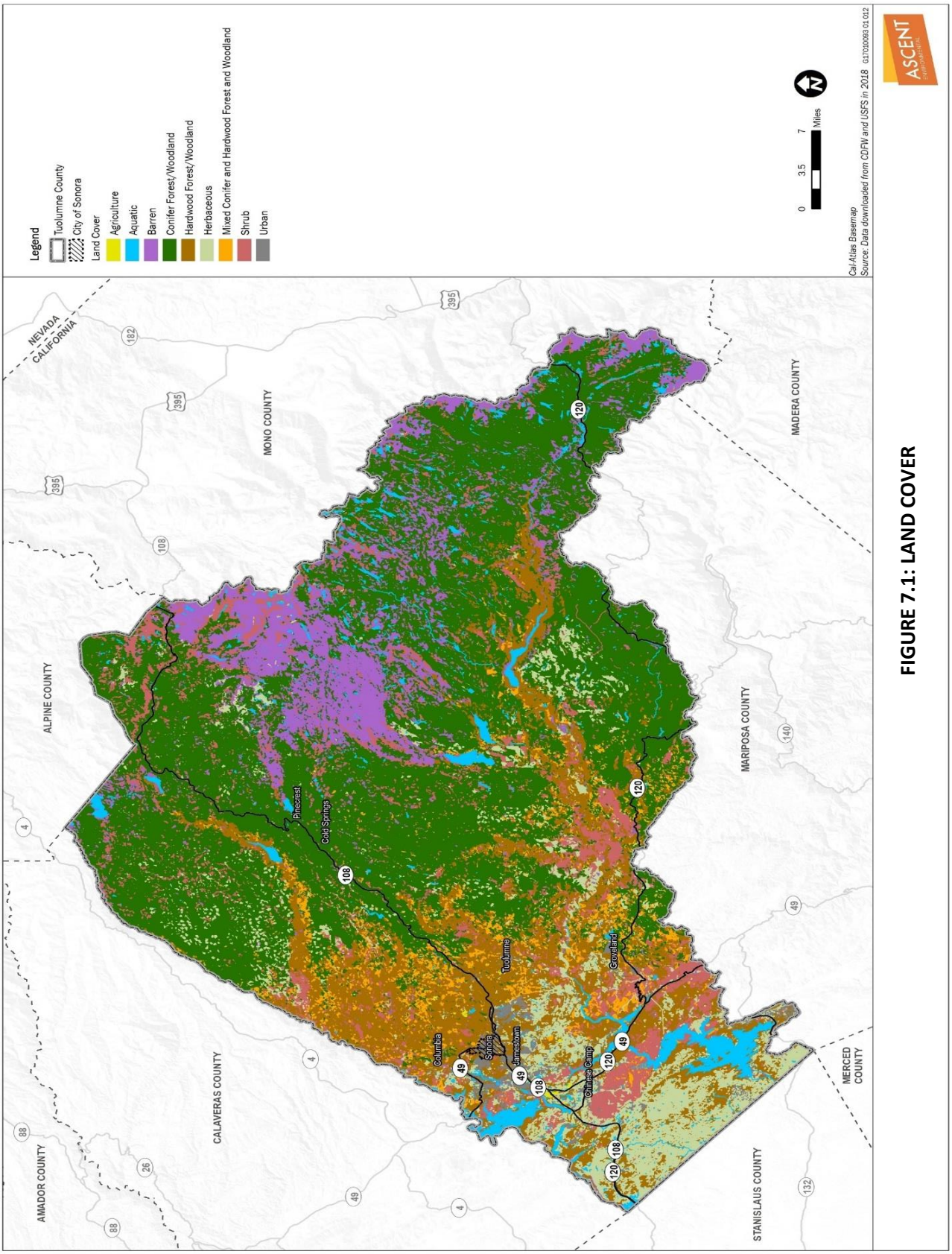

FIGURE 7.1: LAND COVER

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Chapter 8

AGRICULTURE

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A. INTRODUCTION

The purpose of the Agricultural Resources Element is to acknowledge the importance of agricultural production in and to Tuolumne County and to establish policies and implementation programs to promote the stability and productivity of the County's agricultural lands and industries.

Currently 160,735 acres in unincorporated Tuolumne County are designated for Agricultural land use, which accounts for 10.80% of total land in the County. Grazing land comprises the majority of Agricultural land (approximately 104,471 acres). Other agricultural operations in the County include poultry, timber, fruits and vegetables, field crops, and apiaries and nurseries.

The United States Department of Agriculture ("USDA") Census of Agriculture ("Census") tracks statewide, regional, and county agritourism operations data. The USDA Census is based on self-reported data collected every five years, with the latest available data published in 2012. The Census of Agriculture indicates that in Tuolumne County in 2002, 2007, and 2012, land in farms totaled 149,767, 117,085, and 87,813 acres respectively. Since these numbers are based on self-reporting, they are likely to encompass agricultural uses on lands that are not designated AG. Approximately 120,083 acres are currently enrolled in Williamson Act contracts, 5,379 acres of which have filed non-renewal notices, and 131,313 acres are located within designated Agricultural Preserves.

The General Plan Update involves designation of 4,509 acres of land currently designated "Agricultural" to other land uses. Of this re-designated land, approximately 286 acres are located on public land under the jurisdiction of another local, state, or federal agency and 370 acres are being re-designated to TPZ to reflect the current zoning and land use. One hundred and thirty-six parcels, totaling 3,589 acres, are being redesigned to ER, HR, RR, and LR land use designations, which are rural residential designations that allow general farming and ranching in addition to a residence, with minimum parcel sizes ranging from two to ten acres in size. Sixty three parcels, totaling 241 acres, are being re-designated to urban land uses, such as LDR and MDR. Approximately 21 acres are changing to R/P and 2 acres to NC, to reflect the current zoning on those properties.

The Agricultural Rating Matrix in Table 8.1 is used by Tuolumne County to evaluate the quality of specific agriculture property when a change is proposed on that project site or an adjacent project site. A variety of factors are considered when making a value (non-financial) determination, including the property size, terrain, availability of public services, and suitability for agriculture use. These factors are intended to value intensive larger agricultural operations in more rural areas over smaller operations where an agriculture use may not be the primary use of the property.

B. RIGHT TO FARM

Where non-agricultural land uses, especially residential development, occur adjacent to agricultural land, agricultural operations may become the subject of nuisance complaints. Tuolumne County's "Right to Farm Ordinance," located in Chapter 5.20 of the Ordinance Code, is intended to reduce the loss of agricultural resources by limiting the circumstances under which agricultural operations may be considered a nuisance.

Further, the Right to Farm Ordinance is intended to promote a "good neighbor policy" between agriculturalists and residents by advising purchasers and residents of nearby property of inherent potential problems such as sounds, odors, dust, and chemicals from agricultural operations. Neighbors also are notified that they should be prepared to accept such inconveniences or discomforts as a normal and necessary aspect of living in a county with a strong rural character and a healthy agricultural sector.

C. AGRITOURISM

Existing agricultural industries are a major contributor to the County's economy, and to protect the viability of this valuable industry, the General Plan Update encourages productive use of valuable agricultural lands, and reduces economic pressures for conversion of agricultural lands by allowing accessory or complementary uses to agricultural operations. The General Plan Update also includes amendments to Title 17 of the County's Ordinance Code, which would expand the range of economic activities allowed on land zoned for agriculture. These amendments would allow agritourism activities that complement local agricultural production and special events that are accessory to the agricultural use of the land.

Currently, there are a variety of agritourism operations in the County. A listing from the current roster of the Farms of Tuolumne County organization includes agritourism operations including Christmas tree farms, apple picking and cider tasting, working ranch/farm tours and activities, weddings, livestock interactions, on-farm product tastings, and gift shops. These activities range in size from the primary use of the agricultural operation to an accessory use that supports the overall agricultural business. The majority of these businesses are located in western Tuolumne County, in and around the communities surrounding Sonora.

Agritourism presents opportunities for local farms, ranches, and other agriculture operations to share their interests and products with residents and visitors of the County. This may result in additional financial support for an operation, as well as teach others about the overall agriculture industry. In Tuolumne County, in addition to larger ranching operations, many small farms and operations are located in rural residential neighborhoods on a range of lot sizes. This is supported by existing and proposed language in the General Plan and Ordinance Code.

TABLE 8.1: AGRICULTURAL RATING MATRIX						
Factor	Low 2	Medium 4	High 6	Very High 8	Rating Weight	Score
Production Acres (Select as many as apply) Rangeland Hay/Irrigated Pasture Orchards/Vineyards/Intensive/Specialized	<37 Ac <16 Ac <10 Ac	37-79 Ac 16-36 Ac 10-19 Ac	80-300 Ac 37-79 Ac 20-37 Ac	>300 Ac >79 Ac >37 Ac	8	(maximum total score of 64 using maximum factor score of 8 multiplied by rating weight of 8)
Long Term Ag Use (based on soil type)	UNSUITED TO LOW	LOW-MEDIUM	MEDIUM	MEDIUM-HIGH	2	(maximum score of 16)
Water Availability Natural Water	None	Intermittent Stream	Pond or Spring	Perennial Stream	2	(maximum score of 16)
Developed Water	None	Groundwater or stock pond	Reservoir	Contracted Water*	4	(maximum score of 32)
Physical Characteristics Terrain	steep terrain prevalent, slopes greater than 30 percent	some steep terrain, slopes range from 20-30 percent	gentle to rolling terrain, slopes range from 10-20 percent	level to gentle terrain, slopes range from nearly level to 10 percent	2	(maximum score of 16)
Natural Vegetation	Significant northern aspects. vegetation exemplified by chamise and manzanita.	Some northern aspects. vegetation exemplified by Live Oaks.	Mostly southern or western aspect. Vegetation exemplified by Blue Oaks, Annual Grassland	Vegetation exemplified by Blue Oaks /Valley Oaks, annual grassland.	2	(maximum score of 16)
Adjacent Use Number of non-agricultural or non-open space parcels adjacent (does not include RE-10 for purposes of this matrix).	>4	3-4	1-2	None	4	(maximum score of 32)
Number of agricultural parcels adjacent (includes A-10, A-20, A-E, and TPZ)	None	1-2	3-4	>4	4	(maximum score of 32)
Adjacent Roads	Arterial road	Collector road	Local road	None	2	(maximum score of 16)
Public Services (available for development)	All Public Services available (potable water, sewer and power at site)	Most Public Services available (potable water and power at site)	Public Services difficult to access (power only at site)	Public Services generally not available.	4	(maximum score of 32)
* e.g., Tuolumne Utilities District Ditch System, Pacific Gas and Electric Company Ditch System, Hetch Hetchy, effluent.						

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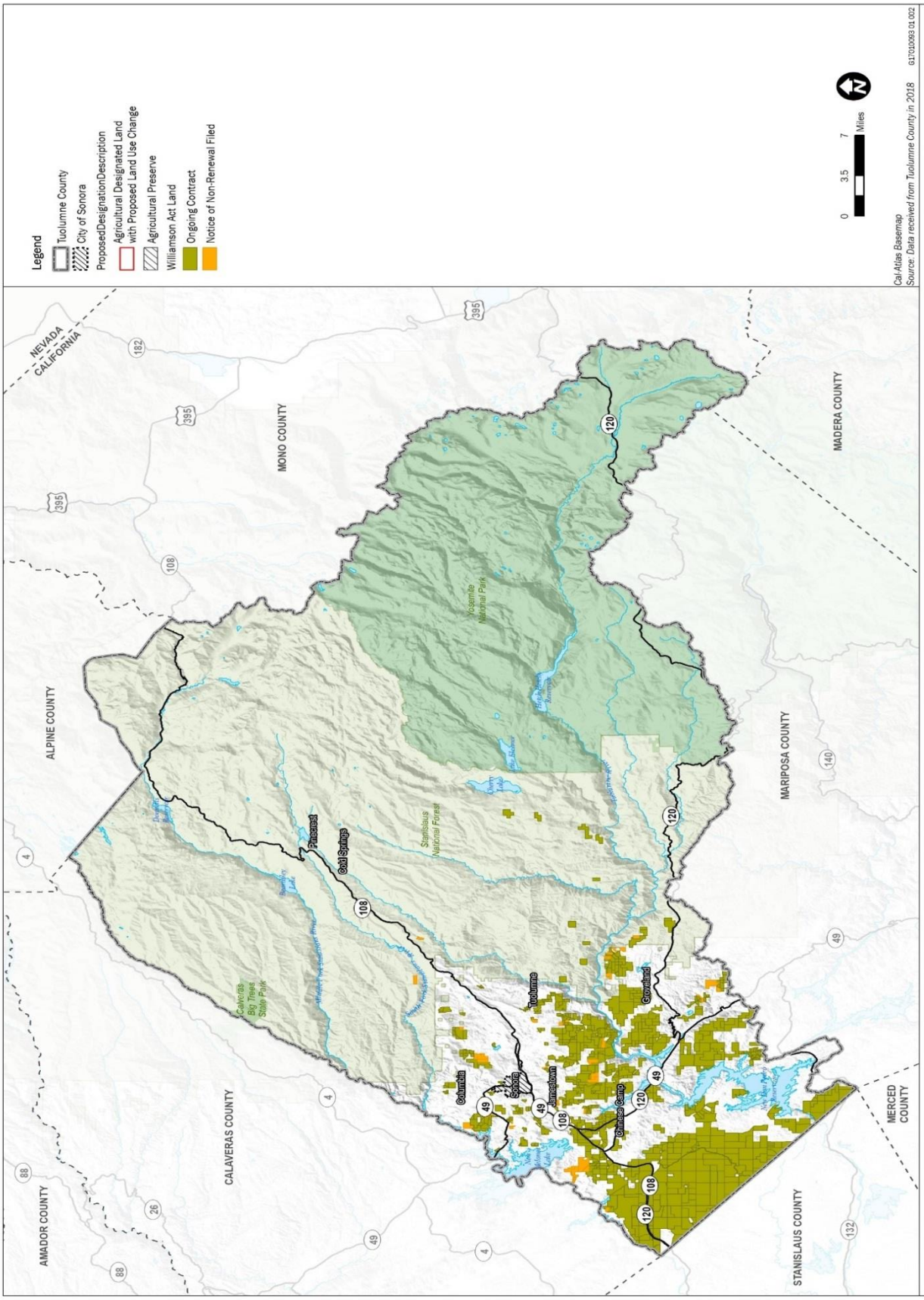

FIGURE 8.1: AGRICULTURAL LAND

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Section C
The Tuolumne County Community

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Chapter 9

PUBLIC SAFETY

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A. CRIMINAL JUSTICE SYSTEM

The criminal justice system in Tuolumne County consists of the Sheriff's Office, the court system, the District Attorney's Office, the Public Defender, the Probation Department, and the County jail. A deficiency in any portion of the system affects the entire criminal process.

The Tuolumne County Sheriff's Office (TCSD) is committed to providing law enforcement services to all unincorporated areas of the County and to staff the county jail. There are approximately 135 authorized positions, including 63 Patrol Deputies and 38 Adult Detention deputies who provide law enforcement services to the 54,357 residents of the county. Additionally, the Emergency Dispatch Center is staffed 24/7 by 13 Dispatchers. There is only one Sheriff Station in the County, located at 28 Lower Sunset Drive, in Sonora. In addition to staffing the Patrol division, the County Jail, Emergency Dispatch Center, the Coroner's Office, and performing Civil Processes, the Sheriff's Office also provides a wide array of ancillary services such as investigations, narcotics, boat patrol, courts security, records, swat, search & rescue, K-9. Crime prevention and administrative functions are also provided by the Sheriff's Office.

Law enforcement services are provided to the citizens of the unincorporated portion of Tuolumne County by the Tuolumne County Sheriff's Office. The duties of the Sheriff's Office include: patrolling the unincorporated areas of the County for the protection of citizens from criminal activity, responding to citizen requests for law enforcement, crime investigation, maintain jail facilities, provide Public Service Answering Point (911) services, provide Coroner services, provide Civil Process and Bailiff support of the judicial system, maintain records of crimes and arrests, issue permits and licenses, manage search and rescue efforts, provide boat Patrol Services, implement the County Abandoned Vehicle Abatement Program, and provide emergency response and management services. The Sheriff's Office and the Tuolumne County jail are located in the City of Sonora.

Population increases and social/economic changes in Tuolumne County have resulted in an increased need for public safety services, particularly in the field of law enforcement. In 2000, the Tuolumne County Sheriff's Office responded to 15,778 service events. In 2005, the Sheriff's Department received 20,964 calls for service. In 2013, the Sheriff's Office received 31,688 calls for service. As important as the increase in calls for service, has been the change in the severity of calls and cases. Domestic violence, murder, child abuse and molestation, continued drug use, and the appearance of youth gangs indicate that urban problems are present in the County. As the population of the County and, therefore, crime increases, all segments of the criminal justice system must keep pace to maintain the safety of County residents and visitors.

The California Highway Patrol provides additional traffic enforcement along state highways and County roadways. Tuolumne County is within the California Highway Patrol's (CHP) Central Division which encompasses the heart of the San Joaquin Valley. The County's CHP area office is located at 18437 Fifth Avenue in Jamestown. In addition to issuing traffic citations for traffic violations, CHP provides other services to support the overall safety of residents in the County.

B. FIRE PROTECTION

Section 65302(g) of the California Government Code requires that each County General Plan contain a Safety Element for the protection of the community from any unreasonable risks associated with the effects of wildland and urban fires. The Safety Element must address evacuation routes, peakload water supply requirements, minimum road widths, and clearance around structures, as those items relate to identified fire hazards.

Tuolumne County contains a diverse mixture of fire environments, ranging from urban shopping centers, multi-family developments, and small-lot subdivisions to blue oak grasslands in the west County and timber stands in the Stanislaus National Forest, including the interface, where development and natural vegetation meet.

Fire protection services within the County are provided by several agencies, representing federal, state, and local jurisdictions, with the assistance of the County's citizens serving as volunteer firefighters. Generally speaking, fire protection missions are broken into two categories; life and property fire protection and wildland fire protection. The majority of the County outside of the Stanislaus National Forest, Yosemite National Park, the City of Sonora and Tuolumne City are State responsibility areas as defined by Sections 4126-4127 of the Public Resources Code. Therefore the California Department of Forestry and Fire Protection (CAL FIRE) is responsible for wildland fire protection in these areas. CAL FIRE utilizes the Strategic Fire Plan for the Tuolumne/Calaveras Unit to plan fire prevention, protection and suppression strategies. This plan provides a comprehensive framework explaining how CAL FIRE will assess current and anticipated hazards and risks, develop objectives to mitigate those hazards and risks, establish benchmarks for success, develop strategies to meet the objectives, implement the strategies and facilitate a monitoring system to verify the plan remains connected to the needs of the Tuolumne/Calaveras Unit and stakeholders.

The fire protection agencies within Tuolumne County provide all of the services traditionally associated with fire departments throughout the nation: structural and wildland fire protection, rescue services, and medical aid responses. Complicating fire protection in Tuolumne County is the fact that the County is situated in one of the most hazardous wildland fire environments in the world. Fire protection planning efforts within the County must recognize the need to provide traditional services in light of the extreme fire hazard present within the County. Tuolumne County utilizes the Highway 108 Strategic Plan as the guidance document over the Tuolumne County Community Wildfire Protection Plan. These documents are used to guide wildland fire prevention, protection and suppression planning. The Tuolumne County Community Wildfire Protection Plan was adopted in 2004. It is a comprehensive plan that combines all of Tuolumne County's prefire components into one document. It includes the County's concept of prefire management, a description of the County, a discussion of the stakeholders, fuels, weather, level of service and assets at risk in the County; prefire management plans of fire protection agencies, fire safe councils and strategic groups in the County; and a discussion of the institutional issues related to implementation of this plan. This plan addresses how agencies within Tuolumne County are trying to mitigate the wildland fire hazard and ignition problem in the County. The overall goal of this plan is to reduce costs and losses from wildland fire in Tuolumne County by protecting assets at risk through focused prefire management prescriptions, enhancement of strategic fire defense systems and improved initial attack success.

The Emergency Services Plan for Tuolumne County describes the organizational response to typical emergency situations encountered in Tuolumne County. A Wildland Fire Plan is included as Annex G of that plan. The purpose of the Wildland Fire Plan is to outline the response organization, command authority, responsibilities, functions and interactions required to mitigate the damaging effects of a large scale or major wildland fire impacting the County. The Wildland Fire Plan is designed to unify agencies responding to a wildland fire under the Incident Command System (ICS) to best utilize resources and most effectively minimize damage to life and property caused by the event.

Structural fire protection is provided to the unincorporated area of the County by providing a cooperative fire protection services approach. Currently CAL FIRE provides administrative and operational services through a fire protection agreement, to the County of Tuolumne, the Jamestown Fire Protection District and the Groveland Community Services District. The remaining local fire agencies in the County, including the Tuolumne Fire District, Columbia Fire Protection District, Mi-Wuk Sugar Pine Fire Protection District, Strawberry Fire Protection District and the Twain Harte Community Services District, play a cooperative role in the fire protection services of the County. However, fire protection needs within the County are continuing to grow and change as the population base within the County changes. In order to provide appropriate levels of fire suppression services within the County, it may become necessary to assess capacity at the current agencies that provide fire suppression services in response to the growing and changing fire suppression needs within the County.

The Tuolumne County Fire Department (TCFD) Service Level Stabilization Plan was adopted in 1992. The Stabilization Plan was designed to address the fire protection needs of the area served by TCFD. It is a general planning document for development of TCFD through acquisition of fire stations, apparatus and equipment and the provision of personnel and support services. The Plan centers on three goals:

1. Clearly define the baseline service level for TCFD;
2. Identify stable funding sources for TCFD through a realistic annual operations budget; and
3. Establish an apparatus replacement fund.

A functionally integrated fire protection system, involving federal, state, and local government resources, is the most cost effective method of delivering high quality fire protection where life, property, and valuable natural resources are at risk. Such a system would allow coordination of fire prevention, protection, and suppression strategies; insuring that both fire starts and the losses associated with fire are minimized.

The Fire Protection Section of the Safety Element insures that impacts on fire protection services resulting from County development will be addressed through the land use planning process. Programs are included which require that fire protection measures be incorporated into new development.

The Tuolumne County Office of Emergency Services (OES) is staffed by the County Administrator's Office. The local OES manages disaster preparedness and training, and manages the response of county resources to disasters. The office maintains emergency response plans required by State and Federal regulations, as well as emergency plans for major developments and facilities located within Tuolumne County.

Chapter 2.40 of the Tuolumne County Ordinance Code addresses emergency services within Tuolumne County. The Chapter designates the Director of Emergency Services, the Assistant Director of Emergency Services, and the Emergency Services Coordinator for the County. The Chapter also establishes the Tuolumne County Operational Area Committee whose mission is to manage a multi-agency disaster response and recovery operation for the

Tuolumne County Operational Area. The Tuolumne County Emergency Operations Plan (EOP) was updated and approved by the Board of Supervisors in 2012.

Currently, emergency medical services (EMS) are provided to the citizens and visitors of Tuolumne County by the Tuolumne County Ambulance Service, by private air ambulance services and by authorized first response providers. The Tuolumne County Fire Department and participating fire protection districts provide first responder medical aid in cases of emergency. The County's ambulance system is operated by the Tuolumne County Human Services Agency. Air ambulance services are provided to the region by private contractors.

The Tuolumne County Search and Rescue Team is a volunteer reserve component of the Sheriff's Department. The Search and Rescue Team performs over 100 calls per year and is one of the five most active search and rescue teams in the State. The Team has developed expertise in search management, search for lost persons, underwater rescue, swift water rescue, technical rescue, underground rescue, aircraft search, mounted search, medical assistance, helicopter rescue, canine rescue unit, and Nordic search. The Search and Rescue Team receives minimal funding from the Sheriff's Department budget each year. However, the costs of maintaining, replacing, and upgrading equipment continue to escalate. The costs associated with training continue to increase as well.

Sonora Regional Medical Center, owned and operated by Adventist Health, is the local hospital providing medical care to the citizens of Tuolumne County. The County Health Department is charged with coordinating the County's response to public health pandemics.

C. HAZARDOUS MATERIALS AND WASTE

Pursuant to Section 25135 et seq. of the California Health and Safety Code, Tuolumne County has prepared a Comprehensive Hazardous Waste Management Plan. The Plan was certified by the Tuolumne County Board of Supervisors on January 31, 1989.

The Tuolumne County Comprehensive Hazardous Waste Management Plan identifies the users of hazardous materials and the hazardous waste producers within the County and the flow of wastes produced. The Plan identifies methods of handling hazardous wastes both on and off site. The Plan further establishes criteria to insure that safe, effective, and economical facilities for the management of hazardous wastes will be available when they are needed, and that these facilities are of the type, and are operated in a manner, which protects public health and the environment.

Household hazardous waste results from products purchased by the general public for household use which may pose a hazard to human health or the environment. Section 41510 of the California Public Resources Code requires each County to adopt a Household Hazardous Waste Element (HHWE) for inclusion into the County Integrated Waste Management Plan which identifies a program for the safe collection, recycling, treatment and disposal of household hazardous waste.

On February 11, 1992, the Tuolumne County Board of Supervisors adopted the Multi-jurisdictional Household Hazardous Waste Element for the unincorporated area of Tuolumne County. The Sonora City Council did the same for the City of Sonora. The goals of the HHWE are to reduce the amount of household hazardous waste generated within Tuolumne County through reuse and recycling, divert household hazardous waste from landfills, promote alternatives to toxic household products, and educate the public regarding household hazardous waste management.

Chapter 10

HEALTHY COMMUNITIES

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

A. INTRODUCTION

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 cities 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. We strive to be an active, inclusive, and responsive county, where healthy choices are encouraged rather than discouraged by the environment we build. 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.

This Healthy Communities Element focuses on three major intersections of public health and planning in Tuolumne County:

- **Physical Activity:** Promoting physical activity by implementing Safe Routes to School policies and programs so that children, their caretakers and working residents can safely and conveniently get to and from school and work by engaging in active transportation;
- **Access to Healthy Foods and Nutrition**: Promoting healthy eating by developing policies to increase access to healthier, lower sugar alternative beverages and food; and
- **Smoke Free Multi Unit Housing:** Promoting tobacco-free living by adopting policies regarding smoke-free multi-unit housing and community environments.

B. PHYSICAL ACTIVITY

Many transportation corridors, such as roadways and highways, throughout the County lack sidewalks, bicycle lanes and crosswalks within the urban development boundaries and are often difficult and dangerous for pedestrians, thus discouraging physical activity. Residents' ability to bicycle, walk and exercise for recreation is also limited by a relative lack of parks and recreation facilities, a cohesive bicycle network, and the distance residents must travel to reach such facilities.

The development patterns of the County – how the land uses are arranged, the urban form is constructed, and the streets designed – are critical to the health and well-being of residents because they affect physical activity. Healthy land use patterns can be achieved within urban development boundaries by encouraging infill, focusing development in mixed use districts and along major transit corridors, constructing a diverse mix of uses throughout the County, promoting joint use opportunities and encouraging land use patterns that promote walking, bicycling and transit use.

In 1969, approximately 41 percent of children walked or bicycled to school, including almost 90 percent of children living within one mile of school. Today, 22 percent of California's rural school age children reported walking, biking or skating to school, but the numbers are even lower in Tuolumne County, where fewer than 15 percent of children report doing so.

Engaging in active transportation when traveling to and from school can be a convenient way for students and their caretakers to be more physically active every day. Safe Routes to School programs and policies make it safer and more convenient for students and their caretakers to actively commute to and from school. Not surprisingly,

California was the first state in the country to pass a law establishing Safe Routes to School programs and it continues to be a leader in this arena.

Safe Routes to School programs and policies help students, their caretakers, communities, and the environment in four significant ways:

1. Health: Walking, bicycling, and other forms of active transportation not only save costs related to busing students, but they also allow students to engage in physical activity, which reduces the risk of obesity and related chronic diseases such as diabetes, heart disease, stroke, and certain cancers.
2. Learning: When children exercise before school, they arrive focused and ready to learn. By adopting Safe Routes to School programs and policies, schools can increase students' health and readiness to learn without taking time away from existing school-day activities or placing additional burdens on teachers. Healthier children also miss fewer days of school.
3. Environment: Replacing motor vehicle trips with active transportation reduces the carbon footprint and results in fewer greenhouse gas emissions, less noise pollution, and better air quality, which is of particular benefit to students with asthma.
4. Community and Safety: 10 to 25 percent of morning rush-hour traffic is attributable to families driving their children to school. An increase in active transportation to and from school reduces traffic congestion and risk of involvement in a motor vehicle accident. In addition, walking and bicycling increases community interaction and sense of place.

Driving is likely to remain the main form of transportation in Tuolumne County, particularly in rural areas. However, the County is striving to create a balanced, multi-modal transportation system, which gives people an opportunity to be physically active in a safe environment as well as provide them choices about how to get to their destinations, thereby further increasing their physical activity and reducing pollution.

C. ACCESS TO HEALTHY FOODS AND NUTRITION

Sugar-sweetened beverages, such as non-diet soda, sports drinks, energy drinks, and sweet teas, account for the growing proportion of calories consumed by children and adults. These sugar-sweetened beverages offer little or no nutritional value, but contain large quantities of sugar. Sugar in liquid form accounts for almost half the total added-sugar intake in the U.S. population, and sugar-sweetened beverages displace healthier, more nutrient-dense beverages like milk, 100% fruit juice, and water. Soft drinks now contribute more added sugars to the diet than any other single type of food or beverage. Children are consuming 10 to 15 percent of their daily caloric intake from sugar-sweetened beverages, and many times the recommended amount of refined sugar per day as a result. Americans and Tuolumne County residents alike who are at greatest risk for obesity, including African-Americans, Mexican-Americans, and lower education populations, have the highest intake of sugar-sweetened beverages.

Numerous scientific studies demonstrate the link between consumption of sugar-sweetened beverages and obesity. A recent meta-analysis examining 88 cross-sectional and prospective studies that explored the relationship between soft drink intake and nutrition or health outcomes found that higher intake of soft drinks was associated with greater caloric intake, higher body weight, lower intake of other nutrients, and worse health outcomes. Subsequent analyses from a large trial confirmed these findings, namely, greater weight loss as sugar-sweetened beverage intake decreased. Additionally, consumption of sugar-sweetened beverages has been linked

with an increase in blood pressure. Research has also shown that reducing sugar-sweetened beverage consumption by one serving per day is associated with a drop in blood pressure.

A healthy diet is a critical component to a healthy life. Some residents in Tuolumne County do not have easy access to local, affordable healthy food outlets. A balanced retail food environment enables consumers to access healthy foods and make informed decisions about the meals that would be best for them.

In addition to the traditional food retail outlets, urban farm- and garden-scale agriculture has benefits for public health, including encouraging people to consume fresh products and to be active. Urban farm and garden agriculture also contribute to the creation of safe, healthy, and green environments in neighborhoods and the reuse of otherwise vacant or underutilized land.

D. SMOKE FREE MULTI UNIT HOUSING

Secondhand smoke is a leading cause of death and disease in the United States. The U.S. Surgeon General has concluded that there is no risk-free level of exposure to secondhand smoke. The California Air Resources Board placed secondhand smoke in the same category as the most toxic automotive and industrial air pollutants by categorizing it as a toxic air contaminant for which there is no safe level of exposure. In addition, the California Environmental Protection Agency included secondhand smoke on the Proposition 65 list of chemicals known to the state of California to cause cancer, birth defects, and other reproductive harm.

A county-wide survey of tobacco use was coordinated in October 2012 by the Tuolumne County Health Department as part of the local Community Transformation Initiative effort, providing reliable data pertaining to rates of tobacco use, secondhand smoke exposure and interest in tobacco control measures by residents in local multi-unit housing. The results include the following findings:

- 26 percent of respondents smoke cigarettes (one of the highest rates in the state);
- 58 percent of local households with children have at least one member of the household using some form of tobacco;
- 40 percent of those living in apartment or condominium complexes report frequent or occasional exposure to secondhand tobacco smoke; and
- 57 percent of respondents support laws limiting smoking in outdoor common areas of apartment buildings, such as entryways, swimming pools and courtyards.

The Surgeon General has concluded that eliminating smoking in indoor spaces is the only way to fully protect nonsmokers from secondhand smoke exposure and that separating smokers in the same building from nonsmokers, cleaning the air, and ventilating buildings cannot completely prevent secondhand smoke exposure. Moreover, studies have found that nonsmokers who live in multi-unit dwellings can be exposed to neighbors' secondhand smoke when secondhand smoke seeps under doorways, through utility conduits and through wall cracks. Persons living in apartments near smokers can be exposed to elevated pollution levels for 24 hours a day, and at times, the particulate matter exposure can exceed the U.S. Environmental Protection Agency's 24-Hour Health Based Standard. Thus, nonsmokers are at-risk of exposure to secondhand smoke even when secondhand smoke emanates from adjacent units.

Several studies have shown that prohibitions on indoor smoking have been effective in reducing exposure to secondhand smoke and reducing respiratory illnesses. A study by the International Agency for Research on Cancer (IARC) found that bans on indoor smoking reduced the health effects of secondhand smoke. The IARC reviewed

several studies on smoking bans in commercial environments, such as offices and eating establishments, and such studies found that smoke-free work environments lead to a substantial decline in exposure to Environmental Tobacco Smoke (ETS), reduced social inequalities in ETS exposure at work, and appeared to cause a decline in heart disease morbidity in workers. Longer term studies are needed to determine the effect on lung cancer, but the decline in exposure to ETS has led to short term reductions in acute respiratory illnesses. Moreover, smoke-free environments contribute to reductions in smoking behavior, especially when a home is smoke-free.

California law prohibits smoking in virtually all indoor places, such as all places of employment, reflecting the state policy to protect against the dangers of exposure to secondhand smoke. California law declares that anything which is injurious to health or obstructs the free use of property, so as to interfere with the comfortable enjoyment of life or property, is a nuisance. Moreover, local governments are legally required to "take measures necessary to preserve and protect the public health," including the adoption of any ordinances, regulations or orders for such purpose. Accordingly, local governments have broad latitude to declare nuisances and are not constrained by prior definitions of nuisance. A local ordinance that requires residential rental agreements to prohibit the smoking of tobacco products within rental units is not prohibited by California law. While some have argued that smoking indoors is a right of personal freedom, the courts have held that there is no Constitutional right to smoke.

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Chapter 11

PARKS AND RECREATION

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- The Tuolumne County Vision

A. INTRODUCTION

Parks provide for friendly social contact by furnishing a gathering place for families, co-workers, retired persons, parents with young children and many others. The health benefits of active recreation are well known. The provision of adequate, accessible recreational facilities is important to the social, psychological and physical well-being of its residents, and provides economic opportunities for business. In addition, 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:

- Yosemite National Park
- Stanislaus National Forest
- Bureau of Reclamation
- Bureau of Land Management
- California State Parks and Recreation
- California Department of Fish & Wildlife
- City of Sonora
- Don Pedro Recreation Agency
- community based recreation and park districts
- community services districts
- School Districts
- County of Tuolumne

B. PARKS

As an entity, Tuolumne County itself operates and maintains over 341 acres of parks. The Tuolumne County Recreation Master Plan adopted in 2002 describes the parks and recreation facilities operated by the County. Table 11.1 below lists each of the park facilities and identifies the primary amenities and size of each facilities operated by the County. The locations of these facilities and properties are identified in Figure 11.1. It is

important to note that the Tuolumne County Recreation Master Plan includes tables and maps of many recreational sites and trails, including those not operated by the County.

Based upon the analysis in the 2002 Tuolumne County Recreation Master Plan, four new parks are proposed to be developed and two existing parks are proposed to be significantly expanded, resulting in an additional 336 acres of new parkland (see Table 6.2.1 of said plan).

In addition, human-made recreational attractions include restored historic hotels, golf courses, numerous gourmet restaurants, wineries, train rides, casino, five museums, two state historic parks, live theater, and bed-and-breakfasts.

TABLE 11.1: COUNTY PARKS IDENTIFIED IN 2002 RECREATION MASTER PLAN

County Parks[1]	Amenities	Acres
Courthouse Park	Benches, picnic areas	0.25
Rocca Park	Bandstand, children's playground, restrooms	0.5
Library, Skateboard Park, and Heaven for Children Playground	Skateboard park, picnic/barbeque facilities, children's playground	5
Standard Park	Softball/soccer fields, children's play area, concession stand, restrooms	11
Patterson Field	Baseball field, picnic/barbeque facilities, concessions stand, restroom	3
Twain Harte Swimming Pool	Swimming pool, restroom,	0.5
Pioneer Park	Baseball field, concession stand, bleachers, restroom, children's playground, picnic facilities	20
Tuolumne Memorial Hall Park	Bandstand, picnic tables, swimming pool, sports field, and playground	5
Lake Tulloch Marina (long-term lease on land owned CDFW)	130 campsites, restaurant/store, marina, boat launch, day-use facilities	296
Total	--	**341.25**

Notes:
[1] Jamestown Youth Center and the Golden Pond/Jamestown Mine Site are not included on this list. Jamestown Youth Center would not generally be considered a "park" or public recreation facility. The Golden Pond/Jamestown Mine Site is not currently developed as a park or recreation facility although it does provide potential future opportunity as a major park in the County.
Source: Compiled by Ascent from Tuolumne County 2002

C. TRAILS

Tuolumne County has and continues to develop a regional trail system for use by pedestrians, bicyclists, hikers and equestrians, 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.

Most existing bicycle paths and trails are primarily used for recreational purposes such as hiking, equestrian use or mountain biking and have been constructed by private volunteer efforts, within private subdivisions, or on public lands.

According to the 2000 Census, 665 people, or 3.3% of Tuolumne County's population biked or walked to work. Broken down further, 585, or 2.9% of people walked to work. This is the same as the state average. As far as bicycling, 80 people, or 0.4% of the population bicycle to work, which is the national average. These numbers include all of Tuolumne County, including the City of Sonora.

The Tuolumne County Recreation Master Plan and Tuolumne County Bikeways and Trails Plan are used to guide trail planning and development. The purpose of the Tuolumne County Bikeways and Trails Plan (220) is to provide a comprehensive long-range view for the development of an extensive regional bikeway, walking trails, and equestrian trails network that connects the City of Sonora and the unincorporated communities throughout the County to provide non-motorized transportation alternatives. Appendix A of the Bikeways and Trails Plan includes existing/proposed trail system maps for the following areas:

- Community of Columbia
- Community of Groveland
- Community of Jamestown
- Community of Tuolumne
- Community of Twain Harte
- East Sonora Area
- Rawhide Road/Jamestown Road Area
- High Country Area

Additionally, Figure 11.2 of this Technical Background Report is an index map of Tuolumne County Trails.

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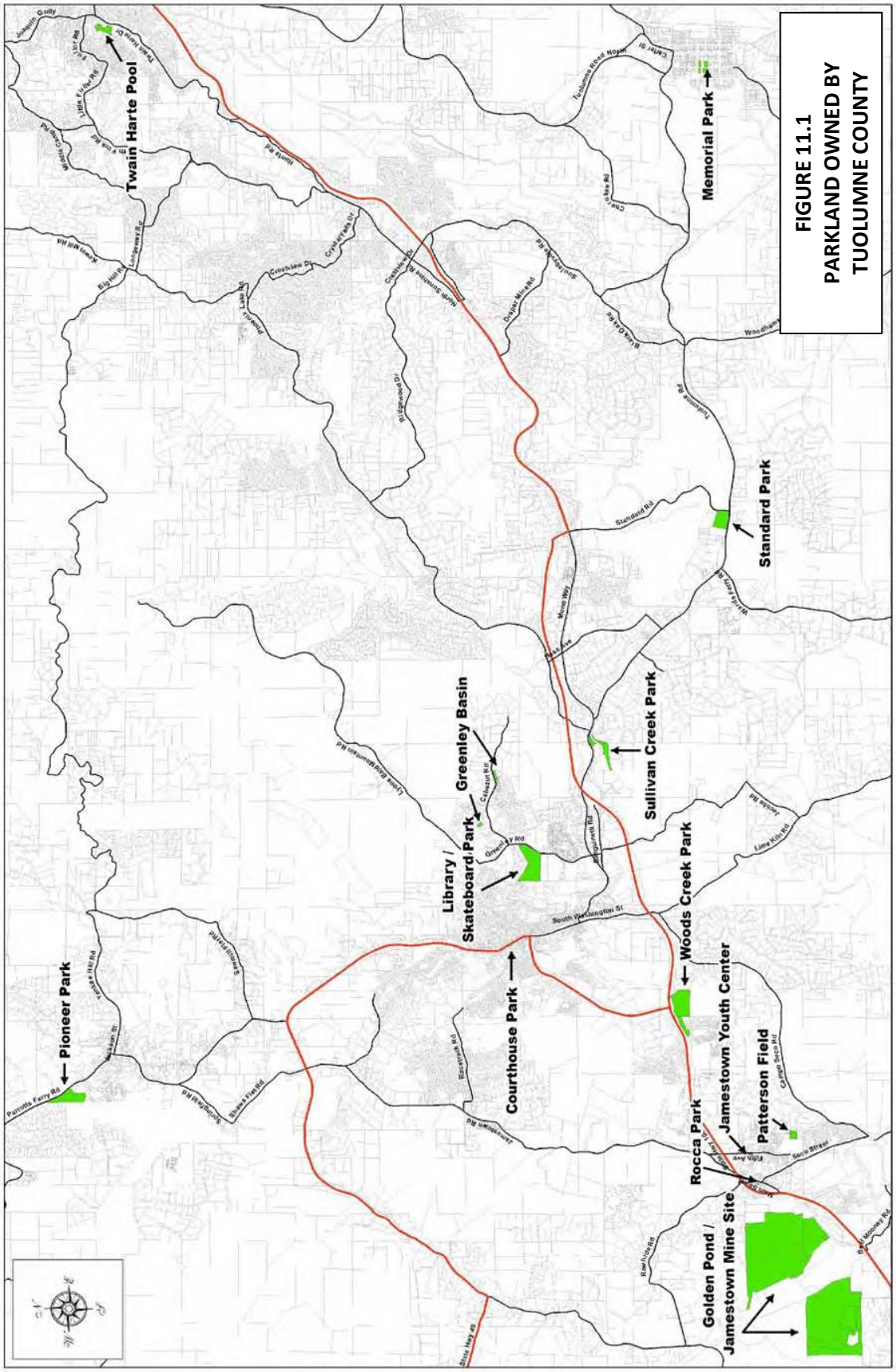

FIGURE 11.1
PARKLAND OWNED BY TUOLUMNE COUNTY

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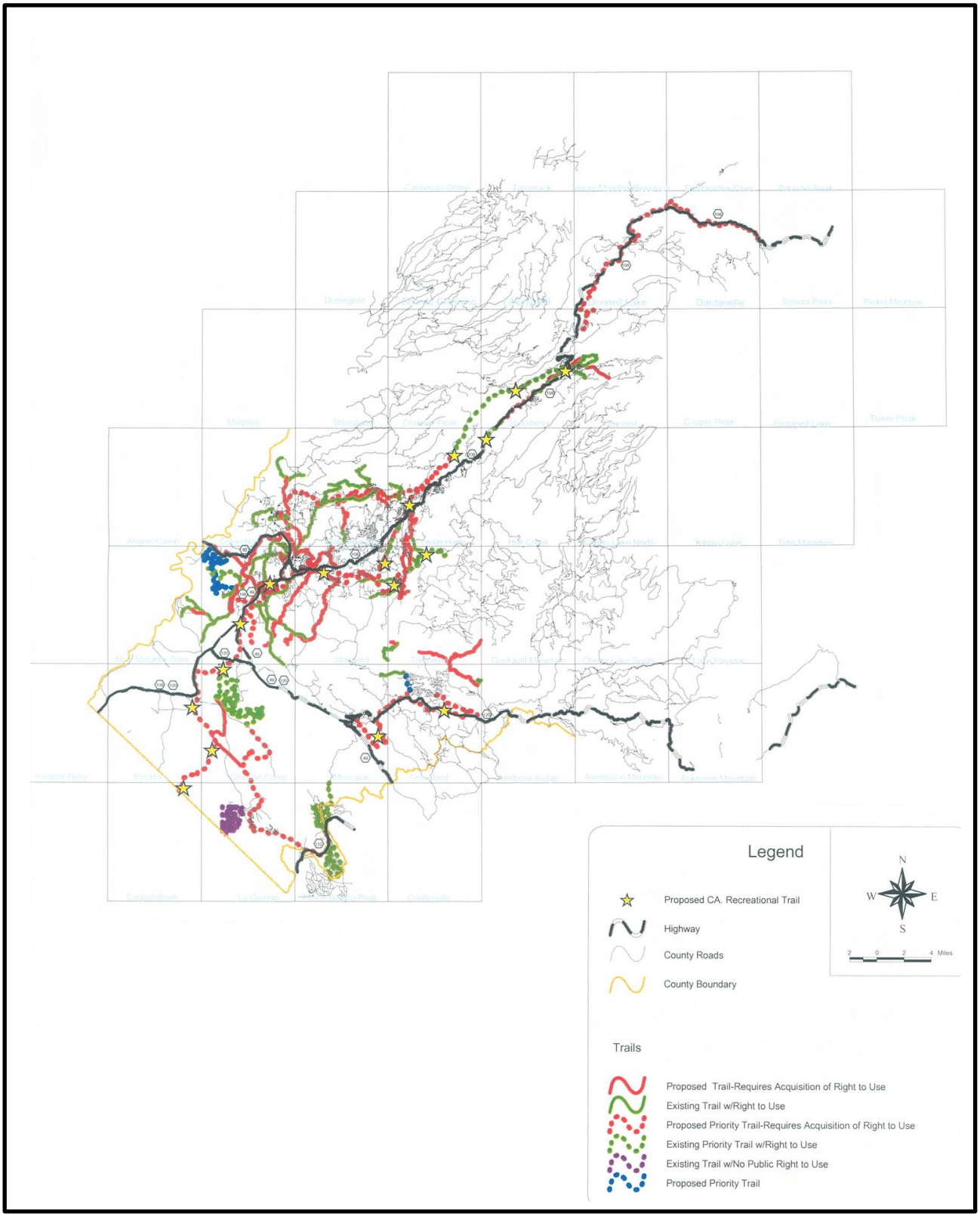

FIGURE 11.2: TRAIL NETWORK

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Chapter 12

EDUCATION AND LIBRARIES

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- The Tuolumne County Vision

A. 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 University of California Cooperative Extension/Farm Advisors office cooperates with Senior Youth Partnership in after school day care programs (PM Clubs) for children of working parents. Columbia College is open to adults of all ages, with a wide variety of class offerings including standard community college programs. Tuolumne County's citizens of any age can avail themselves of these educational opportunities.

B. SCHOOLS

The eleven school districts within Tuolumne County consist of two high school districts, eight elementary school districts, and one unified school district, which includes both elementary and high schools (Figure 12.1). Approximately 5,907 students attended the first day of classes for the 2017-18 school year at public schools within this County. Table 12.1 below shows each school by name, grade levels served, 2013–2014 enrollment and the district in which it is located.

There are four charter schools within Tuolumne County: (1) California Virtual Academy at Jamestown; (2) Connections Visual and Performing Arts Academy; (3) Gold Rush Charter; and (4) Foothill Leadership Academy. Enrollments at private schools operating within Tuolumne County range in size from a single student up to 155 students. The two largest are the Mother Lode Christian School, located in Tuolumne, and the Sierra Waldorf School, located in the Rawhide Valley, near Jamestown. The small private schools, such as the ones with a single student, are home-schools. Since many home-schools are not registered as a private school, the actual number of students being taught at home or informally in small groups is unknown. Financing school facilities is a problem facing school districts in Tuolumne County. Due to financing problems and decreased enrollment, the Chinese Camp School District has been consolidated into the Jamestown School District. 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.

TABLE 12.1: SCHOOLS WITHIN TUOLUMNE COUNTY AND 2017-2018 ENROLLMENT			
District Name	School Name	Grades	2017–2018 Enrollment
Belleview School District	Belleview Elementary School	K-8	147
Big Oak Flat Groveland Unified School District	Tenaya Elementary School	K-8	197
Big Oak Flat Groveland Unified School District	Don Pedro High School	9-12	48
Big Oak Flat Groveland Unified School District	Tioga High School	9-12	52
Big Oak Flat Groveland Unified School District	Moccasin Community Day	10-12	5
Columbia Union School District	Columbia Elementary	K-8	521
Columbia Union School District	Springfield Community Day	5-8	10
Curtis Creek School District	Curtis Creek Elementary	K-8	458
Jamestown School District	California Virtual Academy at Jamestown	K-12	114
Jamestown School District	Chinese Camp School	K-6	29
Jamestown School District	Jamestown Elementary School	K-8	298
Sonora School District	Sonora Elementary School	K-8	728
Sonora Union High School District	Sonora High School	9-12	973
Soulsbyville School District	Soulsbyville Elementary	K-8	494
Summerville School District	Summerville Elementary School	K-8	402
Summerville Union High School District	Cold Springs High	9-11	2
Summerville Union High School District	Connections Visual and Performing Arts Academy	7-12	222
Summerville Union High School District	Gold Rush Charter	K-12	406
Summerville Union High School District	Mountain High	10-11	4
Summerville Union High School District	South Fork High	9-12	4
Summerville Union High School District	Summerville High	9-12	406
Twain Harte School District	Twain Harte School	K-8	254
Tuolumne County	Foothill Leadership Academy	K-8	133
Total			**5,907**
Source: California Department of Education and Student Accountability Report Card website			

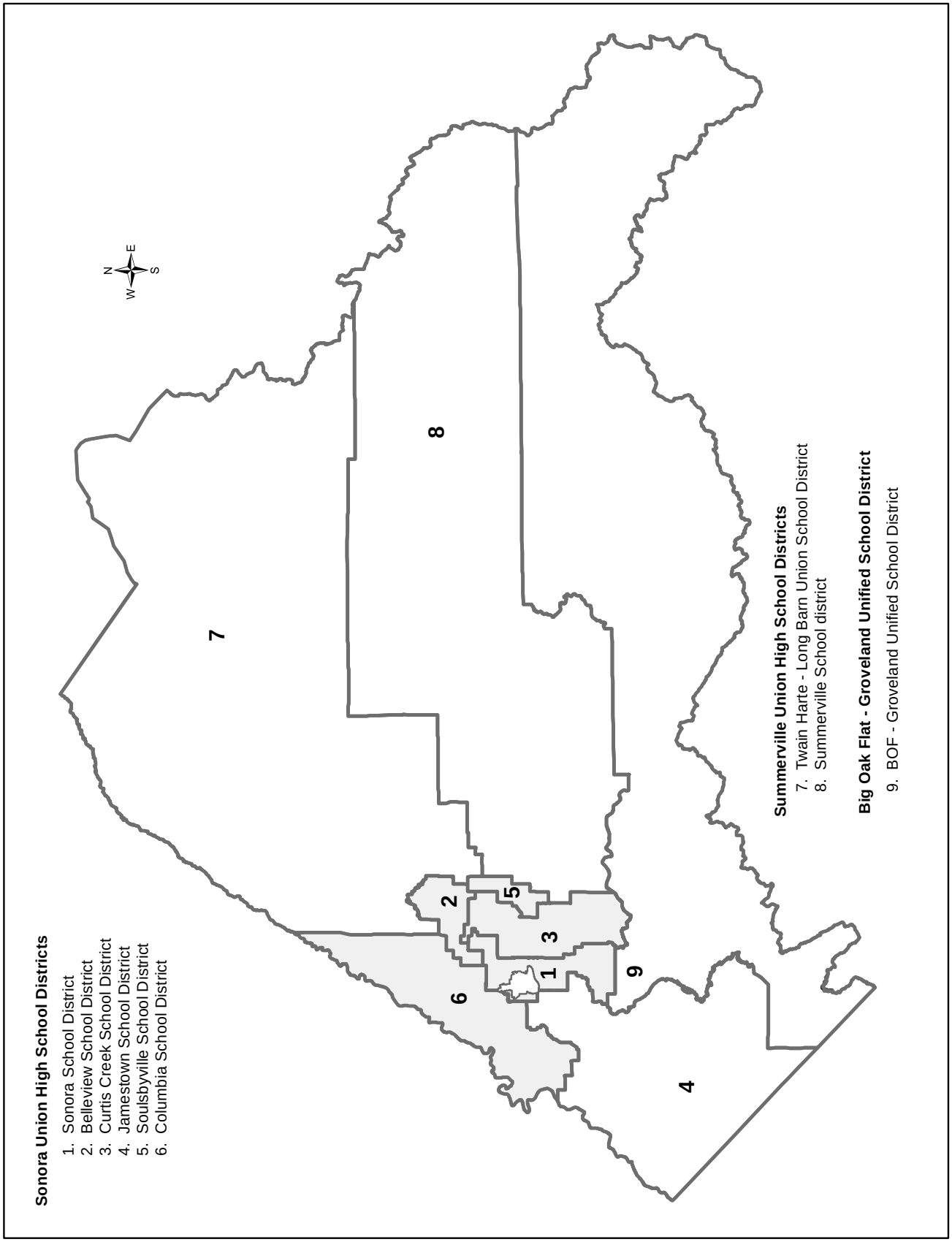

FIGURE 12.1: SCHOOL DISTRICTS

C. LIBRARY SERVICES

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. Branch libraries are located in Tuolumne, Twain Harte, and Groveland. A mobile Bookmobile is also used to visit the communities of Columbia, East Sonora, Lake Don Pedro, Strawberry, Soulsbyville, and Crystal Falls.

The purpose of the Library Services Section of this Element is to provide policy guidance for continuation of library services at an acceptable level for the public's use and edification, and identify funding sources to enable growth or expansion of library facilities.

Chapter 13

CULTURAL RESOURCES

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- The Tuolumne County Vision

A. INTRODUCTION

Cultural resources include prehistoric resources, historic resources, Native American resources, and paleontological resources:

- Prehistoric resources represent the remains of human occupation prior to European settlement.
- Historic resources represent remains after European settlement and may be part of a "built environment," including man-made structures used for habitation, work, recreation, education and religious worship.
- Native American resources include ethnographic elements pertaining to Native American issues and values.
- Paleontological resources include fossils, pollen, and spores that provide evidence of prehistoric ecology and evolution.

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 cultural resource 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.

The State of California recognized this need to acknowledge the past in planning for the future by authorizing Historic Preservation Elements as part of General Plans (Government Code Section 65303) to include actions and programs for the "identification, establishment and protection of sites and structures of architectural, historical, archaeological or cultural significance." The preamble of the California Environmental Quality Act (CEQA) echoes that policy in Section 21001 which states that, "The Legislature further finds and declares that it is the policy of the state to: take all action necessary to provide the people of this state with...enjoyment of...historic environmental qualities" and to "preserve for future generations...examples of the major periods of California history."

By assuring that the unique character and special sense of place that Tuolumne County possesses will survive through implementation of a cultural resources management program, the public is given a reason to build its future on the past. This cultural resources management element invites citizens to help protect and enhance those aspects that first attracted them or keep them here including the historic character and distinct charm of Tuolumne County. A tie with the past establishes continuity and builds roots. Taking part in preserving the past builds pride and creates good feelings about the future. In the end, everyone benefits.

B. PREHISTORIC RESOURCES

Prehistoric resources represent the remains of human occupation prior to European settlement. Central Sierra Me-Wuk villages were usually located on ridges near a major spring or drainage confluence below the heavy snow line (about 3,500–4,000 feet in elevation). Summer brought movement into higher elevations where seasonal camps were established convenient to summer gathering and hunting. Tuolumne County's lower elevations were known as an area used intensely for gathering. There were numerous temporary camps that existed for hunting, fishing, and gathering locales throughout the County. It is estimated that there were 35 pre-1848 villages in this part of the Sierra Nevada. This number of villages indicates that the County was a significant residential and resource procurement area for the Central Sierra Me-Wuk.

Few pre-1848 accounts of historic excursions into Tuolumne County have survived. Gabriel Moraga and his fellow explorers are the earliest known non-Indians to venture into what became Tuolumne County. Little information remains about any historic settlements or other resources from this era, or remains of any settlements of the early Sonoran miners. Historic activity began intensely soon after the widely publicized 1848 discovery of gold. This discovery forever changed the face of Tuolumne County's physical and cultural landscape.

C. HISTORIC RESOURCES

Historic resources represent remains after European settlement and may be part of a "built environment," including man-made structures used for habitation, work, recreation, education and religious worship. Non-Indian intrusions into the Central Sierra Me-Wuk territory probably occurred sporadically prior to the Gold Rush of 1848. By the Gold Rush period, valley tribes had been seriously reduced in numbers and the foothills were affected by movement of surviving Indian refugees into their areas. Former traditions were completely disrupted and settlement patterns were altered due to high mortality and the encroachment of white setters on the land. Villages were abandoned or moved because of the decreased number of residents or because of forced removal by non-Indians. During the post-Gold Rush period, villages contracted and consolidated.

It is believed that gold was discovered in Tuolumne County in 1848 by Benjamin F. Wood and his party in Jamestown. However, there is conflicting information stating that gold was discovered on Mormon Creek near Tuttletown by a group of Mormons before the arrival of Mr. Wood in the County. Miners invaded the area, developed water systems, and constructed settlements in the rich mining areas. The most visible remnants of the County's past are found in its Gold Rush Era buildings and artifacts dating from 1848 (Tuolumne County 2004). In the early 1850s, Columbia, known as "The Gem of the Southern Mines," was established as a "tent and shanty" town. What started as home to a handful of miners, grew into a community of several thousand with more than 500 buildings and over 150 businesses serving Columbia and nearby mining camps. The County has identified the townsite at Columbia State Historic Park as an outstanding historic resource that demonstrates life during the California Gold Rush.

When the easily mined gold gave out, Jamestown remained a trade and supply depot for mining higher in the foothills, with a prime location on the roads from the Central Valley. Due to the depletion of gold fields and six major fires between 1854 and 1866, Columbia's population dwindled from more than 10,000 to less than 500. By the mid-1860s the placer gold deposits were exhausted, and the technology for extracting deep veins of gold was not yet well-developed. The mining industry leveled off in Tuolumne County, and many mining families moved to other settlements outside the County. During this time, between the years 1860 and 1870, the County's population decreased by nearly 50 percent.

From the late 1880s to World War I, advancements in mining technology and an infusion of foreign capital produced a second Gold Rush in Tuolumne County. Renewed mining efforts allowed for the influx of settlers into Sonora and Jamestown. Other locations within the booming towns were reopened with investment capital and large modern stamp mills were erected. Mining was once again a profitable venture in Tuolumne County and its supporting industries developed closely behind. A large increase of assessed valuation allowed the County to construct new public services and generally stimulate County services. Businesses and commerce prospered, agriculture became a major local industry, many homes were built to house the increased population, and whole communities were established or enlarged.

The timber industry emerged in response to a need for timbers to support the hard rock mines, to build stamp mills and to construct buildings in the mining camps. By 1900 the industry developed into a major industrial base in the County. It provided the momentum for growth and development of the Sierra, Sugar Pine, West Side and Cherry Valley railways. The industry also created hundreds of jobs for loggers and other professions closely intertwined with the timber industry. The agriculture industry was also initially created to support the mining operations and its workforce. Railroads for logging, freight and passenger services created more economic opportunities and made it possible for the expansion of the agriculture industry. The Sierra Railroad was constructed in 1897 and hauled machinery and supplies to the mines, ore, lumber, a variety of agricultural products, passengers and merchandise for stores and businesses.

The driving force of tourism in the County was the construction of the railroads from Stockton to Milton in 1871. The railroad greatly increased tourism by reducing traveling time while increasing traveling comfort. The influx of tourism was seasonal and after the completion of the Sierra Railway, many locations in the County became destinations for vacationers. As the demand for tourist facilities increased, recreational home subdivisions began to be developed in the hills east of Sonora in the 1920's. There was not a great demand for full public services until the 1980's when the trend began for the conversion of these vacation homes into year-round residences.

By World War I most of the mines in Tuolumne County were once again inactive and many people moved to work in war-related industries in the San Francisco Bay Area. The arrival of automobiles and truck transportation shifted the balance of imports and exports in the agriculture industry. Many agricultural products and manufactured items were imported instead of being produced locally. The Great Depression which began in 1929 hindered the productivity of local industry including agriculture and timber. Due to the increased price of gold and low operating costs during the Depression, a small mining boom occurred again during the mid to late 1930s. However, the start of World War II effectively put an end to any major reopening. All mines were then ordered closed in 1942 by the federal government, and thus ended the historic presence of mining operations in the County.

Table 13.1 presents historical resources in Tuolumne County. Included in the table are sites listed on the National Register of Historic Places (NRHP) and the Tuolumne County Register of Cultural Resources and designated as California State Historic Landmarks. Due to the sensitivity of many prehistoric, ethnohistoric, and historic

archaeological sites, the resources listed in the following table include only those that are available for access by the general public. In Tuolumne County, there are 34 NRHP listings, 12 listings on the County Register, and 20 California Historical Landmarks. In honor of its historic resources, the federal government has named Tuolumne County a Preserve America Community, which recognizes the County's efforts to protect and celebrate its heritage, use historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources.

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TABLE 13.1: TUOLUMNE COUNTY HISTORICAL RESOURCES

Location	Resource Name	NRHP	State Landmark	TC Register
Big Oak Flat	Big Oak Flat		X	
Big Oak Flat	Gamble Building	X		
Chinese Camp	Chinese Camp		X	
Chinese Camp area	Jacksonville		X	
Chinese Camp area	Montezuma		X	
Chinese Camp	Wells Fargo Express Company Building		X	
Columbia	1925 Craftsman Bungalow and 1940 Garage			X
Columbia	Columbia State Historic Park		X	
Columbia area	Parrotts Ferry		X	
Columbia area	Sawmill Flat		X	
Columbia area	Shaw's Flat		X	
Columbia area	Springfield		X	
Dardenelle	Baker Highway Maintenance Station	X		
East Sonora	Belli Ranch House			X
East Sonora	Sullivan Creek Park (Elsey's Pool)			X
Groveland area	Second Garrote		X	
Groveland	Groveland		X	
Groveland	Groveland Hotel	X		
Groveland	Hotel Charlotte	X		

TABLE 13.1: TUOLUMNE COUNTY HISTORICAL RESOURCES				
Location	Resource Name	NRHP	State Landmark	TC Register
Groveland	Watts & Tannahill Company Store	X		
Jamestown	Emporium	X		
Jamestown	Jamestown		X	
Jamestown	Jamestown Community Hall (Old Justice Court)			X
Jamestown	Ramirez-Preston Building			X
Long Barn	Quail Site	X		
Pinecrest area	Leighton Encampment	X		
Soulsbyville	Gessford Home			X
Soulsbyville	Soulsbyville		X	
Strawberry	Chinaman Mortar Site	X		
Strawberry	Cooper Cabin	X		
Strawberry	Old Strawberry Road Bridge			X
Strawberry	Stanislaus Branch, California Forest and Range Experiment Station	X		
Sugar Pine	Sonora-Mono Road		X	
Tuolumne area	Cherokee		X	
Tuolumne	Dungan House			X
Tuolumne	Niagara Camp	X		
Tuolumne	Summersville (Tuolumne)		X	
Tuolumne	Superintendent's House			X
Tuolumne	Veterans Memorial Hall			X
Tuolumne	West Side Memorial Park			X
Tuttletown	Ewert/Aguire/Jackson Property (Tuttletown Stage Stop)			X
Tuttletown area	Mark Twain Cabin		X	
Tuttletown	Tuttletown		X	
Yosemite National Park	Frog Creek Cabin	X		
Yosemite National Park	Glen Aulin High Sierra Camp	X		
Yosemite National Park	Lake Vernon Snow Survey Shelter	X		

TABLE 13.1: TUOLUMNE COUNTY HISTORICAL RESOURCES				
Location	Resource Name	NRHP	State Landmark	TC Register
Yosemite National Park	Sachse Spring Snow Survey Shelter	X		
Yosemite	Great Sierra Wagon Road	X		
Notes: NRHP = National Register of Historic Places; TC Register = Tuolumne County Register of Cultural Resources. Sources: National Park Service 2018; California Office of Historic Preservation 2018; Tuolumne County Register of Cultural Resources 2010.				

D. TRIBAL CULTURAL RESOURCES

Native American Tribes culturally affiliated with Tuolumne County include: Buena Vista Rancheria, Chicken Ranch Rancheria of Me-Wuk, and the Tuolumne Band of Me-Wuk. Native American resources include ethnographic elements pertaining to Native American issues and values. Due to the sensitive nature of tribal cultural resources, no site descriptions or graphics are presented in the General Plan documents. Additional information about tribal cultural resources is presented in the General Plan DEIR.

E. PALEONTOLOGICAL RESOURCES

Paleontological resources include fossils, pollen, and spores that provide evidence of prehistoric ecology and evolution. Based on geologic mapping, the majority of the County is not considered sensitive for paleontological resources. Paleozoic marine rocks occur in the western portion of the County and may contain fossils of marine invertebrates. A pocket of Plio-Pleistocene and Pliocene loose consolidated deposits also occurs along State Route 108 to southwest of Jamestown and northwest of Chinese Camp. This area may contain evidence of Pleistocene-era large mammals. Records of paleontological finds maintained by the University of California Museum of Paleontology (UCMP) state that there are 72 localities at which fossil remains have been found in Tuolumne County. These occur primarily in the Mehrten geologic formations.

F. MANAGING TUOLUMNE COUNTY'S CULTURAL RESOURCES

Since the Tuolumne County Board of Supervisors adopted requirements for the County Register of Cultural Resources in July 1992, it has designated 17 properties on this register. The twelve properties that occur in the unincorporated County are listed in Table 13.1. 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. Additional tools are aids used by the County to regulate cultural resources, and include the following:

- Priority Classification System for Historic Buildings and Structures.
- Criteria for Conducting Cultural Resources Investigations.
- Process for Cultural Resources Investigations.

These tools are located in Chapter 13, the Cultural Resources Element of the General Plan.

Section D
The Tuolumne County Natural Environment

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Chapter 14

WATER SUPPLY

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

A. 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, 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 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 Natural Hazards Element.

B. RIVERS AND OTHER WATERS

Surface Water Resources - There are two main watersheds within the County: the Upper Stanislaus River Watershed and the Upper Tuolumne River Watershed.

- The Stanislaus River is an approximately 65-mile long waterway that flows from the Sierra Nevada mountains to the San Joaquin River in the eastern part of the Central Valley and is one of the largest tributaries of the San Joaquin River. The Stanislaus River Watershed covers an area of approximately 904 square miles. The river originates as North, Middle, and South Forks in Stanislaus National Forest in the Sierra Nevada Mountains. The confluence of the North and Middle Forks northeast of New Melones Lake forms the Stanislaus River proper. The South Fork joins the river within New Melones Lake. The North Fork forms the northwestern boundary of the County.
- The Tuolumne River watershed drains an area of approximately 1,533 square miles. Its headwaters originate in the high Sierra at the eastern edge of Tuolumne Meadows in Yosemite National Park, and continue through the park to Hetch Hetchy Valley, where the main branch is dammed by the 95 year-old O'Shaugnessy Dam, forming the Hetch Hetchy Reservoir. At the O'Shaughnessy Dam, approximately 33 percent of the river's flow is diverted to the San Francisco Bay Area, where it provides drinking water for nearly 2.5 million people.

These watersheds and the network of water features in the County are illustrated in Figure 14.1.

Groundwater Resources - The California Department of Water Resources (DWR) publishes Bulletin 118, which provides a detailed description of traditional groundwater basins in California. Such basins are characterized by loose, unconsolidated sediments or porous, permeable bedrock conditions. No such basin is identified by the DWR Bulletin in Tuolumne County (Tuolumne Utilities District 2011).

The County stretches from the foothills to the higher elevations of the Sierra Nevada mountains where the subsurface material consists primarily of impervious granitic and greenstone bedrock (more information on County geology can be found in Section 3.7), which generally produces a low or unpredictable groundwater yield. The general hydrogeology of Tuolumne County is typical of granitic mountainous terrain, where groundwater is controlled by the weathering and structure of the bedrock. The occurrence and flow of groundwater is significantly different in fractured bedrock conditions than in unconsolidated sediments (e.g., porous sands and gravels). In this type of hydrogeologic environment, the presence of groundwater and potential well capacities are dependent not only on geographic location and geology, but also on the number and size of fractures encountered where a well is drilled, the degree of connectivity between those fractures and other fractures, and the seasonal and annual recharge of the bedrock fracture network.

C. HARBORS AND FISHERIES

There are no harbors or fisheries in Tuolumne County

D. WATER RIGHTS

The California Constitution requires that water be used in a reasonable and beneficial manner and prohibits misuse and waste of water. All types of water rights are subject to this constitutional policy, and a State agency, the State Water Resources Control Board, is authorized to take action to prevent unreasonable uses of water. There are two principal types of surface water rights in California, riparian rights and appropriative rights.

Riparian Water Rights

A riparian water right allows a landowner bordering a watercourse to share the water flowing past their property with other riparian landowners. Riparian rights are not defined by California statutes but have been established by common law and court decisions. Permits or other government approvals are not required to exercise riparian rights. However, a permit from the Army Corps of Engineers or some other regulatory agency, or an agreement with the California Department of Fish and Wildlife, may be necessary to construct diversion facilities needed to exercise riparian or appropriative rights.

Riparian rights extend only to natural flow and do not apply to water imported into a stream system or water released from storage in an upstream reservoir. Riparian rights do not allow a water user to store water in a reservoir during the wet season for use during the dry season. In times of shortage, riparian rights are entitled to share the supply before any appropriators may divert water. The water from riparian rights can only be used on the riparian lands and cannot be transferred or exported for use on other properties or outside the watershed.

Riparian rights ordinarily cannot be lost through nonuse and generally remain with the property when it changes hands. However, a riparian right may be impaired or lost if a parcel is subdivided or land is otherwise severed from its water source, if the State Water Resources Control Board approves a prescriptive appropriative right, or if a court approves allocation of a stream's water among users.

Appropriative Water Rights

Since 1914, all new appropriations of surface water have required a permit from the State. The permits are issued by the State Water Resources Control Board and specify the amount of water that may be diverted, purposes for the water use, seasons of diversion, and the locations of diversion, storage (including underground storage) and use. An appropriative water right permit may allow the use of water at locations outside the watershed. When the State Board considers an application for a permit, it evaluates whether water is available during the requested season and potential environmental impacts, including any impacts on the rights of the public to use the waterway for navigation, commerce, fishery, recreation, aesthetic enjoyment and the preservation of open space, ecological study areas and wildlife habitat. Based on this evaluation, the State Board decides whether or not to issue a permit, and, if it issues a permit, what conditions to include in the permit.

Appropriative rights are limited to the amount of water that may be put to beneficial use, and a right may be lost after a period of nonuse. Appropriative water rights are based on a "first come, first served" principle; the first to take water has a superior right over later appropriators. In times of shortage, all appropriators must stop diverting water, if necessary to satisfy riparian rights. There is no sharing of a shortage among appropriators; instead, senior appropriators are entitled to exercise their rights to satisfy all of their reasonable needs before junior appropriators may divert any water.

Water flowing in subterranean streams through known and defined channels is subject to diversion, use and regulation under riparian and appropriative rights as described above. Water is considered to be flowing in a subterranean stream through a known and definite channel if it is in contact with surface water and moving in the same direction in a relatively defined channel. Groundwater not flowing in any subterranean stream through a known and defined channel is known as "percolating groundwater" and is not subject to surface water rights.

E. WATER MANAGEMENT

Tuolumne County Water Agency - It is the County's commitment to support actions that provide adequate water on a Countywide basis, and to balance the needs, for current residents, agriculture, new development and other users. Much of Tuolumne County's urban water needs are met through a network of local water providers, including utility districts, mutual water companies, investor-owned utilities, systems serving a small number of connections and special districts. In Tuolumne County there are over 130 State regulated water agencies/companies that provide water to customers in Tuolumne County.

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. The goals of the Tuolumne County Water Agency are to assure access to County water; diversification of the County water portfolio; stewardship; 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.

Tuolumne County Water Quality Plan - The Tuolumne County Water Quality Plan (Plan) was adopted by the Board of Supervisors on February 13, 2007 to establish a watershed-based planning framework. The Plan was identified as a need by County staff to address storm water runoff and non-point source pollution impacts on water quality within Tuolumne County's watersheds to improve the quality of the County's water resources over a 20-year planning horizon. Urban development projects, grading, failing septic systems, marina operations, mine

site runoff, certain agricultural and forestry practices, and public works projects all have cumulative effects on water quality in Tuolumne County. Conditions or mitigation measures, best management practices, and monitoring programs were developed as part of the Plan as a first step in addressing cumulative impacts to water quality. The Plan focused on three principal non-point sources of water pollution water quality concerns: pathogens and nutrients, urban contaminants (leaking underground storage tanks, disposal practices, and pH uncertainties), and erosion and sedimentation. Although several new programs were adopted under this Plan, their subsequent implementation is contingent on new funding sources. In addition, without a stable funding source, the implementation of the Plan and associated improvement projects are ultimately grant driven. The County's continued active pursuit of grant funding is critical to the success of the Plan and achieving long-term goals.

Urban Water Management Plan - Urban Water Management Plans (UWMP) are prepared by California's urban water suppliers to support their long-term resource planning and ensure adequate water supplies are available to meet existing and future water demands. Every urban water supplier that either provides over 3,000 acre-feet of water annually or serves more than 3,000 connections is required to assess the reliability of its water sources over a 20-year planning horizon considering normal, dry, and multiple dry years. This assessment is to be included in its UWMP, which is to be prepared every 5 years and submitted to the Department of Water Resources. Department of Water Resources then reviews the submitted plans to make sure they have completed the requirements identified in the Urban Water Management Planning Act (Division 6 Part 2.6 of the Water Code §10610 - 10656).

In addition to some changes in the Urban Water Management Planning Act, Governor Schwarzenegger in his 20x2020 Plan determined that for California to continue to have enough water to support its growing population, it needs to reduce the amount of water each person uses per day (Per Capita Daily Consumption, which is measured in gallons per capita per day). This reduction of 20 percent per capita use by the year 2020 is supported by legislation passed in November 2009, Senate Bill X7-7. Tuolumne County's 2020 target is 149 gallons per capita day.

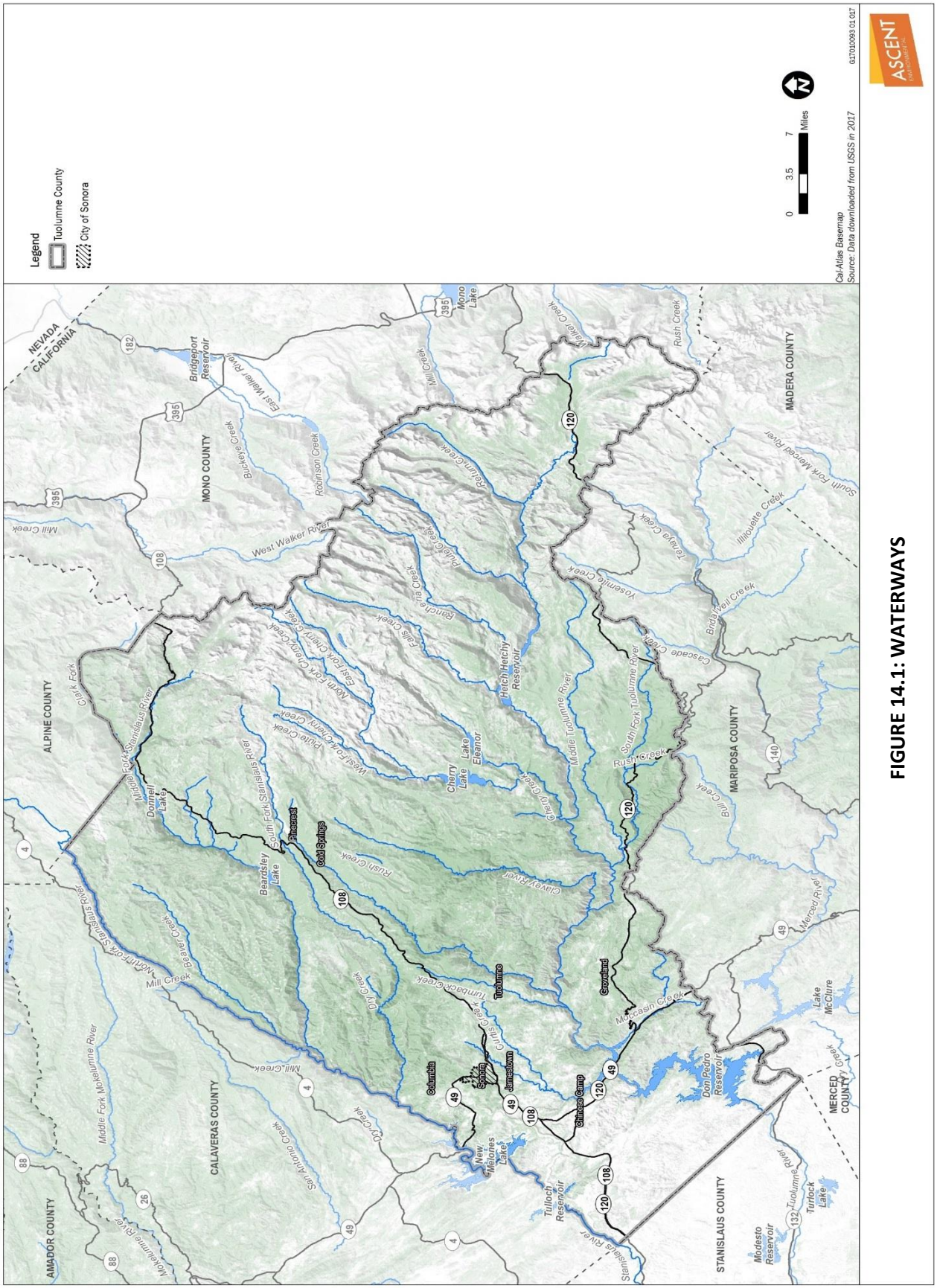

FIGURE 14.1: WATERWAYS

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Chapter 15

AIR QUALITY

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

A. INTRODUCTION

While the residents of Tuolumne County enjoy some of the best air quality in the state (Tuolumne County is in attainment for the federal and state standards for carbon monoxide, nitrogen dioxide, sulfur dioxide, PM_{10}, $PM_{2.5}$, and lead (CARB 2015), the growing population of the County is accompanied by routine sources of air pollution: vehicles, industrial facilities, open burning, woodstoves and earth-moving equipment. Tuolumne County, and other mountain communities, violate the state ozone standard, however, due to transport from the Sacramento Valley, the San Joaquin Valley and the San Francisco Bay Area. As these upwind areas continue to address their air quality issues, thereby reducing their impacts on Tuolumne County, the County must also incorporate into its plans the measures necessary to facilitate growth while protecting the public health and welfare.

Although there are no required attainment plans, or other local plans specifically addressing air quality, Tuolumne County must conform to existing state and federal air quality standards. The Tuolumne County Air Pollution Control District (TCAPCD) is the primary agency responsible for planning to meet these standards.

Ambient air quality standards have been established to represent the levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare. They are designed to protect that segment of the public most susceptible to respiratory distress, such as children under 14, the elderly over 65, persons engaged in strenuous work or exercise, and people with cardiovascular and chronic respiratory diseases. The majority of sensitive receptor locations are therefore residences, schools and hospitals. Sensitive receptors are located throughout Tuolumne County.

While the General Plan includes many Air Quality goals and policies, its key provisions include:

- reducing vehicular emissions through land use planning and transportation planning that reduce traffic congestion,
- promoting 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.

By mitigating the air quality impacts of population growth, protection can be provided for one of the natural resources that attracts many to this area--clean air.

The goals, policies and implementation programs set forth in this Element are intended to preserve Tuolumne County's good air quality. Climate Change is discussed in Chapter 18 of this report.

B. LOCAL CLIMATE AND AIR QUALITY

Tuolumne County is located within the Mountain Counties Air Basin (MCAB), along with Amador, Calaveras, El Dorado (western), Mariposa, Nevada, Placer (central), Sierra, and Plumas counties. The general climate of the MCAB varies considerably with elevation and proximity to mountain peaks. The terrain features of the MCAB make it possible for various climates to exist within the general area. The pattern of mountains and hills is primarily responsible for the wide variations of rainfall, temperatures, and localized winds that occur throughout the region. Temperature variations have an important influence on MCAB wind flow, dispersion along mountain ridges, vertical mixing, and photochemistry. The Sierra Nevada receives large amounts of precipitation from storms moving over the continent from the Pacific Ocean. Precipitation in the MCAB is highly variable, depending on elevation and location. Areas in the eastern portion of the MCAB have relatively high elevations and receive the most precipitation. Precipitation levels decline toward the western areas of the MCAB. Climates vary from alpine in the high elevations of the eastern areas to more arid at the western edge of the MCAB.

B. CURRENT AMBIENT AIR QUALITY

The local Air Pollution Control Districts (APCDs) and Air Quality Management Districts (AQMDs) are required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in "attainment" or "nonattainment." The MCAB violates the state ozone standard due to transport (i.e., air migration across air district lines) from the Sacramento Valley, the San Joaquin Valley, and the San Francisco Bay Area. The region is in attainment for the federal 1-hour standard, except for the western portions of El Dorado and Placer counties, which are part of the Sacramento federal nonattainment area.

The Tuolumne County Air Pollution Control District (TCAPCD) is responsible for implementing emissions standards and other requirements of federal and state laws regarding most types of stationary emission sources. CARB has determined that the ozone levels in Tuolumne County are caused by "overwhelming transport" of emissions into the air district. Therefore, the TCAPCD is relieved from preparing an attainment plan for ozone, and no other criteria air pollutant levels are high enough to require an attainment plan. Although there are no required attainment plans, or other local plans specifically addressing air quality, Tuolumne County must conform to existing state and federal air quality standards.

Chapter 16

NATURAL RESOURCES

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

A. INTRODUCTION

The Natural Resources Element recognizes the diversity of biological resources in Tuolumne County, which range from coniferous forests in the high Sierra to annual grasslands in the lower foothills. The County is bordered to the north by the Stanislaus River and is bisected by the Tuolumne River. These river systems and their tributaries provide riparian habitat, for which potential impacts associated with development must be addressed under state and federal law. This Element identifies measures to conserve those natural resources while balancing the rights of private property owners.

Roughly 77% of the land in the County is publicly owned or managed and provides conservation of biological resources and open space values. Large portions of the Stanislaus National Forest and Yosemite National Park are located in the County. These and other public lands within the County provide habitat for a wide variety of plants and animals, along with agriculture and timberlands. Many agricultural and timber management uses are compatible with conservation of biological resources. Approximately 156,272 (47%) of the 329,293 acres of privately owned land in Tuolumne County are designated for agricultural uses and approximately 85,652 acres (26%) are designated for timber production, which together represent 73 percent of land in private ownership the County.

B. AESTHETICS (SCENIC RESOURCES)

The visual character within the unincorporated county is predominantly rural with dispersed small-town communities surrounded by open expanses consisting of agriculture, native vegetation, and low-density rural residential development. Natural features strongly contribute to this visual landscape. The spectacular topographic diversity of Tuolumne County, ranging from the mountainous landscape and steep canyons of the High Sierras in the east to the foothills and gently undulating plains in the west, adds visual interest. Deep river canyons are cut into the western slope of the Sierra Nevada in Tuolumne County. In their upper reaches in the higher Sierra, rivers and glacial sculpturing have carved massive granite cliffs.

Water Resources - Prominent water resources also contribute to the rural visual character of Tuolumne County, including rivers, streams, creeks, lakes, and large reservoirs. Lake Don Pedro, New Melones Reservoir, Lake Tulloch to the west and the Hetch Hetchy, Beardsley, Lyon's and Pinecrest reservoirs in the eastern County are important water features. Connecting these lakes and reservoirs are the Stanislaus, Tuolumne, and Clavey Rivers

with their deep canyons and steep cliffs. Flowing through the County are numerous vegetated streams and creeks such as Sullivan Creek and Curtis Creek among, which contribute to the County's visual character.

Native Plants - Native vegetation and tree cover are important ingredients in the visual character throughout the County.

Community Character - The visual character of established communities in Tuolumne County is influenced by surrounding natural features, as well as their built environments. The Red Hills provide a serpentine backdrop to Chinese Camp, limestone outcrops and remnant marble deposits are scattered throughout Columbia, and the lava cliffs of Table Mountain are visible from Jamestown and Columbia. Within the built environment, individual historic structures and entire historic districts may have visual appeal as living examples of the Gold Rush era, other periods of the County's history, and a diverse set of architectural styles. Other visually important examples of the built environment include bridges or overpasses, landscaped roadways, railroads, and locations where historic events occurred.

Scenic Roadways - Roads and highways in Tuolumne County traverse areas of great scenic beauty, offering enjoyable experiences for passing motorists, cyclists, and hikers. Portions of State Routes (SR) 49, 108 and 120 are eligible for designation as *State Scenic Highways*. Although the County does not currently have any officially designated *State Scenic Highways*, Tuolumne County identifies portions of SR 49, 108, and 120 to be locally designated scenic routes, as shown in Figure 16.1. The status of a state scenic highway changes from eligible to officially designated when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation (Caltrans) for scenic highway approval, and receives notification from Caltrans that the highway has been designated as a Scenic Highway.

Scenic Vistas - Although the County has many areas of scenic beauty, there are only three vista points officially designated by Caltrans. These vista points are located on SR 120 at post miles (PM) 19, 21 and 44. PM 19 and 21 can be found at Don Pedro Lake, and PM 44 "Rim of the World" overlooks the canyon containing the South Fork of the Tuolumne River. The Rim Fire of 2013, which burned approximately 400 square miles, has altered the scenic character of this overlook by reducing the amount of vegetative cover.

C. FORESTS

Tuolumne County includes a variety of hardwood, coniferous, and mixed woodlands and forests (General Plan EIR, Exhibit 3.4-1, and also as Figure 7.1 herein). The County contains approximately 690,000 acres of confer forest/woodland, 231,000 acres of hardwood forest/woodland, and 53,000 acres of mixed conifer and hardwood forest and woodlands. Descriptions of forest and woodland habitat types are provided in the General Plan EIR.

Timberlands

Tuolumne County designates areas as Timber Production (which are consistent with Timber Production Zones [TPZs]) in areas where growing and harvesting of timber and other forest products occurs in concert with limited, low-intensity public and private commercial recreational uses. The Timber Production designation is found primary in the eastern portion of the County at elevations above 3,000 feet. Land designated Timber Production is interspersed with federally-owned land within the Stanislaus National Forest and Yosemite National Park. GIS data indicates that 85,652 acres of Timber Production land located within the County. Figure 1.7 (Official Land Use Diagram) shows areas currently designated Timber Production. Information about County timberlands, which is defined as commercially viable land producing fiber or forest products, and the County's Timberland Production Zone are described in detail in Chapter 7, Section A.

Oak Woodlands

In 2001, the California legislature enacted the Oak Woodlands Conservation Act (AB 242), which established requirements for the preservation and protection of oak woodlands and trees, and allocated funding managed by the Wildlife Conservation Board. In order to qualify to use these funds, counties and cities must adopt an oak conservation management plan. Additionally, section 21083.4 of the California Environmental Quality Act requires the County to determine if the conversion of oak woodlands resulting from a development project will have a significant effect on the environment.

The lower and middle elevations of Tuolumne County contain approximately 115,010 acres of oak woodland, including blue oak woodland (72,025 acres), blue oak-foothill pine (11,236 acres), interior live oak woodland (30,724 acres), and valley oak woodland (1,025 acres). Of this amount, approximately 21,262 acres (18.5%) are on potentially developable parcels (i.e., residential, commercial, mixed use, business park, etc.) throughout the entire County; and, 10,808 acres (9%) are located specifically within identified community boundaries. The majority of oak woodland in Tuolumne County is located within proposed agricultural (68,863 acres) and public (24,015 acres) land use designations. An additional 164,883 acres of montane hardwood and montane hardwood-conifer are distributed in the middle to upper elevations of the County. Although montane hardwood and montane hardwood-conifer habitats may contain a substantial oak element, the amount of oak cover is typically variable and oaks are often not the dominant species.

~~There are approximately 270,000 acres of oak woodlands in Tuolumne County. Approximately 146,000 acres (54%) of the oak woodlands in the County occur on public lands while 124,000 acres (46%) are on private lands. Of the total amount of oak woodlands in the County, approximately 67,000 acres (25%) occur on land designated for agriculture and 10,000 acres (4%) occur on land designated for timber production, leaving approximately 47,000 acres (17%) on private land that is developed, could be developed or could support additional development. Oak trees not only provide wildlife habitat, they also contribute to the rural character of the County and the identity of our communities.~~

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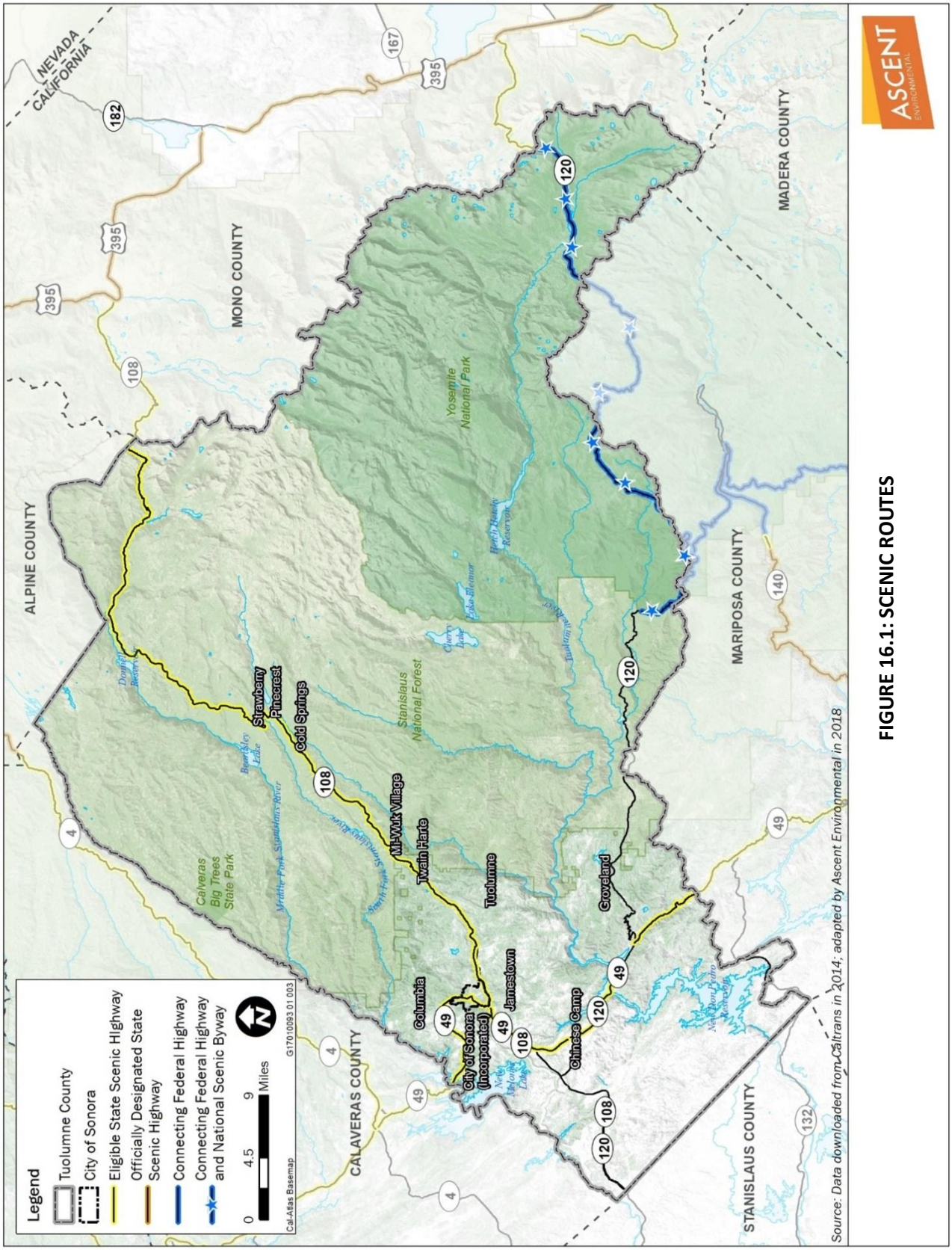

FIGURE 16.1: SCENIC ROUTES

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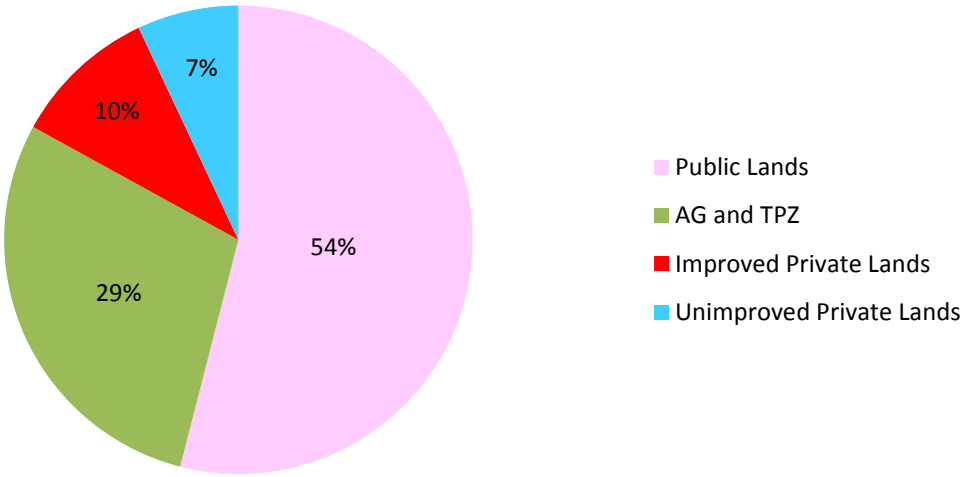

D. SOILS

Important Farmland is primarily located within California's Central Valley, where optimal soil quality, growing season, moisture supply and irrigation is available. This is not the case on Tuolumne County, where rock outcroppings and thinner soil mantles are common, Agricultural lands in Tuolumne County are primarily used as grazing lands.

The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) also maintains a national soils database on the Web Soils Survey, which catalogues indices of soil quality such as prime farmland and Capability Class; in Tuolumne County, however, this database only covers Stanislaus National Forest and Yosemite National Park and does not extend to the western foothills region.

The Farmland Mapping and Monitoring Program (FMMP), which is maintained by the California Department of Conservation, rates agricultural lands according to soil quality and irrigation status. Mapping pursuant to the FMMP has not been completed in Tuolumne County.

Tuolumne County is one of 11 of the 58 counties in the state that is not mapped by the Natural Resources Conservation Service. However, in 1976 the County was mapped by the US Forest Service. Soil-Vegetation Maps for the County were created for the USGS Quadrangle Maps within the County boundaries. These maps have been digitized and are available at Tuolumne County Community Resources Agency.

E. FLORA AND FAUNA

Tuolumne County contains a wide diversity of tree (hardwood and coniferous forests, oak woodlands), shrub (chaparrals), and herbaceous (grasslands) habitat types. Thirty-four habitat types were mapped using the Northern Sierra Nevada Foothills Vegetation Project data (Aerial Information Systems et al. 2011) and the California Wildlife Habitat Relationships (CWHR) habitat classification system within Tuolumne County (CDFW

2008). For purposes of displaying the broad distribution of habitats across the County, these 34 habitat types were aggregated into nine general habitat categories shown in Figure 7.1 (Land Cover).

Special Status Plants and Animals

Tuolumne County is home to several species protected by federal and state agencies. Important animal species can be found in a variety of habitats in the County. The CNDDB (CDFW 2015), CNPS (2015), and USFWS IPaC (USFWS 2015b) together list 177 special-status animal (42 species) species and plant (135 species) known or with potential to occur within Tuolumne County. The status and habitat requirements for each of these species are presented in the General Plan EIR.

Critical Habitat

USFWS has designated critical habitat in Tuolumne County for eight threatened and endangered plant and animal species: Sierra Nevada yellow-legged frog (*Rana sierrae*), Yosemite toad (*Anaxyrus canorus*), Sierra Nevada bighorn sheep (*Ovis canadensis sierrae*), Steelhead – Central Valley Distinct Population segment (DPS) (*Oncorhynchus mykiss irideus*), Colusa grass (*Neostapfia colusana*), Fleshy owl's-clover (*Castilleja campestris* ssp. *succulenta*), Hoover's spurge (*Chamaesyce hooveri*), Greene's Tuctoria (*Tuctoria greenei*). Figure 16.2 shows the distribution of federally-designated critical habitat in Tuolumne County.

F. MINERALS

Mineral Resource lands of varying quality exist throughout the County, and are identified on the Land Use Diagram through the Mineral Preserve (-MPZ) overlay. Details about the mineral resources in the County are described in greater detail in Chapter 7, Section B.

G. OPEN SPACE AND GREENWAYS

Because of the location of Tuolumne County in relationship to federal land ownership, the County has an abundance of open space areas. In addition to open land under the ownership of the federal government, privately owned agricultural and timber land provides significant open space throughout the County. Recreation areas, outside of the federal lands, are generally located near existing communities and are managed by either the County or other recreation agencies. In addition, many homeowner associations have private parks and lakes, and some of those facilities are open to the public. These quasi-public facilities, in addition to those under the regulation of local government, provide public health benefits and opportunities for community recreation activities. Additional details on recreation facilities in located in Chapter 11 of this report.

Open Space for Natural Resources

The County recognizes that roughly 77% of the land in the County is publicly owned or managed and provides conservation of biological resources and open space values. The Tuolumne County General Plan includes the Land Use Designation "Public," (LU Designation #18), which comprises 1,125,238 acres of land that that are owned by public agencies, such as the Stanislaus National Forest, Yosemite National Park, Columbia State Historic Park, Railtown 1897 State Historic Park, and lands under the jurisdiction of the Bureau of Land Management, Bureau of Reclamation, public schools, public utilities and other public agencies, as well as the County's own property. This designation allows all types of public uses, such as utilities, government offices, schools, airports, libraries, recreational facilities and resource management and utilization. Additionally, the Tuolumne County General Plan includes the Land Use Designation "Open Space," (LU Designation #19), which comprises 861 acres of land that is

set aside for conservation of biological resources and open space values. The combined land area of Public, Open Space, and Parks and Recreation (discussed below) are depicted in Figure 1.6.

Open Space for Managed Production of Resources

The County recognizes that agricultural and timberlands provide open areas and habitat for wildlife. Many agricultural and timber management uses are compatible with conservation of biological resources. Approximately 156,277 of the 329,293 acres of privately owned land in Tuolumne County are designated for agricultural uses and approximately 85,652 acres are designated for timber production, which together represent 17% of all land in the County.

- ***Agriculture*** **-** The Tuolumne County General Plan includes the Land Use Designation "Agriculture," (LU Designation #16), which comprises 156,277 acres of land that include crop production, orchards and vineyards, grazing, pasture and rangeland, recreational farming, resource extraction activities, facilities that directly support agricultural operations and public facilities. Allowable residential development in areas designated AG include one single family dwelling and one additional single family dwelling per parcel, caretaker and employee housing and agricultural laborer housing. The AG designation provides for the production of food, feed, fiber, nursery and apiary commodities and other productive or potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses or where potential conflicts can be minimized. This designation is found throughout the County but is concentrated in the western part of the County, and is depicted in Figure 1.6.

- ***Timberlands*** **-** Within Tuolumne County, timberlands exist on public and private properties. Timberland Production Zone TPZ, a General Plan Land Use designation, amounts to 85,652 acres. Details about County timberlands are described in greater detail in Chapter 7, Section A.

Open Space for Outdoor Recreation

The Tuolumne County General Plan includes the Land Use Designation "Parks and Recreation," (LU Designation #20), which comprises 5,287 acres of land that include parks, camping facilities, recreational vehicle parks, ski and other resort facilities, marinas, and commercial uses in support of such facilities and public utility and safety facilities. The R/P designation provides for recreational uses of a commercial nature to serve the tourist industry as well as providing leisure activities for the County's residents. This designation is found primarily along the County's highway corridors and is also interspersed in the Stanislaus National Forest and Yosemite National Park. Tuolumne County itself operates and maintains over 341 acres of parks.

Open Space for Public Health and Safety

- ***Seismic Zones*** **-** A regional appraisal to evaluate potential seismic and geologic hazards in the western part of Tuolumne County is presented on the General Plan's Geotechnical Interpretive Maps. Details about seismic areas in the County are described in greater detail in Chapter 17, Section C1.

- ***Dam Inundation Areas*** **-** There are 42 dams in Tuolumne County. Figure 17.1 shows potential dam inundation areas in Tuolumne County. Details about dam inundation areas in the County are described in greater detail in Chapter 17, Section C2.

- **Floodplains -** Tuolumne County has many waterways consisting of ephemeral drainages, intermittent streams, perennial streams and rivers. The County's most recent digital FIRMs, which came into effect on April 16, 2009, define the special flood hazard areas within the County. Details about floodplains in the County are described in greater detail in Chapter 17, Section E.

Open Space for Military Support

There are no military-bases located in Tuolumne County. Details about County airports, however, are described in greater detail in Chapter 4, Section F.

Open Space for Tribal Resources

Due to the sensitive nature of tribal cultural resources, no site descriptions or graphics are presented in the General Plan documents. Additional information about tribal cultural resources is presented in the General Plan DEIR.

H. OTHER

Wetlands

Wetlands are important biological resources both because of their rarity and because they serve a variety of functional values. Several types of wetlands exist in the County, including freshwater marshes: ponds, emergent wetlands, forested/shrubs; vernal pools, and riparian habitats: lakes, riverine, wet meadow. (Figures 16.3, 16.4 and 16.5).

Energy Producing Resources

There are 42 dams in Tuolumne County that range in size from those that retain large reservoirs dedicated to irrigation, water supply, and power generation, to small facilities used in water distribution and treatment systems or for recreation.

The Tuolumne River watershed drains an area of approximately 1,533 square miles. Its headwaters originate in the high Sierra at the eastern edge of Tuolumne Meadows in Yosemite National Park, and continue through the park to Hetch Hetchy Valley, where the main branch is dammed by the 95 year-old O'Shaugnessy Dam, forming the Hetch Hetchy Reservoir.

In addition, the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) maintains records of the location and details of construction and abandonment of all oil and gas wells. Oil wells were not identified within Tuolumne County using the Division of Oil, Gas & Geothermal Resources Well Finder.

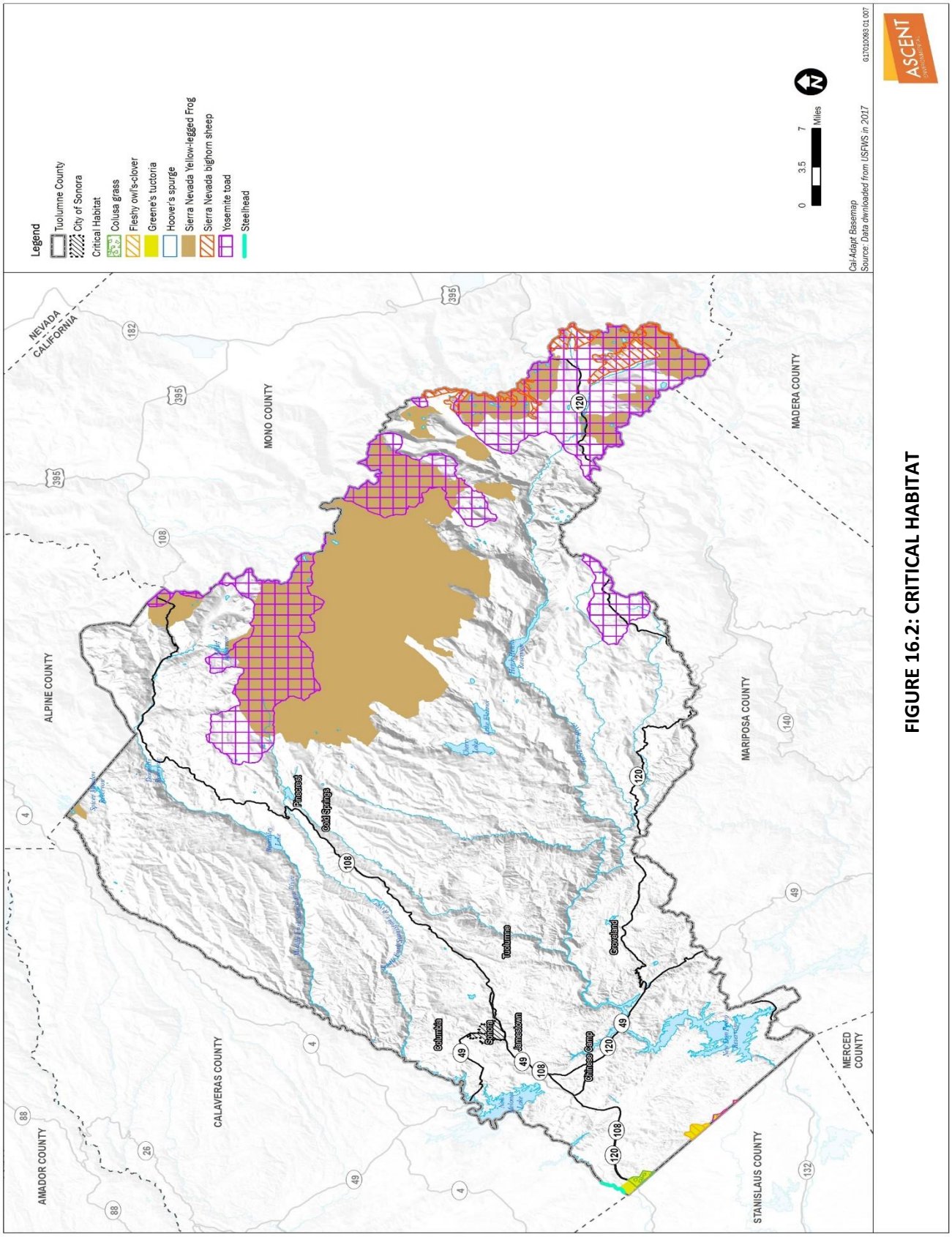

FIGURE 16.2: CRITICAL HABITAT

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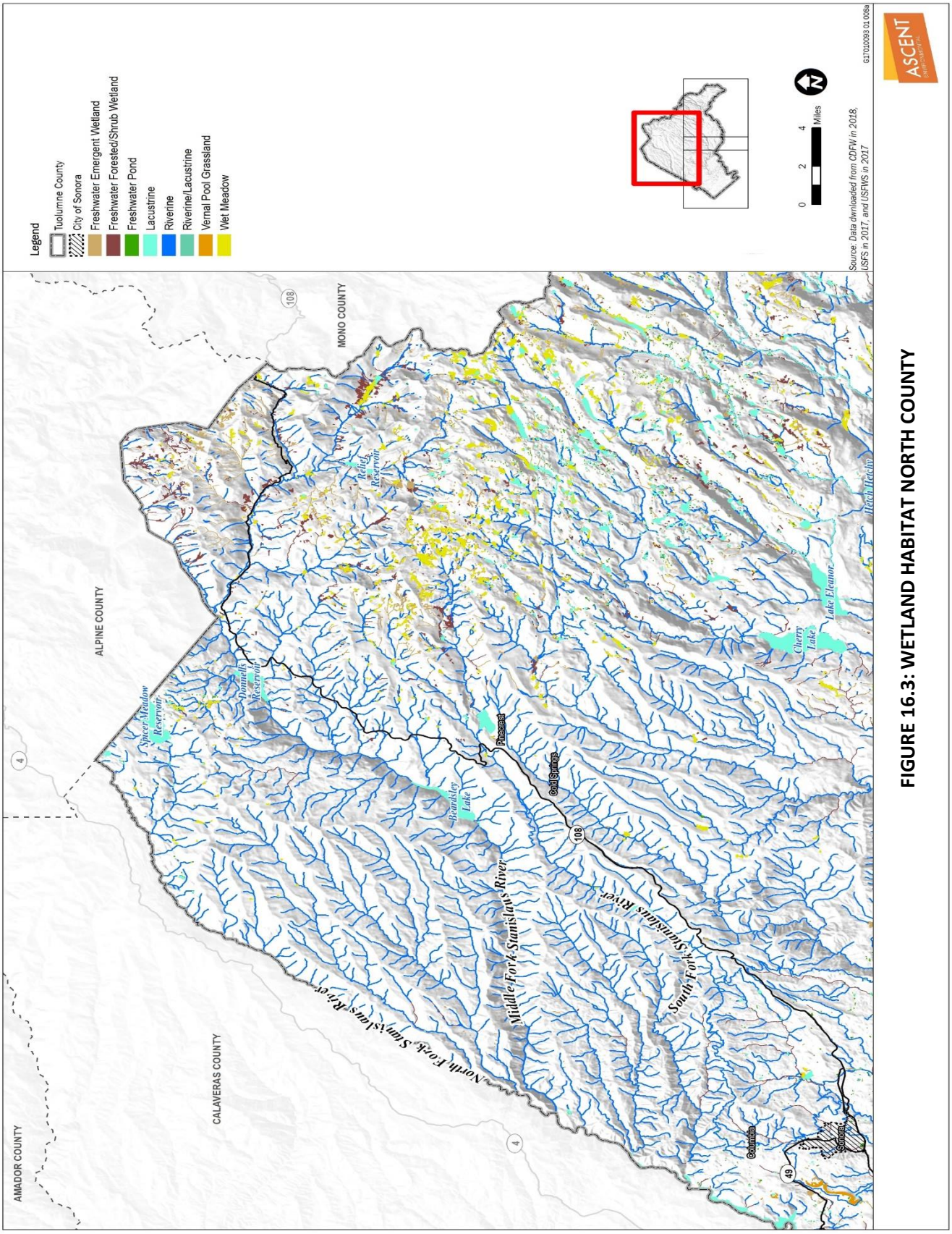

FIGURE 16.3: WETLAND HABITAT NORTH COUNTY

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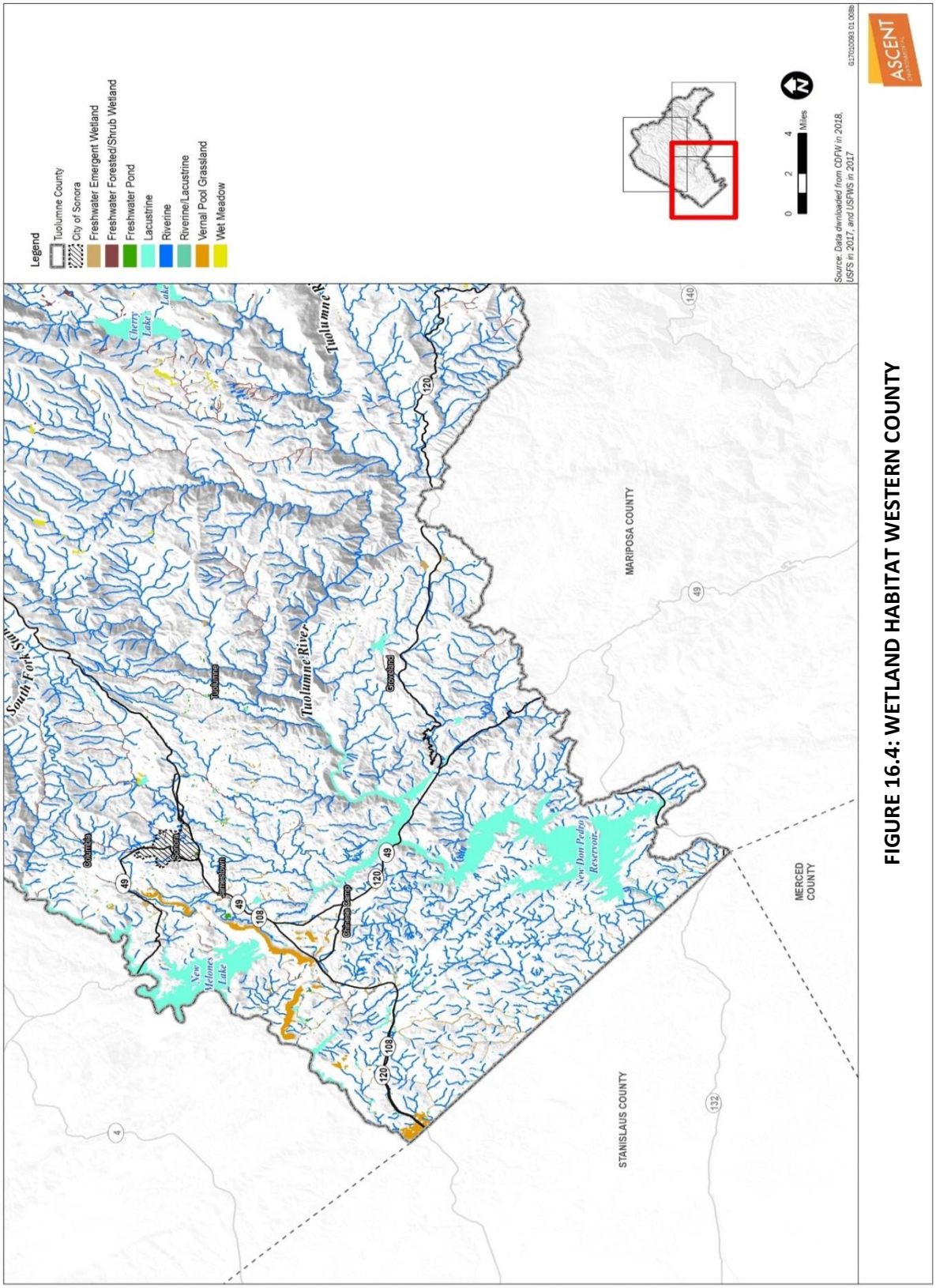

FIGURE 16.4: WETLAND HABITAT WESTERN COUNTY

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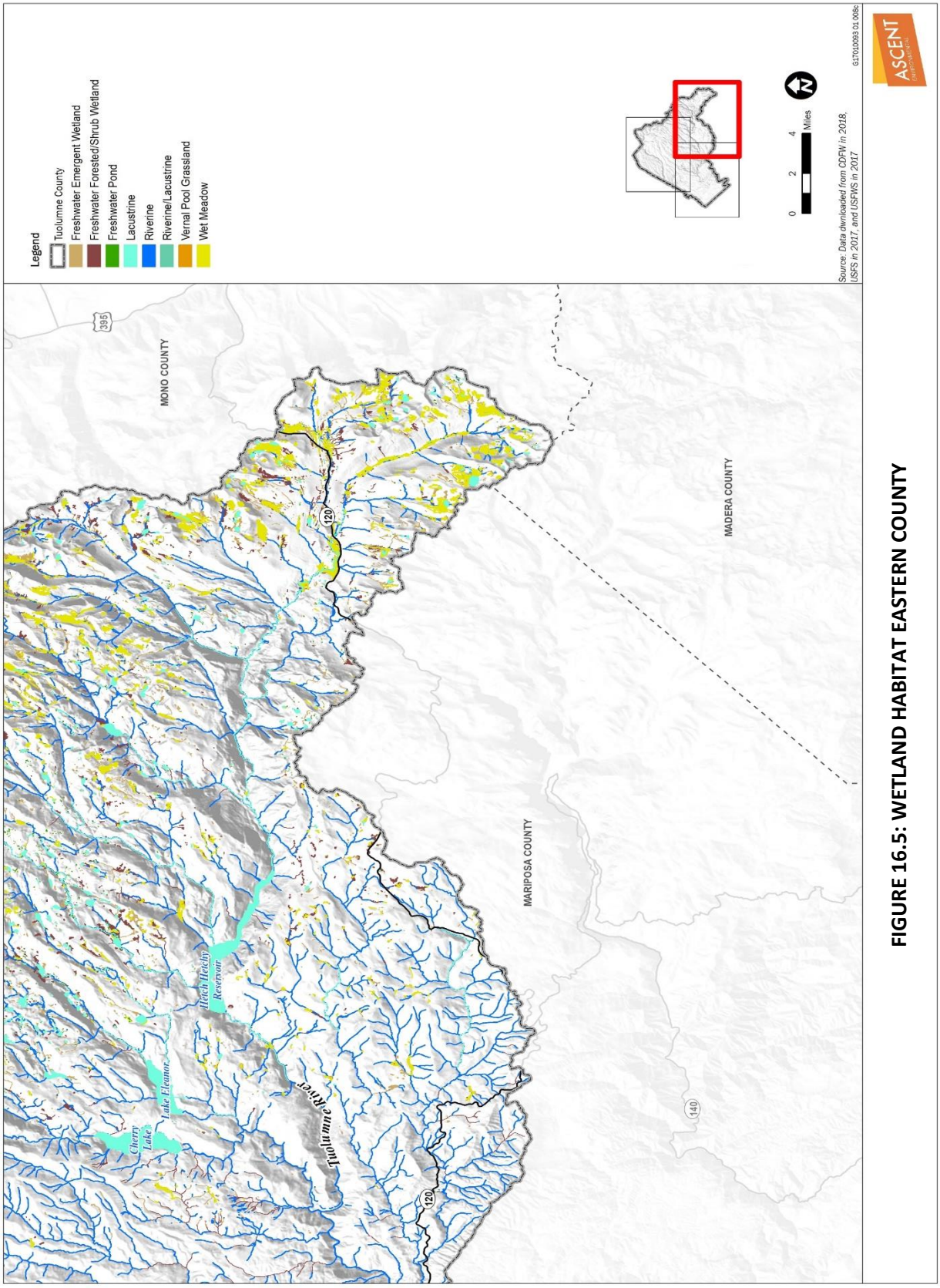

FIGURE 16.5: WETLAND HABITAT EASTERN COUNTY

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Chapter 17

NATURAL HAZARDS

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

A. 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 Safety Element is the primary vehicle for relating local safety planning to County land use decisions. The Safety 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. In Tuolumne County the required Safety Element content is located in the Natural Hazards Element.

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, flooding, and geologic hazards, also addresses other public safety issues relevant to Tuolumne County, including: emergency services, crime, hazardous waste and drought. Other uses of water are addressed in the Water Resources Element.

Another vehicle for addressing public safety is the Tuolumne County Multi-Jurisdiction Hazard Mitigation Plan (LHMP). Both the State of California and the U.S. Congress made the development of a LHMP a specific eligibility requirement for any local government applying for mitigation grant funding for natural hazards. Communities with an adopted plan will therefore become "pre-positioned" and more apt to receive any available mitigation funds. In an effort to sustain local commitment to hazard mitigation, Tuolumne County prepared a LHMP that was adopted by the Board of Supervisors on October 19, 2004. During 2012, Tuolumne County updated the LHMP. On December 4, 2012, the Board of Supervisors adopted the 2013 Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan pursuant to Resolution 74a-12. The Federal Emergency Management Agency (FEMA) approved the LHMP on September 3, 2013. The LHMP recommends specific actions to combat or accommodate the forces of nature and protect the County's residents from hazard losses associated with earthquakes, flooding, landslides and sinkholes, volcanoes, wildfire, extreme weather and hazardous materials. Besides the County of Tuolumne, other jurisdictions participating in the LHMP hazard mitigation planning and approval process include the City of Sonora, Groveland Community Services District, Twain Harte Community Services District, Tuolumne Utilities District, Jamestown Sanitary District, Columbia Fire Protection District, Mi-Wuk Sugar Pine Fire Protection District, Belleview Elementary School District, Big Oak Flat – Groveland Unified School District, Columbia Union School District, Curtis Creek School District, Jamestown Elementary School District, Sonora Elementary School District,

Sonora Union High School District, Summerville Elementary School District, Summerville Union High School District, Twain Harte Long Barn School District and the Tuolumne Band of Me-Wuk Indians.

B. SLOPE INSTABILITY LEADING THE MUDSLIDES AND LANDSLIDES

Mass wasting refers to the collective group of processes that characterize down slope movement of rock and unconsolidated sediment overlying bedrock. Landslides and mudflows are often triggered by other natural disasters such as floods, wildfires, and earthquakes.

In 2011, the California Geological Survey (CGS) developed a map for the State of California which illustrates susceptibility to deep-seated landslides. Based on a review of the CGS map and accompanying literature, the County is located in a part of the state where landslide susceptibility is low (Landslide Susceptibility Class V), apart from some isolated areas of moderate-high susceptibility (Landslide Susceptibility Class IX).

C. SEISMIC RISKS

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.

A regional appraisal to evaluate potential seismic and geologic hazards in the western part of Tuolumne County is presented on the General Plan's Geotechnical Interpretive Maps. The maps, which show the approximate boundaries of various hazard and resource zones (such as fault rupture zones, erosive soil areas, limestone deposits, etc.) are referenced in the Geologic Hazards Report. The Report further addresses seismic hazards including: ground rupture, ground shaking, ground failure and seiches, as well as geologic hazards, such as: landslides, unstable slopes, erosive soils, and subsidence and differential settlement.

Seismically Induced Surface Rupture, Ground Shaking, Ground Failure

In Tuolumne County, the predicted peak acceleration for the entire developed portion of the County does not exceed 20 percent of gravity, which puts the County in the lowest potential for the entire state. A total of four historical earthquake events with recorded magnitudes of 3.5 or greater (Richter Scale) occurred in or near Tuolumne County this past century. These earthquakes did not cause substantial damage due to their occurrence in mountainous and remote areas generally devoid of development or human presence. According to the Sonora General Plan 2020, there are four “capable” faults (i.e., faults with tectonic displacement within the last 35,000 years which could produce a quake) located within Tuolumne County: Negro Jack Point, Bowie Flat, Rawhide Flat West, and Rawhide Flat East.

Tsunami, Seiche and Dam Failure

As an inland region separated from the Pacific Ocean by approximately 150 miles, Tuolumne County is at no risk from tsunamis. According to the most recent Alquist-Priolo Earthquake Fault Zoning Map, earthquake-induced seiches also do not pose a risk to Tuolumne County. There are 42 dams in Tuolumne County that range in size from those that retain large reservoirs dedicated to irrigation, water supply, and power generation, to small facilities used in water distribution and treatment systems or for recreation. Large dams are mostly located along the Tuolumne and Stanislaus rivers. Figure 17.2 shows potential dam inundation areas in Tuolumne County.

Subsidence, Liquifaction and other Seismic or Geologic Hazards

Subsidence & Liquifaction - Land subsidence is the gradual settling or sinking of an area with very little horizontal motion. Subsidence related to human activity includes pumping water, oil, or gas from underground reservoirs; collapse of underground mines; drainage of wetlands; and soil compaction. Subsidence as a result of previous underground mining activity could prove to be consequential in portions of Tuolumne County where significant underground mining activity has occurred. Liquefaction is the process by which saturated, unconsolidated soil or sand is converted into a quicksand-like suspension during an earthquake. Due to the nature of the soils, groundwater conditions, and low seismicity in the County, the risk and danger of liquefaction and subsidence occurring within the County is considered to be minimal.

Expansive Soils - Expansive soils (also known as shrink-swell soils) are soils that contain expansive clays that can absorb significant amounts of water into their crystalline structure. When an expansive soil becomes wet, water is absorbed, and it increases in volume, and as the soil dries it contracts and decreases in volume. This (often repeated) change in volume can produce enough force and stress on buildings and other structures to damage foundations and walls.

D. MAPPING OF KNOWN SEISMIC AND OTHER GEOLOGIC HAZARDS

Geologic hazards in Tuolumne County are primarily associated with potential seismic activity along the Foothills fault zone and associated ground shaking. Tuolumne County is located approximately 12 miles east of the Foothills fault system. The Foothills fault system is a complex, braided system of individual fault segments that extends for approximately 200 miles from Mariposa in the south to Lake Almanor in the north. There are two primary fault zones within the Foothills fault system: the Melones fault zone along the east side of the system and the Bear Mountain fault zone on the west.

E. FLOODPLAINS AND FLOODING

Tuolumne County has many waterways consisting of ephemeral drainages, intermittent streams, perennial streams and rivers. Most of the major waterways in Tuolumne County are within deeply defined drainage channels, capable of containing flood waters. However, in some areas the drainage channels are less defined and are not capable of containing flood waters. In either case, flood waters create a potential hazard.

Damages resulting from the development of within and near floodplains can be minimized through floodplain management. This management concept encompasses a program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, public information and floodplain management regulations.

In 1990, Tuolumne County became a "regular" member of the Federal Emergency Management Agency, National Flood Insurance Program. Through this program, the special flood hazard area of the one hundred-year floodplain is the basic planning criteria used to distinguish areas where the danger of floods justifies the establishment of floodplain management regulations. A “special flood hazard area” means an area in the floodplain subject to a one (1) percent or greater chance of flooding in any given year. It is shown on an official flood insurance rate map (FIRM) issued by the Federal Emergency Management Agency (FEMA). The County’s most recent digital FIRMs, which came into effect on April 16, 2009, define the special flood hazard areas within the County.

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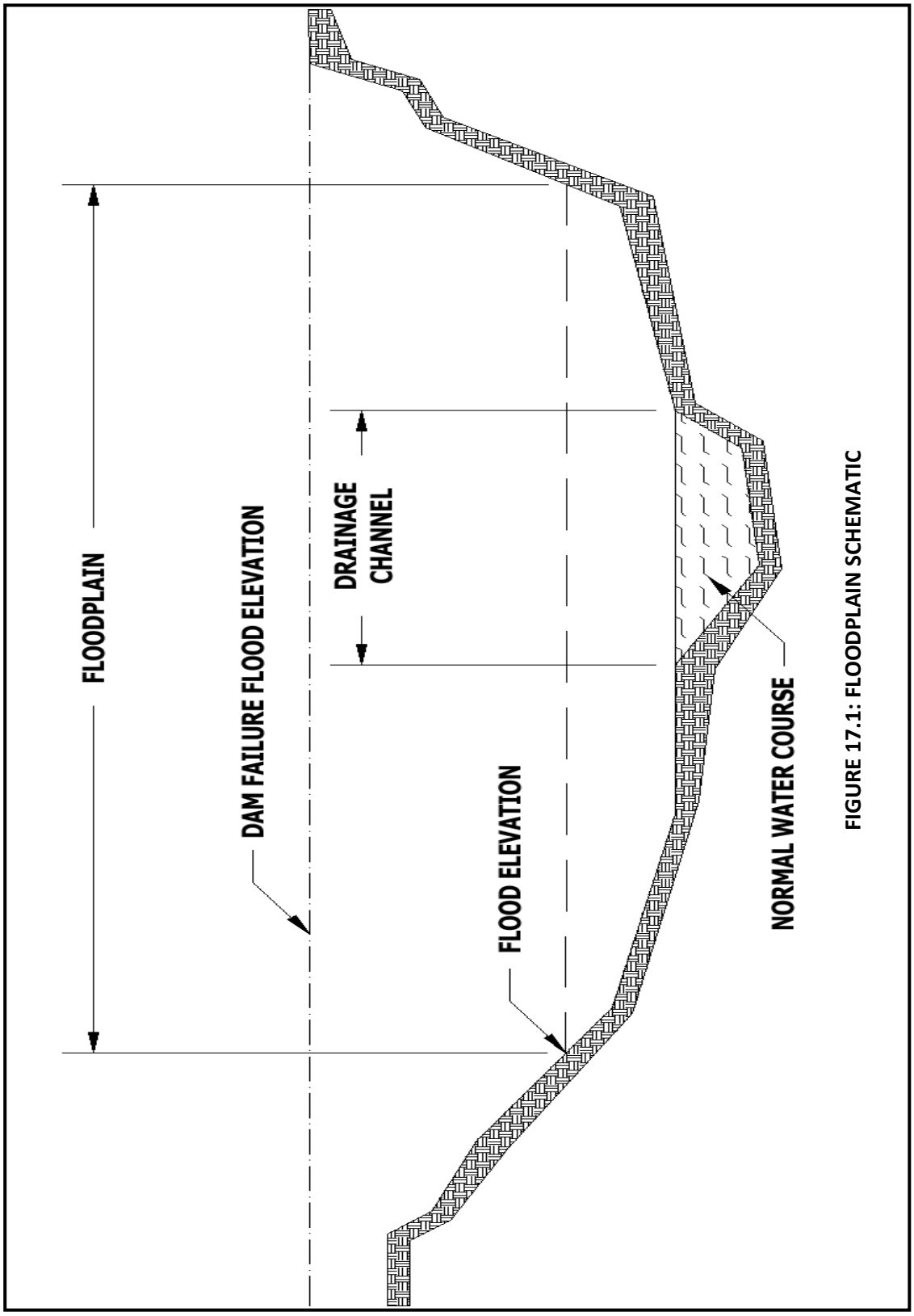

FIGURE 17.1: FLOODPLAIN SCHEMATIC

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For the majority of Tuolumne County, the 100-year floodplain is directly adjacent to waterways and other water-bodies (see Figure 17.3). There are no areas designated as 100-year floodplain on the FEMA FIRMs within the Jamestown Community Plan Area boundary. As such, development that would occur in this area would not be exposed to 100-year flood events and associated hazards. There is a small water-body within the Columbia Community Plan Area boundary south of Horseshoe Bend Road that is identified as within the 100-year floodplain. In addition, areas adjacent to the Upper Stanislaus River along the northwestern boundary of the Community Plan Area are within the 100-year floodplain. Within the East Sonora Community Plan Area, the Sonora, Curtis, and Sullivan Creeks run through the Plan Area. Areas within and around Sullivan and Curtis creeks are within the 100-year flood zone. Within the Tuolumne Community Plan boundary, there is one area within the 100-year floodplain south of Tuolumne Road along Turnback Creek. Three perennial streams run through the Mountain Springs Community Plan Area including the Sullivan Creek, Flores Creek, and Curtis Creek. Areas along Sullivan Creek and Curtis Creek are located within the 100-year floodplain although the potential for flooding is limited because of the small size of these streams and the rugged relief of the area.

The identification of a special flood hazard area does not imply the area outside the special flood hazard area or uses permitted within special flood hazard area will be free from flooding or flood damage**.** Areas inside the one hundred-year floodplain and other areas prone to flooding due to rain or dam failure should have some level of regulation or awareness to protect public health, safety, and welfare.

All development in the County located within an area of special flood hazard is subject to the provisions of the County's Flood Damage Prevention Ordinance (Chapter 15.24 of the TCOC). These provisions identify construction standards that all development must meet if constructed within a floodplain, thereby minimizing flood damage and risk to human safety.

F. WILDLAND AND URBAN FIRE

The area of Tuolumne County with the greatest wildland fire hazard, based on fuels, weather, and topography, is on the east side of the Highway 49 corridor. However, almost every community in Tuolumne County has been threatened by wildfires. Figure 17.4 shows the Fire Hazard Severity Zones in Tuolumne County, as designated by CAL FIRE.

Fire protection in Tuolumne County is provided through a cooperative fire protection services approach. CAL FIRE provides administrative and operational services through a fire protection agreement to the County, the Jamestown Fire Protection District, and the Groveland Community Services District. Other local fire agencies in Tuolumne County include the Tuolumne Fire District, Columbia Fire Protection District, Mi-Wuk Sugar Pine Fire Protection District, Strawberry Fire Protection District, and Twain Harte Community Services District. The Tuolumne County Fire Department (TCFD) adopted the Service Level Stabilization Plan in 1992 to address fire protection needs in the service area. Thirty-two communities within Tuolumne County are listed on the Strategic Fire Plan for the Tuolumne/Calaveras Unit as "Communities at Risk" from wildland fires.

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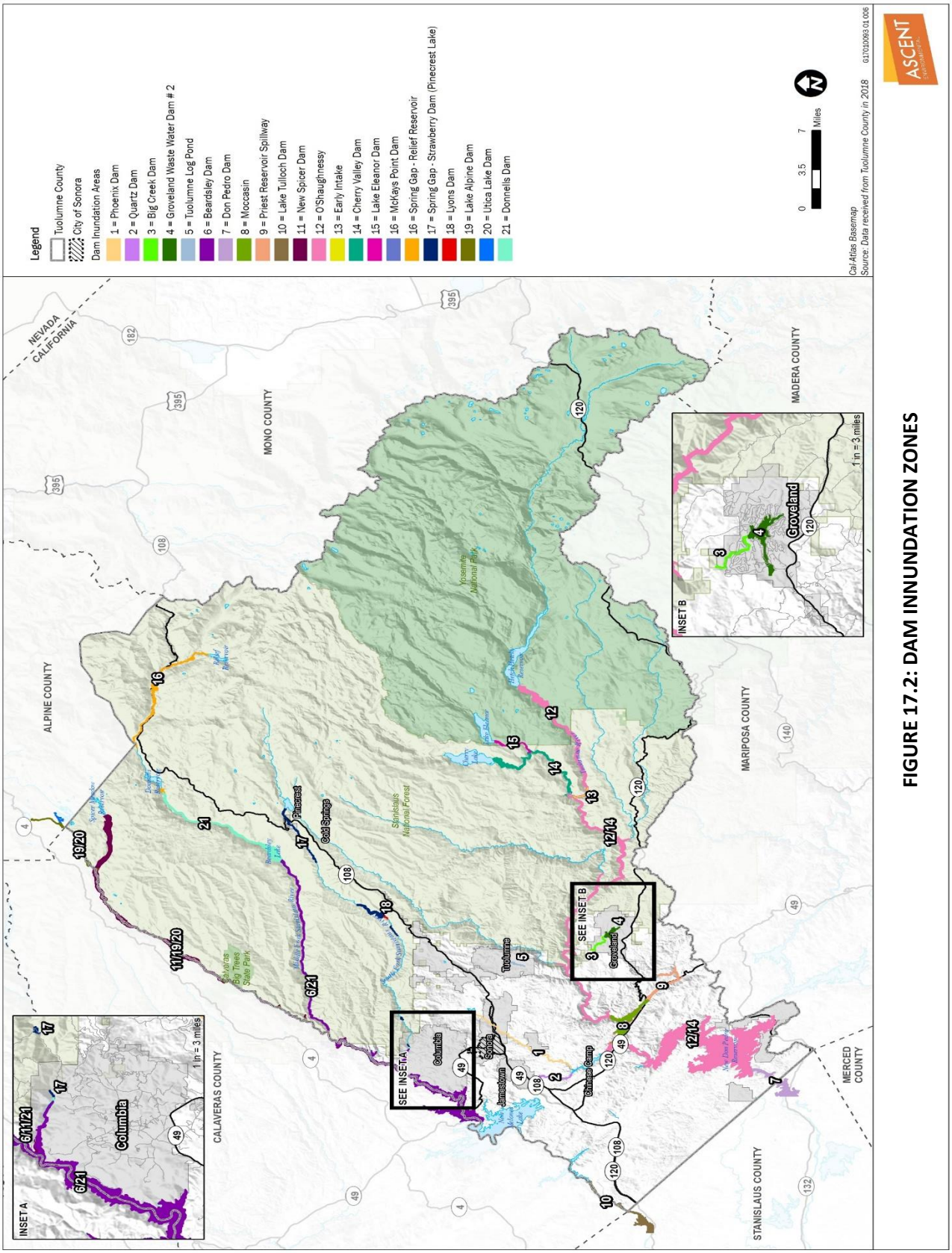

FIGURE 17.2: DAM INNUNDATION ZONES

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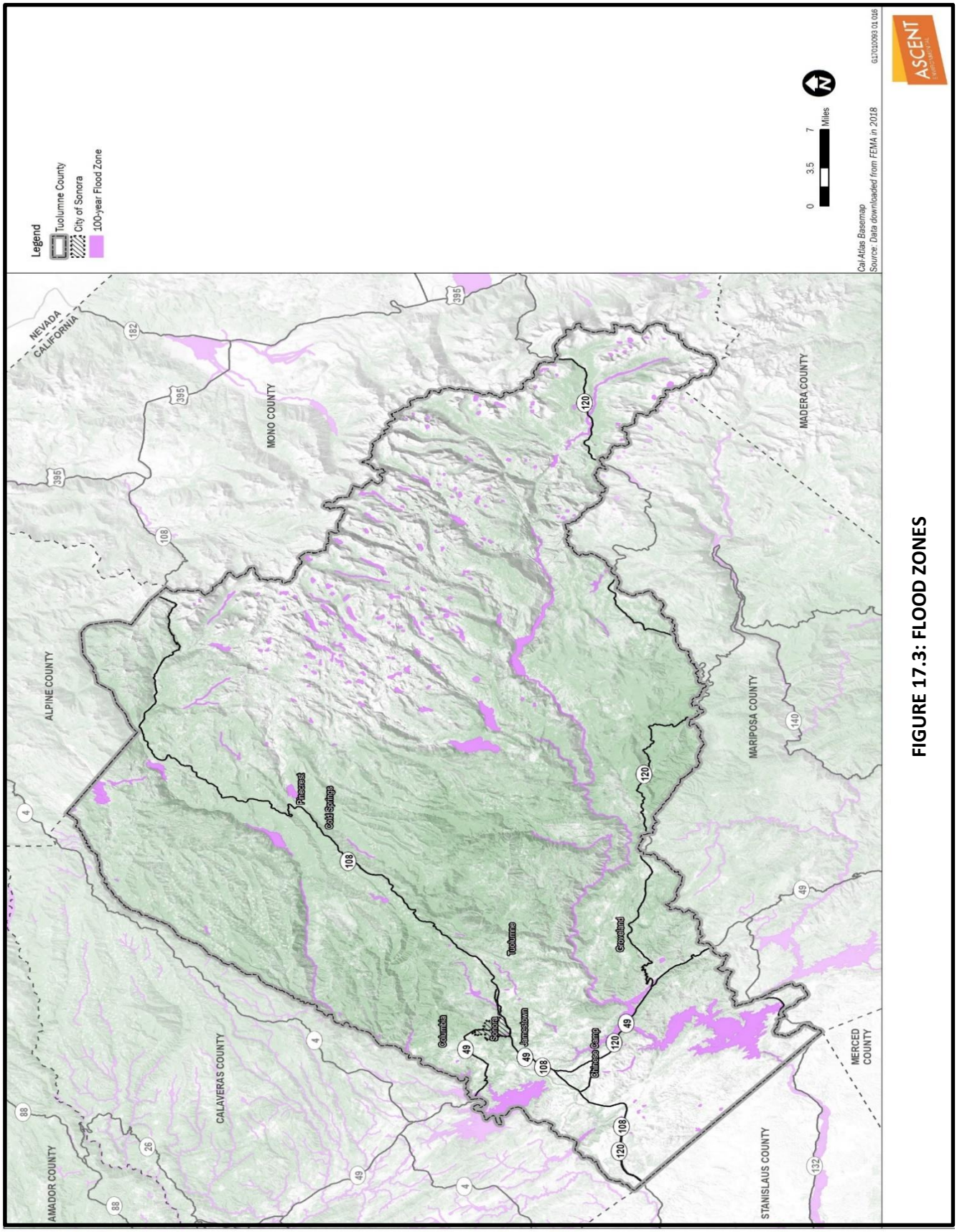

FIGURE 17.3: FLOOD ZONES

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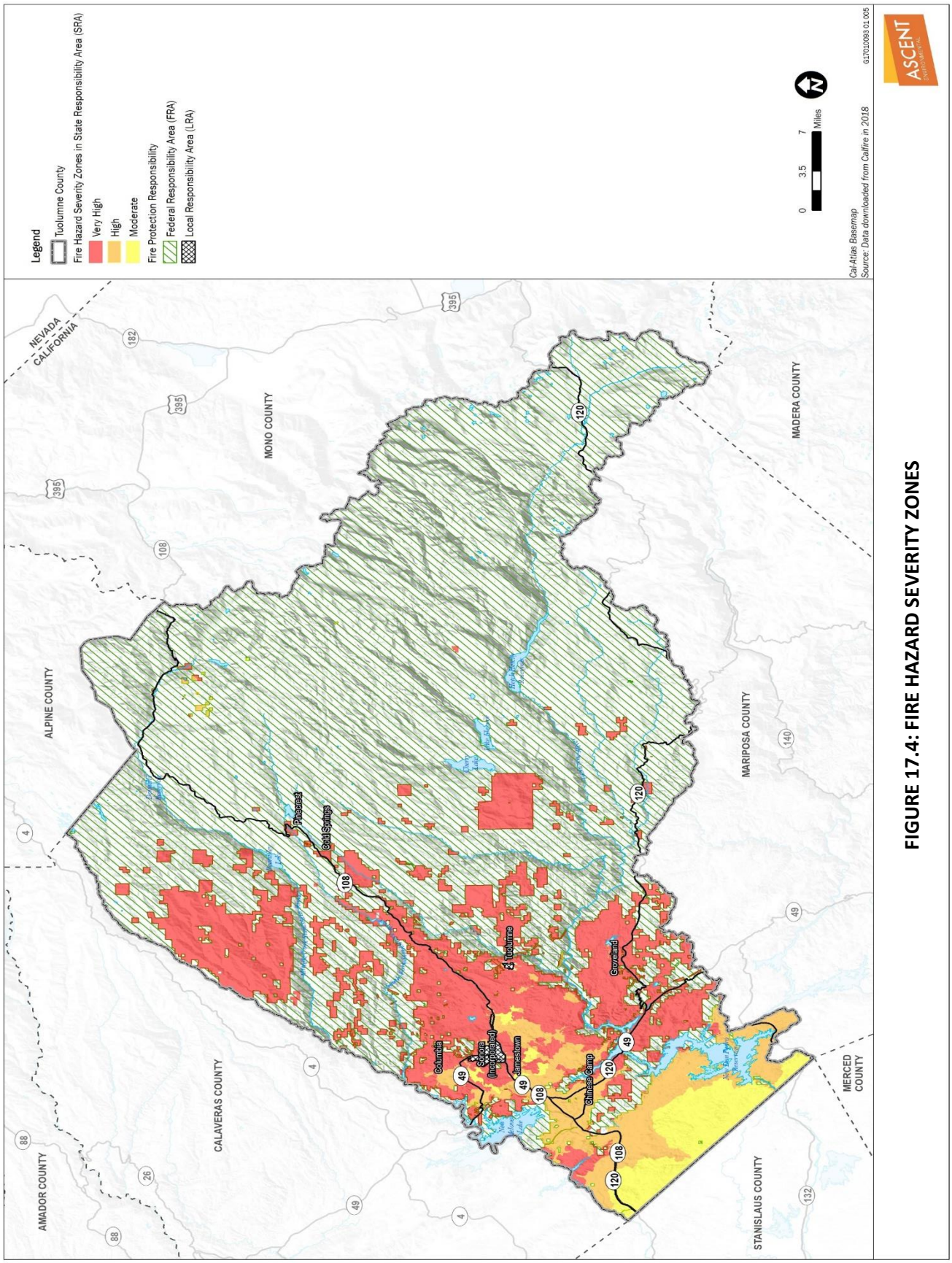

FIGURE 17.4: FIRE HAZARD SEVERITY ZONES

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G. CLIMATE ADAPTATION AND RESILIENCY

Tuolumne County received more than $70 million in federal funding for an innovative disaster recovery and resilience program following the devastating 2013 Rim Fire. The funding, part of the U.S. Department of Housing and Urban Development's National Disaster Resilience Competition, will be used to help restore forest and watershed health, support local economic development and increase disaster resilience in the rural mountain areas affected by the fire.

Sensitive Assets, Resources, and Populations

Uncertainties exist as to exactly what the climate changes will be in various local areas of the Earth. According to the Intergovernmental Panel on Climate Change's Working Group II Report, Climate Change 2007: Impacts, Adaptation and Vulnerability, as well as the California Natural Resources Agency's report "Safeguarding California: Reducing Climate Risk" climate change impacts to California may include:

- Increasing evaporation;
- Realignment of ecosystems as species and habitat shift north and to higher elevations;
- Increased frequency, duration, and intensity of conditions conducive to air pollution formation (particularly ozone);
- changes to statewide precipitation patterns including diminishing Sierra snowpack, which is anticipated to decline by 70 percent to 90 percent, threatening the State's water supply;
- Increased average surface temperatures and more frequent heat waves;
- Increased growing season and increased growth rates of weeds, insect pests and pathogens;
- Inundation by sea level rise, and exacerbated shoreline erosion; and
- Increased incidents and severity of wildfire events and expansion of the range and increased frequency of pest outbreaks.

Tuolumne County and our various local agencies have a variety of assets, resources and populations that will be sensitive to various climate change exposure. This includes infrastructure assets, such as our roadways and water delivery systems, recreational facilities, structures housing sensitive populations (including residences and schools) that are located in and near flood zones, agricultural operations, energy infrastructure, forest resources, and the public health of residents.

Future Actions

As a part of this General Plan Update, the County identified the need to address climate change, adaptation, and resiliency through the preparation of a Climate Action Plan, or other similar document. This Climate Action Plan will include climate adaptation and resiliency strategies for incorporation into the Natural Hazards (Safety) Element of the General Plan. Policy 18.A.1 and Implementation Program 18.A.a outline the process and contents of a future Climate Action Plan. This plan will identify specific measures to reduce countywide emissions consistent with the targets established by the State Legislature. The climate adaptation update will include a set of goals, policies, and objectives for Tuolumne County based on the information specified in a climate vulnerability assessment for the protection of the community, as well as implementation measures, including the conservation and implementation of natural infrastructure that may be used in adaptation projects. The

vulnerability assessment will identify the risks that climate change poses to the local jurisdiction and the geographic areas at risk from climate change impacts.

The Climate Action Plan will also address the required topics in Government Code 65302(g)(4) which resulted from Senate Bill 379, which requires the local hazard mitigation plan or safety element to address climate adaptation and resiliency strategies. This will include a vulnerability assessment of sensitive assets, resources, and populations, the status of climate change preparedness, historical events and data regarding sites that have been repeatedly damaged, and at-risk areas where existing and planned development is located, including structures, roads, utilities, and essential public services.

At the conclusion of the Climate Action Plan process, the Natural Hazards (Safety) Element will be updated to reflect the adaptation and resilience considerations consistent with Senate Bill 379.

H. DROUGHT

Drought conditions in Tuolumne County result from inadequate precipitation during the normal rainy season, which usually comes in the form of rainfall in the lower elevations and snowfall in the upper elevations. Inadequate precipitation causes low soil moisture during what should be the rainy season, and a thin snowpack in the higher elevations. A drought, or an extreme dry period, is an extended timeframe where water availability falls below the statistical requirements for a region. Droughts are not a purely physical phenomenon, but rather interplay between the natural water availability and human demands for water supply. The precise definition of drought is made complex owing to political considerations, but there are generally four types of conditions that are referred to as drought:

- **Meteorological Drought** is brought about when there is a prolonged period with less than average precipitation.
- **Agricultural Drought** occurs when there is insufficient moisture for average crop or range production. This condition can arise, even in times of average precipitation, owing to soil conditions or agricultural techniques.
- **Hydrologic Drought** is brought about when the water reserves available in sources such as aquifers, lakes, and reservoirs falls below the statistical average. This condition can arise, even in times of average (or above average) precipitation, when increased usage of water diminishes the reserves.
- **Regulatory Drought** can occur in response to a policy decision by a public agency, such as the State Water Resources Control Board. Regulatory restrictions can affect hydrologic drought by limiting the ability to move water to storage or distribution areas when needed. (WPAC)

Impacts of Drought

Periods of drought can have significant environmental, agricultural, health, economic and social consequences. Drought can also reduce water quality, because lower water flows reduce dilution of pollutants and increase contamination of remaining water sources. Wildfires are typically larger and more severe in periods of drought due to the lower fuel moisture content.

Water Supplies - Drought also affects water supplies. Inadequate rainfall and snowpack reduces the runoff to the reservoirs supplying most of the potable water in the County. The reserved pools of water in those systems are not of adequate size to withstand a sustained drought of multiple years without either adding to the supply or rationing the water. In some cases, additional surface water can be obtained at a higher cost, but that is not

always available. Supplemental water can be obtained from wells, but the underground supply is very limited and also subject to reduced volumes during sustained droughts.

Native Plants - Dry soil conditions during winter and early spring result in poor plant growth. Most native trees and shrub species are drought resistant, and can withstand some deviation in rainfall. However, severe or prolonged drought (low rainfall for successive winters) stress woody plants and can result in higher than normal insect depredation or other biological stressors and causes mortality. During previous drought periods, the insect damage to pine trees resulted in significant mortality in some areas of the County, and a substantial though undefined financial loss to the silviculture industry.

Livestock - Lack of growth of annual grasses or other forage for livestock is a typical result of drought periods. Grasses and similar plants grow shorter or less dense as a result of lack of rainfall, and the forage available for grazing animals is significantly reduced. Dry land grazing ranchers are then forced to move the animals to other pasture, or reduce the herd by selling them off if alternative pasture is not available. The carrying capacity of the pastures is reduced, as are the economic benefits of ranching. Most of the grazing in Tuolumne County is “dry land” (not-irrigated), so lack of rainfall can make the difference between a profitable year or not. These economic losses can be considerable, and successive losses can drive a ranching concern out of business, often resulting in sale of the land to developers or others not dependent on deriving a living from the land and therefore less rainfall dependent.

Drought Considerations

All citizens can help ensure we have enough water for future generations by efficient use of water on a daily basis. A reliable water supply is essential. Its importance highlights the need to prepare for a drought or other water shortage. Contingency planning before a shortage allows selection of appropriate responses consistent with the varying severity of shortages. While the actions taken should be adequate to deal with the circumstances and no more, it is essential that water suppliers start demand-reduction programs before a severe shortage. Water suppliers that delay demand-reduction programs may exhaust reserve supplies early in an extended shortage and could cause unnecessary social and economic harm to the communities.

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Chapter 18

CLIMATE CHANGE

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

A. INTRODUCTION

The Climate Change Element, discusses how GHG emissions and climate adaptation will be addressed in the plan area. The policies and implementation programs in the Climate Change Element provide details on how GHG emissions would be reduced through the implementation of the General Plan Update and provide specific strategies to prepare and adapt to the impacts of climate change. The Transportation Element and the Air Quality Element also includes policies and implementation programs which would reduce GHG emissions.

B. STATE PLANS, POLICIES, LAWS AND REGULATIONS

On April 20, 2015, EO B-30-15 was signed into law and established a California GHG reduction target of 40 percent below 1990 levels by 2030. This 2030 target sets the next interim step in the state's continuing efforts to pursue the long-term target expressed under Executive Order S-3-05 to reach the goal of reducing emissions 80 percent below 1990 levels by 2050. This is in line with the scientifically-established levels needed in the U.S. to limit global warming below 2 degrees Celsius, the warming threshold at which major climate disruptions are projected, such as super droughts and rising sea levels. Several plans, policies, laws and regulations have been adopted prior to and subsequent to EO B-30-15 to reach this goal, and are described in detail in the Global Climate Change Chapter of the General Plan DEIR.

C. 2010 GREENHOUSE GAS EMISSION STUDY

A countywide (including incorporated areas) GHG emissions inventory for the year2010, was prepared as part of the regional blueprint planning effort. It estimated that approximately 782,846 metric tons of carbon dioxide equivalent GHG emissions (MT CO_2e) were emitted as a result of activities and operations that took place within the transportation, residential (energy consumption), non-residential (energy consumption), off-road vehicles and equipment, agriculture and forestry, wastewater, and solid waste sectors. This equates to 9.8 MT CO_2e per resident and employee in Tuolumne County's service population.

D. 2016 RURAL SUSTAINABLE STRATEGY

In 2016, as part of the Tuolumne County Regional Transportation Plan (RTP), a Rural Sustainable Strategy (RSS) chapter was included which sets GHG reduction goals for the County consistent with SB 375, AB 32, and Executive

Order B-30-15. This chapter within the RTP provides an alternative sustainability plan that is feasible to Tuolumne County to remain consistent with the statewide GHG reduction goals. The RSS chapter includes several policies which specifically address GHG reductions.

E. ENERGY USAGE

Electric service in Tuolumne County is provided by Pacific Gas and Electric Company (PG&E). There is no natural gas consumption in Tuolumne County; however, there is propane consumption. As of June 2018, Tuolumne County contained nine alternative fueling stations.

Tuolumne County General Plan - The Community Development and Design, Housing, Transportation, Economic Development, Water, Air Quality, and Climate Change General Plan Elements contain goals and policies that would reduce energy consumption. Specific proposed General Plan policies related to energy are identified in Section 3.6.3 of the General Plan DEIR. Additionally, energy consumption tables are presented in Chapter 3.6 of the General Plan DEIR.

F. REDUCING GREENHOUSE GAS (GHG) EMISSIONS IN TUOLUMNE COUNTY

The General Plan includes a number of policies, such as those described below, which would reduce GHG emissions from the various emissions sources as the County continues to grow:

- reduce mobile source GHG emissions by reducing vehicle miles travelled in the County and the promotion of alternative modes of transportation such as biking and walking;
- prioritizing future development in existing communities in an effort to increase residential densities and encourage trips made by walking and biking;
- current state regulations;
- energy efficiency improvements and the use of renewable energy resources; and
- preparation of a Climate Action Plan that identifies specific measures to reduce countywide emissions consistent with state goals.

G. RESPONDING TO A CHANGING CLIMATE

Climate change is expected to result in a variety of effects that would influence conditions in the County. These effects include:

- increased frequency and intensity of wildfire as a result of changing precipitation patterns and temperatures;
- increased stormwater runoff associated with changes to precipitation patterns; and
- increased risk of flooding associated with changes to precipitation patterns.

See the "Climate Adaptation and Resiliency," Chapter 17, Section G of this Technical Background Report for additional discussion on adaptation and resiliency.

Appendix A

HOUSING ELEMENT

CHAPTER 3: HOUSING ELEMENT

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. The Housing Element must include all of the following:

1. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

2. A program which sets forth a five-year year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. The program must make adequate provision for the housing needs of all economic segments of the community.

3. An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. The assessment and inventory shall include all of the following:

    a. Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels;

    b. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;

    c. An inventory of land suitable for residential development, including vacant sites, and sites having potential for redevelopment, an analysis of the relationship of zoning and public facilities and services to these sites;

    d. Identification of a zone or zones where emergency shelters are allowed as a permitted use;

    e. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures;

    f. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction;

    g. Analysis of any special housing needs, such as people with disabilities, seniors, large families, farmworkers, families with female heads of households and persons in need of emergency shelter;

    h. Analysis of opportunities for energy conservation with respect to residential development; and,

i. Analysis of existing assisted housing developments which are eligible to change to non-low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

Adequate Sites

GOAL 3.A **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.**

Policies

3.A.1 Continue to inventory environmentally unconstrained and compatibly zoned lands throughout the County for the provision of suitable housing sites.

3.A.2 Continue to review and update the Tuolumne County General Plan, Community Plans, and the Uniform Zoning Ordinance to provide for housing development on land with adequate infrastructure and minimal environmental disturbance.

3.A.3 Initiate rezoning of properties suitable for the development of extremely low-, very low-, low-, median- and moderate-income residential development.

3.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.

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

Implementation Programs

3.A.a 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.

3.A.b Extension of Public Utility Services

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.

3.A.c 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.

3.A.d 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.

3.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.

3.A.f Parcel Consolidation

Encourage consolidation of infill parcels for provision of multifamily residential development.

3.A.g Analysis of Flood Hazard and Flood Management Information

Annually review the Land Use 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 State Government Code Section 65302.

3.A.h Property Insurance Costs

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.

Affordable Housing

GOAL 3.B **Encourage and promote the development** and rehabilitation of extremely low-, **very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need.**

Policies

3.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.

3.B.2 Utilize the Affordable Housing Trust Fund, described in Section 17.65.140 of the Tuolumne County Ordinance Code, to promote the construction and rehabilitation of affordable housing within the County, as funds become available.

3.B.3 Continue to support public, private, and non-profit applications for State and Federal affordable housing programs for both new construction and rehabilitation projects.

3.B.4 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.

3.B.5 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.

3.B.6 Preserve homeownership and promote neighborhood stability by encouraging and promoting foreclosure prevention programs.

3.B.7 Encourage affordable homeownership opportunities especially for first-time homebuyers.

3.B.8 Preserve mobilehome parks and help maintain affordable rents through the County's Mobilehome Rent Control Ordinance.

Implementation Programs

3.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.

3.B.b Application Fees

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.

Continue to waive application fees for homeless shelters, transitional housing and safe houses.

3.B.c Mitigation Fees

Continue to waive the County Services Impact Mitigation Fee for extremely low, very low, low, and median income housing units.

3.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.

3.B.e Education and Outreach Program

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.

Continue to make housing referrals for affordable housing and tenant/landlord issues to local and statewide organizations.

The Board of Supervisors Housing Policy Committee will continue to discuss affordable housing issues and proactively solicit input from the public.

3.B.f Funding Sources

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

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.

3.B.g Affordable Housing Trust Fund

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.

3.B.h 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.

3.B.i 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.

3.B.j 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.

3.B.k Affordable Rental and Home Ownership Programs

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.

The County Planning and Housing Divisions will work together to provide developers with information on affordable housing development incentives.

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. 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.

3.B.l 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.

3.B.m 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.

3.B.n Second Dwelling Units

Continue to allow secondary dwellings up to 1,200 square feet.

Monitor the construction of attached and detached secondary residences including the number and square footage of the residences constructed

3.B.o Rental Assistance

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.

Continue to offer rental assistance through the County Tenant Based Rental Assistance Program.

Continue to refer clients to the Amador Tuolumne Community Action Agency for rental assistance, security deposit and utility payment assistance.

3.B.p Extremely Low-Income Households

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.

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 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.

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.

3.B.q Mobilehome Parks

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.

Constraints

GOAL 3.C Minimize governmental and non-governmental constraints in order to facilitate development of affordable housing in Tuolumne County.

Policies

3.C.1 Minimize and where possible, eliminate governmental constraints that increase the cost of housing.

3.C.2 Continue to review and revise procedures in an effort to streamline the development process.

3.C. 3 Encourage developers holding existing planning approvals for as yet undeveloped projects to modify project designs to improve consistency with the Distinctive Communities Growth Scenario. Encourage this type of revision for projects located in High Density or Medium Density zoned areas where allowable densities have been increased as per the Distinctive Communities Growth Scenario. Incentives should be provided, such as a streamlined permitting process or reduced parking requirements, for these revised projects to encourage development.

Implementation Programs

3.C.a "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.

3.C.b Concurrent Review

Continue to allow concurrent review of discretionary entitlement applications and Building Permit applications for land development projects to reduce processing time.

3.C.c 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.

3.C.d 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.

3.C.e Initial Capital Expenses for Residential Development

Consider creating a voluntary program that allows residential developers and property owners to pay mitigation fees such as County Services Impact Mitigation Fees and Traffic Impact Mitigation Fees over a period of time rather than paying these fees up-front. The County will also encourage alternative means for the payment of school fees and utility connection fees so that the fees can be spread out over a period of time to reduce the initial capital expenses for the developer.

Housing Conservation

GOAL 3.D Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.

Policies

3.D.1 Continue to assist the Bureau of Indian Affairs as requested with the rehabilitation of housing units on the Tuolumne and Chicken Ranch Rancherias.

3.D.2 Continue to support the conservation and rehabilitation of the older housing stock within the County.

3.D.3 Continue to investigate funding sources for affordable housing rehabilitation, construction and rent supplement programs for rental and owner occupied housing.

3.D.4 Identify funding sources to maintain at-risk housing units.

3.D.5 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.

3.D.6 Investigate funding sources for improving water quality and remedial conservation work in older homes.

3.D.7 Investigate and develop programs for addressing remediation of hazard and health issues, such as lead-based paint, in older homes.

Implementation Programs

3.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.

3.D.b Monitor and assist affordable housing developments with "At Risk" Units

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.

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.

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.

In coordination with other local agencies, provide tenant education including tenants' rights and conversion procedures for at-risk affordable housing projects.

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.

3.D.c Enforcement of Health and Safety Codes

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.

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.

3.D.d 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.

3.D.e Water Quality and Conservation

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.

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.

3.D.f Improve Hazard and Health Conditions in Older Homes

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.

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.

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.

3.D.g 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.

3.D.h Energy Conservation

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.

Continue to refer residents to the Amador Tuolumne Community Action Agency's Weatherization Program.

3.D.i Rental Housing Rehabilitation Program

Pursue a rental housing rehabilitation program if funds become available through CDBG, HOME, CalHome or other funding programs.

Fair Housing

GOAL 3.E 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.

Policies

3.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.

3.E.2 Promote fair housing and help prevent housing discrimination.

Implementation Programs

3.E.a 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.

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.

3.E.b 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.

3.E.c Housing Availability

Provide an appropriate range of General Plan and Community Plan land use designations and zoning districts within each of the County's defined 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.

3.E.d Overconcentration

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.

Evaluate overconcentration of extremely low-, very low-, low-, median- and moderate-income housing units when considering applications proposing affordable housing.

3.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.

Green Design, Energy Conservation and Healthy Communities

GOAL 3.F Promote green building design and encourage housing development that is consistent with the County's Healthy Communities Policies.

Policies

3.F.1 Promote land use patterns that encourage energy efficiency. Promote higher density residential development where existing public services are available.

3.F.2 Promote green design in residential construction and rehabilitation.

3.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.

3. F.4 Encourage new multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of second-hand smoke.

Implementation Programs

3.F.a 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,

3.F.b 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. The County of Tuolumne is considering a Distinctive Communities growth scenario as part of the General Plan update which is intended to allow growth through an increase in density and mix of land uses within existing communities while preserving the rural character of the County.

3.F.c Green Building Design

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 website concerning grey water and rainwater design and permit procedures.

Continue to enforce the most current California Green Building Standards Code and California Energy Code as adopted by the California Building Standards Commission.

3.F.d 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.

3.F.e 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.

3.F.f Smoke-Free Housing

The County will include a Healthy Communities Element in the General Plan. As part of that element, the County will consider policies, ordinances and programs that will encourage new and existing multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of second-hand tobacco smoke in their homes, and in common areas and shared outdoor spaces such as patios and balconies.

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).

Special Needs Housing

Goal 3.G.1 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.

Policies

3.G.1 Encourage the development of housing for seniors and veterans.

3.G.2 Provide for the housing needs of farm workers and seasonal workers.

3.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.

3.G.4 Provide for the needs of the homeless by supporting the construction of emergency and transitional shelters as well as permanent, supportive housing.

3.G.5 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.

3.G.6 Encourage the incorporation of universal design standards in residential construction.

Implementation Programs

Senior Housing

3.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.

3.G.b Veterans Housing

Identify funding opportunities and encourage the creation of housing opportunities for veterans.

3.G.c 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.

3.G.d Large Families/Multi-family Units

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.

3.G.e 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.

3.G.f 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.

3.G.g Homelessness

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.

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.

County staff will continue to attend the Amador, Calaveras and Tuolumne County Continuum of Care meetings and work to end homelessness in Tuolumne County.

3.G.h 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.

HOUSING IMPLEMENTATION PLAN			
PROGRAMS	**RESPONSIBILITY**	**FUNDING**	**TIME FRAME**
3.A.a	Planning Division	General Fund	Ongoing
3.A.b	Planning Division Public Service Providers	General Fund CDBG Technical Assistance	Ongoing
3.A.c	GIS Division	General Fund	Ongoing
3.A.d	Planning Division	General Fund	Ongoing
3.A.e	Planning Division	General Fund	FY's 14-16
3.A.f	Planning Division	General Fund	Ongoing
3.A.g	Planning Division	General Fund	Annual
3.A.h	Board of Supervisors Housing Policy Committee	General Fund	FY 14-15
3.B.a	Planning Division	General Fund	Ongoing
3.B.b	Board of Supervisors	General Fund	Ongoing
3.B.c	Board of Supervisors	General Fund	Ongoing
3.B.d	Planning Division	General Fund	Ongoing
3.B.e	Planning Division Housing Division Board of Supervisors Housing Policy Committee	General Fund	Ongoing
3.B.f	Housing Division	Housing Program Funds General Fund	Annual
3.B.g	Housing Division	County Affordable Housing	As Funds are

HOUSING IMPLEMENTATION PLAN			
PROGRAMS	**RESPONSIBILITY**	**FUNDING**	**TIME FRAME**
		Trust Fund	Available
3.B.h	Housing Division	Housing Program Funds	Ongoing
3.B.i	Planning Division	General Fund	Ongoing
3.B.j	Planning Division	General Fund	FY 15-16
3.B.k	Planning Division Housing Division	General Fund	Annual
3.B.l	Housing Division	General Fund	Ongoing
3.B.m	Housing Division	General Fund	Ongoing
3.B.n	Planning Division	General Fund	Ongoing
3.B.o	Housing Division	Housing Program Funds	Ongoing
3.B.p	Housing Division	Housing Program Funds General Fund	Ongoing
3.B.q	Housing Division	County Mobilehome Administrative Fee	Ongoing
3.C.a	Planning Division	General Fund	Ongoing
3.C.b	Community Resources Agency	General Fund	Ongoing
3.C.c	Community Resources Agency	General Fund	Ongoing
3.C.d	Board of Supervisors Housing Policy Committee	General Fund	Ongoing
3.C.e	Community Resources Agency	General Fund	FY 15-16
3.D.a	Housing Division	General Fund Housing Program Funds	Ongoing
3.D.b	Housing Division	General Fund HOME Funds	Ongoing
3.D.c	Building & Safety Division	General Fund	Ongoing and FY 15-16 (ordinance)
3.D.d	Housing Division	Housing Program Funds	Ongoing
3.D.e	Planning Division Environmental Health Division Housing Division	General Fund Housing Program Funds	Ongoing
3.D.f	Community Resources Agency	General Fund Housing Program Funds	Ongoing
3.D.g	Planning Division	General Fund	Ongoing
3.D.h	Community Resources Agency	General Fund	Ongoing
3.D.i	Housing Division	Housing Program Funds	Ongoing

HOUSING IMPLEMENTATION PLAN			
PROGRAMS	**RESPONSIBILITY**	**FUNDING**	**TIME FRAME**
3.E.a	Housing Division	Housing Program Funds	Ongoing
3.E.b	Housing Division	General Fund	Ongoing
3.E.c	Planning Division	General Fund	Ongoing
3.E.d	Housing Division Planning Division	Housing Program Funds General Fund	Ongoing
3.E.e	Housing Division	Housing Program Funds	Annual
3.F.a	Community Resources Agency	General Fund	Ongoing
3.F.b	Community Resources Agency	General Fund	Ongoing
3.F.c	Community Resources Agency Department	General Fund	Ongoing
3.F.d	Community Resources Agency	General Fund Housing Program Funds	FY's 15-17
3.F.e	Housing Division	Housing Program Funds	Ongoing
3.F.f	Planning Division Public Health Department	General Fund Community Transformation Grant	FY'S 14-18
3.G.a	Housing Division	General Fund Housing Program Funds	Ongoing
3.G.b	Housing Division	General Fund Housing Program Funds	Ongoing
3.G.c	Housing Division Planning Division	General Fund Housing Program Funds	Ongoing
3.G.d	Housing Division	General Fund Housing Program Funds	Ongoing
3.G.e	Housing Division	General Fund Housing Program Funds	Ongoing
3.G.f	Housing Division Board of Supervisors Housing Policy Committee	General Fund	FY 14-15
3.G.g	Housing Division	General Fund	Ongoing (Continuum of Care) & FY15-16 (Amend Zoning Ordinance & Amend General Plan definitions)
3.G.h	Community Resources Agency	General Fund	Ongoing & FY 15-16

Note: Housing Program Funds may include CDBG, HOME, Federal Home Loan Bank and other funds available through state, federal and non-governmental Programs. This Housing Implementation Plan is provided pursuant to Government Code Section 65583(c) which requires the inclusion of an action program establishing a five year schedule for implementing the policies and programs contained in the Housing Element.

APPENDIX 3.A: SUMMARY AND RECOMMENDATIONS

The recession in the United States, which by most accounts began in the fall of 2008, has had a major and lasting impact on Tuolumne County.

- Total population in the unincorporated area of the County only grew by 384 people or 0.8% between 2000 and 2010. In the previous decade, there was an increase of 5,775 people or 13.0% (US Census).
- Unemployment went from 6.3% in 2007 up to a high of 13.8% in 2010 and was at 8.7% as of August, 2013 (State Employment Development Department).
- Median home prices in the County dropped from a high of $332,000 in 2006 down to a low of $159,000 in 2011 and are at $195,000 as of the end of 2013 (County Recorder's Office and Tuolumne County Association of Realtors).
- With a significant decrease in home prices and interest rates, homeownership became more affordable. As of the end of 2013, a home costing $196,000 is affordable to households earning $53,100 per year which is 80% of the area median income.
- Foreclosure rates went from 83 homes lost to foreclosure in 2007 to a high of 431 homes in 2010. A total of 138 homes were lost to foreclosure in 2013 (County Recorder's Office).
- Employment by industry shifted between 2007 (pre-recession) and 2011 (most recently available Census data from the 2011 American Community Survey). Construction jobs decreased by 3.4%, retail trade decreased by 2.3%, jobs in the education, health care and social assistance sectors increased by 2.5% and jobs in arts, entertainment, recreation, accommodation and food service increased by 2.4%.
- Building permits for residential construction (single family, multifamily and mobilehomes not in rental parks) were 85 units in 2009, 42 units in 2010, 60 units in 2011, 54 units in 2012, and 53 units in 2013. In comparison, during the previous Housing Element update, residential building permits were as follows: 509 homes in 2003, 458 homes in 2004, 445 homes in 2005, 255 homes in 2006, 183 homes in 2007, and 123 homes in 2008.

Other major findings in the 2014 -2019 Housing Element update include:

- According to the *Out of Reach 2013* study published by the National Low Income Housing Coalition, the Housing Wage for Tuolumne County is $19.37 ($40,280 per year). This is the amount the household must earn in order to afford a typical two-bedroom apartment plus utilities: $1,007 for rent and utilities (Two-Bedroom Fair Market Rent). This is the equivalent of 2.4 minimum wage jobs.
- 74.1% of low-income renters earning 80% of the area median income and below overpay for housing. (Note: A four-person household at 80% of median income earns $53,100) (2011 American Community Survey published by the US Census).
- 54.3% of low-income homeowners earning 80% of the area median income and below overpay for housing (2011 American Community Survey published by the US Census).
- Seniors age 65 and older make up 21% of the total population based on the 2010 Census. This is up by 2.7% over 2000 levels.
- 15% of people living in the unincorporated area of the County live in poverty (based on 2012 Census data from the American Community Survey, 2012). The 2013 poverty level for a family of four is $23,550 and $15,510 for a family of two (US Department of Health and Human Services).

These major finding and trends are addressed in the policies included in the 2014-2019 Housing Element Update and are located in the *GOALS, POLICIES AND IMPLEMENTATION PROGRAMS* section of the Housing Element.

The County has added a number of policies to the 2014 – 2019 Housing Element Update which reflect new needs and priorities in our community. These changes are based on current conditions in the County as well as input from the public. The new policies are as follows:

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

2. Encourage affordable homeownership opportunities especially for first-time homebuyers (3.B.7).

3. Preserve mobilehome parks and help maintain affordable rents through the County's Mobilehome Rent Control Ordinance (3.B.8).

4. Encourage developers holding existing planning approvals for as yet undeveloped projects to modify project designs to improve consistency with the Distinctive Communities Growth Scenario. Encourage this type of revision for projects located in High Density or Medium Density zoned areas where allowable densities have been increased as per the Distinctive Communities Growth Scenario. Incentives should be provided, such as a streamlined permitting process or reduced parking requirements, for these revised projects to encourage development (3.C.3).

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

6. Promote green design in residential construction and rehabilitation (3.F.2).

7. 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 (3.F.3).

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

9. Provide for the housing needs of seasonal workers (Incorporated into 3.G.2).

10. Encourage the incorporation of universal design standards in residential construction (3.G.6).

APPENDIX 3.B: REVIEW OF 2007 – 2014 HOUSING ELEMENT

The Housing Element planning period for the Fourth Cycle (current) Update was January 1, 2007 to June 30, 2014. It was predicated upon five policy objectives as defined by the State.

1. 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.

2. Encourage and promote the development of very low, low, median and moderate income housing for the residents of Tuolumne County to meet the regional housing need.

3. Minimize governmental constraints in order to facilitate development of affordable housing in Tuolumne County.

4. Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.

5. Strive to provide residents of Tuolumne County with decent housing in a suitable environment, so they are not excluded on the basis of economic, ethnic, age, gender or disability characteristics.

In addition to the five State-mandated goals, the County added the non-State mandated goal of Energy Conservation (Increase the efficiency of energy use in new and existing homes) to the last Housing Element Update.

The major accomplishments achieved during the 2007-2014 Housing Element Update include:

Residential Building Activity

The County issued an average of 86 residential building permits for the period of January 1, 2007 – December 31, 2013. In Comparison, from January 1, 2003 – December 31, 2006, the annual average was 417 residential permits.

Changes to County Ordinance Code

The Board of Supervisors Adopted Ordinance 3170 on July 19, 2011 which made changes to the County Ordinance Code related to housing. The purpose of the ordinance was to further the policies and programs contained in the Housing Element of the Tuolumne County General Plan. The Ordinance addressed five Implementation Programs of the Housing Element as follows:

1. Implementation Program 3.B.t was addressed by allowing stored recreational vehicles to be used for shelter for human beings for up to 30 days per calendar year.

2. Implementation Program 3.B.u was addressed by permitting hotels to have one-third of the rooms in hotels and motels in commercial zoning districts to be converted from transient use to single room occupancies provided a Use Permit is first secured from the County.

3. Implementation Program 3.E.a was addressed by including transitional and supportive housing for up to 8 persons 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.

4. Implementation Program 3.E.c was addressed by allowing emergency shelters in zoning districts R-2, R-3, M-U, C-1, C-2, and exempting emergency shelters from the requirement to obtain either a Site Development Permit or a Site Review Permit.

5. Implementation Program 3.E.h was addressed by increasing the by-right occupancy of small residential care homes from not more than six persons to not more than eight persons in all zoning districts subject to the same rules that apply to single family dwellings.

Inclusionary Housing

On November 6, 2013 the Tuolumne County Board of Supervisors voted to convert the existing mandatory Inclusionary Housing Ordinance to a voluntary system through the adoption of Ordinance 3212 amending Chapter 17.65 of the Tuolumne County Ordinance Code. This new system was adopted after consulting with State HCD to determine whether or not the new system would affect the compliance status of the County's existing Housing Element. On September 18, 2012, the County received a letter from HCD, informing the County that the proposed amendment to the Inclusionary Housing Ordinance to convert it to a voluntary, incentive-based system would not affect the current compliance status of Tuolumne County's Housing Element. Developers that create housing projects without requesting exceptions from the County's development regulations or without requesting the standard incentives need not construct affordable units. If exceptions to the County's development regulations are requested, the project would have to comply with the Inclusionary Ordinance. A project that complies with the Inclusionary Ordinance could utilize any or all of the incentives. The new ordinance expands the incentives available to developers participating in the program.

Housing Programs

The County received HOME funds through State HCD to extend the affordability of Tuolumne Apartments, an at-risk, affordable housing project, for another 55 years and renovate the project. The 2013 HOME grant was funded and execution of the grant will occur in 2014.

The County successfully competed for HOME Program funds and was awarded a grant in 2007 through 2013. These seven grants combined total $5,300,000 and have been utilized to operate the County's First Time Homebuyer, Owner Occupied Rehabilitation and Tenant Based Rental Assistance Programs.

The County applied for three CalHome Grants and was successful on two of these applications. Combined funds for both grants total $1,275,000 and are utilized for the County's Green First Time Homebuyer Program.

The County partnered with Mother Lode Bank in 2011 and Oak Valley Bank in 2012 and 2013 to secure Federal Home Loan Bank WISH Down payment Matching Grant funds which are used for the County First Time Homebuyer Program.

From January 1, 2007 through December 31, 2013, the County assisted 62 first-time homebuyers with silent second financing, which created 62 additional units in the County that are affordable to households earning 80% of the median income and below. The County also assisted three low-income homeowners to make repairs to their homes to correct serious health and safety issues. As part of the County First Time Homebuyer Program, the County assisted eight homebuyers at the Tuolumne County Habitat for Humanity's Parrotts Ferry Village subdivision. Total assistance to the Habitat homebuyers was $534,000.

The County applied twice for HOME Project funding to renovate Tuolumne Apartments and extend project affordability. The 2013 application, in the amount of $3,334,629, was successful. Tuolumne Apartments is an affordable housing project at risk of conversion to market-rate housing and will now remain affordable for another 55 years.

Consistency with Other Plans

In 2009, the County amended the Safety Element of the County General Plan to comply with California Government Code Section 65302.

The following discussion details Tuolumne County's progress in complying with the implementation programs contained in the 2007-2014 Housing Element from January 1, 2007 to the present (December 31, 2013). The implementation programs carry out all of the goals and policies listed in the Housing Element. Please note that the Housing Element planning period ends June 30, 2014.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

Adequate Sites

GOAL 3.A 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.

Implementation Programs

3.A.a 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.

Status: The County hired Rincon Consultants to assist the County to identify additional acreage that can be zoned High Density & Mixed Use in an effort to increase land available for high density residential development. The County is utilizing this data in its General Plan update which is underway and expected to be completed in 2015. The proposed additional acreage is as follows: HDR, 227 acres, MDR, 115 acres, and MU, 75 acres. These figures are subject to change by the Board of Supervisors during the General Plan update process.

Over last five years, the County rezoned parcels in the Columbia Area to be consistent with their General Plan Land Use Designations.

3.A.b Extension of Public Utility Services

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.

Status: Due to the recession, development has been slow and thus there has been little opportunity to discuss the extension of public services with developers.

3.A.c 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.

Status: GIS Division routinely updates our data base for land use, public utilities, and other services so that staff can effectively assist property owners and others who are interested in development.

3.A.d 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.

Status: The County hired Rincon Consultants to assist the County to identify additional acreage that can be zoned High Density & Mixed Use in an effort to increase land available for high density residential development. These types of properties are ideal for affordable housing development. The County is utilizing this data in its General Plan update which is underway and expected to be completed by 2015.

3.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.

Status: As staff time allowed, the Planning Division continued to rezone parcels designated HDR, MDR and MU to be consistent with their land use designations in an effort to reduce constraints to development of these parcels. During the previous planning period, such parcels in the Columbia area were rezoned.

3.A.f Infill Development

Create infill development standards and design guidelines that allow flexibility in development standards such as lot sizes, building heights, setbacks, site planning, parking requirements, road requirements and establish design guidelines to encourage high density and affordable housing infill projects taking into consideration the visual character of the neighborhood and expedite processing.

Status: The County has used the Planned Unit Development Permit Process to allow exceptions to the normal application of the County's development standards when such exceptions would provide a public benefit such as affordable housing.

Affordable Housing

GOAL 3.B Encourage and promote the development of very low, low, and moderate income housing for the residents of Tuolumne County to meet the regional housing need.

Implementation Programs

3.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.

Status: The County continues to work with developers to create small lot subdivisions in areas where such projects will not create a negative environmental impact. On May 26, 2009, the County approved the Wilcox Park Tentative Subdivision Map (T08-003) to create 19 lots, less than 7,500 square feet. Due to the economic climate, the property owner has not yet built the development.

3.B.b Application Fees

Continue to waive application fees and Building Permit fees for discretionary entitlements for housing developments which include a very low or low income housing component on a percentage basis. Also continue to waive application fees for homeless shelters and crisis centers.

Status: The County continues to waive application and Building Permit fees for affordable housing, homeless shelters and safe houses. During this Housing Element update period, the County waived fees for the Amador-Tuolumne Community Action Agency when they built a transitional housing shelter in the Columbia area and for the Tuolumne County Habitat for Humanity for their Parrotts Ferry Village, 36 unit affordable housing development.

3.B.c Mitigation Fees

Continue to waive the County Services Impact Mitigation Fee for very low, low, median and moderate income housing units and other developments which provide a public benefit, and consider reducing the Traffic Impact Mitigation Fee (TIMF) for affordable housing.

Status: The County continues to waive the County Services Impact Mitigation Fee for affordable housing developments such as Parrotts Ferry Village, which is being developed by the Tuolumne County Habitat for Humanity and is under construction. The County has not reduced Traffic Impact Mitigation Fees due to the high need for improved road infrastructure.

3.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 very low, low, and median income households. The Inclusionary Ordinance shall be reviewed on an annual basis to ascertain its success or lack thereof in meeting the purpose of the Ordinance. The annual review shall evaluate impacts on development cost and the effectiveness of options to the on-site provision of affordable housing toward meeting the purpose of the Ordinance. Subject to availability of funding, the County will conduct an analysis regarding the efficacy of implementing mandatory inclusionary housing requirements as part of the annual review. Specifically, the County will seek to determine whether the financial burden of shifting mandatory inclusionary housing costs to market rate housing is a constraint upon market rate housing. Housing Division staff will coordinate with community organizations and housing stakeholders to solicit their input into the analysis of mandatory inclusionary housing policies. Following the annual review, the Board of Supervisors shall direct County staff to make appropriate revisions to the Inclusionary Housing Ordinance to address any identified issues.

Status: The County has approved eight subdivisions which will result in 157 affordable units. Six of these subdivisions were approved prior to adoption of the Inclusionary Housing Ordinance in 2008 but contain requirements for affordable units. Five units were created and sold at Sierra Meadows Subdivision and are affordable to moderate-income households through pre-inclusionary housing affordablility requirements. Eight of the 36 affordable units proposed by Habitat for Humanity at their Parrotts Ferry Village Project have been built and sold. Peaceful Oak Estates was approved in 2010 and has a requirement for 40 affordable units. Mountain Springs Subdivision was approved in 2008 and has a requirement for 54 affordable units.

3.B.e Five Year Strategic Plan

Develop a five year strategic plan to address affordable housing issues and to encourage the development of additional housing opportunities within the County. The plan shall include strategies to attempt to prevent homelessness through a variety of means including the analysis of pertinent data that reflects trends in the marketplace, the provision of affordable housing and support services, strategies to facilitate access to housing and supportive services by removing barriers to those services and facilitate ongoing communication and coordination between community partners to identify opportunities to provide affordable housing through public/private partnerships.

Status: Due to reduced staffing and budget constraints, the County did not move forward with a five-year strategic plan. The Housing Element is the County's strategic plan for housing.

3.B.f Education and Outreach Program

Develop an education and outreach program to illustrate the benefits and need for all types of affordable housing in the County with the goal of the program being a broader acceptance of affordable housing options which include the rehabilitation and reuse of existing buildings, use of manufactured homes, the construction of supportive living facilities and the housing needs of the homeless, among others.

Status: The County Board of Supervisors created a Housing Policy Committee in 2010. The Committee held two educational housing forums; one on workforce rental housing and one on senior housing.

The County Housing Program Coordinator, each year, made a presentation to the Tuolumne County Association of Realtors about the County's housing programs. She also made presentations to staff at two local realty companies.

3.B.g Funding Sources

Continue to investigate funding through State and Federal agencies in support of very low, low, median and moderate income housing, such as funds made available through Proposition 46, as well as matching funds for water and sewer system improvements and expansion. Said funding could be used for rehabilitation projects, land acquisition, infrastructure studies, and/or construction costs. Apply for or participate in applications for such funds on an annual basis. Establish and maintain partnerships with entities able to acquire and construct residential development for very low, low, median and moderate income households.

Status: The County successfully competed for HOME Program funds during each of the years covered by the existing Housing Element, 20077 – 2014, and utilized these funds to operate the County's First Time Homebuyer, Owner Occupied Rehabilitation and Tenant Based Rental Assistance Programs. The County applied for three CalHome Grants and was successful on two of these applications. Funds are utilized for the County's Green First Time Homebuyer Programs. The County partnered with Mother Lode Bank in 2011 and Oak Valley Bank in 2012 and 2013 to secure Federal Home Loan Bank WISH Down payment Matching Grant funds which are used for the County First Time Homebuyer Program. The County applied twice for HOME Project funding to renovate Tuolumne Apartments and extend project affordability. The 2013 application was successful. Tuolumne Apartments is an affordable housing project at risk of conversion to market-rate housing and will now remain affordable for another 55 years.

From January 1, 2007 through December 31, 2013, the County assisted 62 first-time homebuyers with silent second financing, which created 62 additional units in the County that are affordable to households earning 80% of the median income and below. The County also assisted three low-income homeowners to make repairs to their homes to correct serious health and safety issues. As part of the County First Time Homebuyer Program, the County assisted eight homebuyers at the Tuolumne County Habitat for Humanity's Parrotts Ferry Village subdivision. Total assistance to the Habitat homebuyers was $534,000.

3.B.h Affordable Housing Trust Fund

Utilize the Affordable Housing Trust Fund 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.

Status: The County has approved eight subdivisions that will produce in-lieu and other specified fees which will be placed in the County Affordable Housing Trust Fund. The funds are not due until the developer pulls a building permit. Due to the economy, these projects have not yet been built.

3.B.i Housing Programs

Continue to apply for funds and administer, either in-house or through contract servicing, the County's Community Development Block Grant (CDBG) housing rehabilitation program and the HOME Program housing rehabilitation, first time homebuyer and tenant based rental assistance programs and actively pursue funding for other housing programs for which the County is eligible.

Status: See status report under Implementation Program 3.B.g.

3.B.j 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.

Status: The County continues to make sure that developers comply with these provisions of the Zoning Ordinance through review of land development applications.

3.B.k Regional Blueprint Planning Program

Utilize the Regional Blueprint Planning Program to identify additional parcels to designate for higher density development with special emphasis on the High Density Residential (HDR), Medium Density Residential (MDR) and Mixed Use (M-U) land use designations. Contact property owners to gauge interest in and determine the willingness of the property owner to initiate a General Plan land use designation change to identified parcels.

Status: The Blueprint is complete and data is being utilized in the General Plan update that is underway and expected to be completed in 2015. The County hired Rincon Consultants to assist the County to identify additional acreage as part of the Blueprint process. They identified parcels that can be zoned High Density and Mixed Use in an effort to increase land available for high density residential development. These types of properties are ideal for affordable housing development. As part of the update, additional acres are proposed to be designated for HDR, MDR, and MU. The proposed additional acreage is as follows: HDR, 227 acres, MDR, 115 acres, and MU, 75 acres. These figures are subject to change by the Board of Supervisors during the General Plan update process.

3.B.l Incentive Program

Implement the incentives for the provision of inclusionary units that are referenced in Section 17.65.070 of the Ordinance Code, review the effectiveness of the incentives and offer additional incentives where feasible. The annual review of the Inclusionary Housing Ordinance, referenced in Implementation Program 3.B.d, shall include a review of the effectiveness of the incentives and recommend additional incentives.

Status: The County has reviewed the Inclusionary Housing Ordinance on an annual basis and has amended it twice. The Ordinance is now a voluntary system and the number of incentives available to developers was increased when the voluntary system was adopted. Inclusionary units have not been built. Due to the economy, little development is occurring in the County.

3.B.m Encourage Financing Programs

Encourage and support the efforts of local lending institutions to provide opportunities and programs for financing housing for very low, low, median and moderate income households.

Status: The County participates in a seminar hosted by the Tuolumne County Association of Realtors on first time homebuyer programs. The County invites local lenders to participate.

The County participates in the Regional Council of Rural Counties California Homebuyers Fund (CHF) programs which provides financial resources to homebuyers and homeowners. CHF offers two down payment assistance programs which provide up to 3% of the cost of the home. The also offer Mortgage Credit Certificates (MCCs) which provide a Federal Income Tax Credit to homebuyers which can allow them to qualify for a larger home loan because the extra income from the tax credit can be factored into the income of the household for loan qualification purposes. CHF also offers an energy retrofit loan to homeowners to assess the current energy consumption of the home and pay for energy efficiency upgrades. They provide loans up to $50,000 at 6.5% interest. The monthly loan payment to CHF is generally offset by the savings in energy costs.

3.B.n Affordable Home Ownership Programs

Work closely with and support collaborative efforts of local agencies in developing affordable home ownership programs such as self-help housing.

Status: The County assisted the Tuolumne County Habitat for Humanity at their Parrotts Ferry Village, 36 unit, affordable housing development. Habitat is utilizing the sweat-equity model. The County has assisted all eight of Habitat's homebuyers to date for a total assistance amount of $534,000. The County intents to continue assisting Habitat's homebuyers through the County Green First Time Homebuyer Program which is funded with 2008 and 2012 CalHome Funds.

3.B.o First Time Home-Buyer Information

Encourage the public and private sectors to provide first time home-buyer seminars on an annual basis with the aide of realtors, lenders, title company personnel, accountants, and attorneys to explain the processes involved in purchasing, owning, and maintaining a home.

Status: The County's First Time Homebuyer Program requires participants to take homebuyer education classes. Most participants take a homebuyer education class from the Amador Tuolumne Community Action Agency (ATCAA) and an online class offered at no cost through homebuyerfunds.com.

3.B.p 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 and through the Community Development Department's Public Information Center about existing foreclosure assistance hotlines, foreclosure counseling and prevention programs and other resources available for residents facing possible foreclosure.

Status: County staff refers clients to ATCAA for foreclosure counseling. The County posted foreclosure resources on its website.

3.B.q Surplus County Land

Evaluate all County-owned surplus land to determine its suitability for workforce and affordable housing. This evaluation shall include the identification of appropriate entities to hold or acquire such land. The County shall also identify a process for transferring the properties to these entities, including land exchanges if sites more suitable for affordable and workforce housing are identified and establish affordability covenants to prevent premature conversion to market based units.

Status: Due to the economy, the County's priority for surplus land is to sell it at market-rate to receive revenue needed to maintain County services.

3.B.r Land Banking

Investigate land banking as a method to provide sites for affordable housing by exploring options such as including land donations as an option to developers in meeting inclusionary housing requirements, conducting a land inventory of publicly owned land to examine the feasibility of the land for housing development, evaluating the use of Affordable Housing Trust Funds and grant funds for securing sites and evaluating how appropriate sites could be made available to developers at a reduced cost in exchange for the provision of affordable housing units.

Status: The County's Inclusionary Housing Ordinance offers developers the option to either provide affordable units or pay an in-lieu fee. These alternatives can include donating land for affordable housing.

3.B.s 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.

Status: The County Board of Supervisors Housing Policy Committee held a forum on workforce rental housing in 2012.

The County's First Time Homebuyer Program provides workforce housing.

3.B.t Temporary Housing

Consider amending the Uniform Zoning Ordinance to expand provisions for temporary housing, such as recreational vehicles or other temporary housing units, subject to specific adopted guidelines.

Status: The County amended the Zoning Ordinance in 2011 to extend the time that recreational vehicles are allowed to be used as temporary residences from 14 to 30 days.

3.B.u Resident Hotels and Single Room Occupancies

Consider amending the Uniform Zoning Ordinance to allow resident hotels and to allow a maximum of one-third of the rooms in existing and proposed hotels and motels to be used as single room occupancies (SROs) subject to obtaining a Conditional Use Permit in the C-K (Commercial Recreation), C-O (Neighborhood Commercial), C-1 (General Commercial) and C-2 (Heavy Commercial) zoning districts in order to address the needs of lower income individuals, including extremely low income individuals, for adequate affordable housing. The application fee for such a Use Permit will be reduced based upon the percentage of the units that will be rented at prices affordable to median-income or lower households. Similarly, no County Services Impact Mitigation Fee will be required for units that will be rented at prices affordable to median-income or lower households.

Status: The County completed this task in 2011 through the adoption of County Ordinance 3170.

3.B.v Farmworker Housing

Continue to facilitate efforts of individuals, private organizations and public agencies to provide safe and adequate housing for farmworkers. The County shall assist with site identification and support applications for funding to facilitate the development of housing for farmworkers. The Housing Coordinator will conduct outreach at least twice per year to provide developers with information regarding programs available for farmworker housing. Outreach may include placing flyers and brochures at County offices, publishing articles in newsletters or providing information at housing forums. Maintain information on the County website regarding affordable housing programs offered by the County. Include a link to those programs on the Agricultural Commissioner's page on the website.

Status: No applications were received for farmworker housing. In Tuolumne County farmworkers generally utilize rental housing located throughout the community, The Building and Safety Division routinely responds to code compliance complaints concerning dilapidated or unsafe housing. The County has also published articles in the Community Resources Agency bulletin each year which provide developers with information on state and federal funding sources for farmworker housing.

3.B.w Second Dwelling Units

Monitor the construction of attached and detached secondary residences including the number and square footage of the residences constructed. Consider amending the

Ordinance Code to increase the allowable square footage of secondary dwellings from 850 square feet to 1,200 square feet and reducing the off-street parking requirement for such units.

Status: The County began monitoring construction of secondary dwellings on January 1, 2014.

The County amended the Zoning Ordinance to allow secondary dwellings of up to 1,200 square feet (up from 850 square feet). Parking requirements were not reduced. Parcels in the County are generally larger in size and parking regulations are not a constraint to development. Parking for secondary units is necessary to ensure that streets are not blocked by vehicles; thus impacting traffic safety and preventing fire and emergency vehicles from responding to emergencies.

3.B.x Housing Authority

Consider the establishment of a housing authority or other entity to administer housing funds and provide future planning for affordable housing in Tuolumne County. Investigate the feasibility of establishing such an entity to serve both the County and the City of Sonora. A cooperative arrangement should be pursued if both jurisdictions could retain complete discretion over their own funds, while pooling resources to increase leverage in grant applications and other affordable housing opportunities.

Status: The County approached the Federal Department of Housing and Urban Development about the possibility of creating a local Housing Authority. The Section 8 Voucher Program was administered by the State Department of Housing and Community Development. They decided to end their administration of the program and turned the vouchers over to the Stanislaus County Housing Authority to administer.

3.B.y Extremely Low-Income Households

Encourage developers of each application for affordable housing to make a portion of the units constructed available to extremely low-income families, especially those families requiring two-bedroom or larger units. Incentives offered by the County can include fee reductions and reductions in development standards, such as building setbacks, off-street parking and the amount of landscaping required. These incentives will be offered in addition to incentives required by the State density bonus law (Government Code, Section 65915). 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 County will display incentives for the provision of housing for extremely low-income households on the County website. The Housing 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 placing flyers and brochures at County offices, publishing articles in newsletters or providing information at housing forums.

Status: The County offers fee waivers and development incentives through the Inclusionary Housing Ordinance and encourages developers to consider providing housing for extremely low-income households. Articles are published annually in the Community Resources Agency Bulletin about affordable housing financing resources available to developers. However, most developers are not interested in these types of developments due to the need for large subsidies in order to make the projects viable. The County Housing Program Coordinator has talked with a number of statewide affordable housing developers who might be interested in working in Tuolumne County. Visionary Home Builders in Stockton has expressed interest in partnering with ATCAA, a local nonprofit agency, to develop affordable housing in the County. Staff has provided support to both groups as they look for potential projects.

Governmental Constraints

GOAL 3.C Minimize governmental constraints in order to facilitate development of affordable housing in Tuolumne County.

Implementation Programs

3.C.a Procedures Handouts

Continue to provide the development community with informational handouts outlining project review from submittal to approval.

Status: The County continues to offer informational hand-outs at the Community Resources (CRA) Information Center and on the County website.

3.C.b Inter-Departmental Coordination

Coordinate efforts with those of the City of Sonora, the Amador-Tuolumne Community Action Agency (ATCAA), the Central Sierra Planning Council, County agencies and other jurisdictions within the County to meet the County's housing needs.

Status: County staff meets with staff from City of Sonora on an annual basis to discuss housing programs. County staff meets with ATCAA and other groups on an ongoing basis. The Central Sierra Planning Council has disbanded.

3.C.c "Fast Track" Permit Processing

Continue to provide for "Fast Track" processing of discretionary applications proposing very low, low, median or moderate income housing.

Status: The County continues to provide fast-track permit processing of discretionary entitlement applications proposing affordable housing.

3.C.d Concurrent Review

Continue to allow concurrent review of discretionary entitlement applications and Building Permit applications for land development projects to reduce processing time.

Status: The County continues to provide concurrent review for affordable housing.

3.C.e Infill Development and Design Guidelines

Create development and design guidelines that allow flexibility in development standards in order to allow reductions in processing time and expense for infill and affordable housing projects and potentially eliminate the need for additional entitlements to allow the needed flexibility.

Status: The County has not created development and design guidelines for infill or affordable housing projects but allows flexibility in application of development regulations through the Planned Unit Development permit process.

3.C.f Utilize an Advisory Group

Consider the utilization of an advisory group to evaluate governmental constraints on the development of all forms of housing and to propose methods to alleviate these constraints.

Status: The County formed the Board of Supervisors Housing Policy Committee and the Development Process Review Team. These groups look for ways to streamline the development process. In 2012, the County formed the Committees and Commissions Task Force. Based on its recommendations, the Board of Supervisors voted to disband three area planning commissions, two planning advisory/design review committees, and two design review committees in an effort to streamline the development process, effective July 1, 2013.

Housing Conservation

GOAL 3.D Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.

Implementation Programs

3.D.a Monitoring of Government Subsidized Housing Projects

Monitor State and Federally subsidized housing units in an effort to maintain 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.

Status: The Housing Division continued to respond to tenant inquiries and refer tenants to information and services as required. Most tenant inquiries are tenant/landlord issues. Referrals were made to ATCAA, California Legal Services, and HUD. Copies of the California Department of Consumer Affairs Tenant Landlord Handbook are available at the Community Resources Agency (CRA) Information Center and a link to an online copy of the handbook is available on the County website. County also provided annual monitoring information for the Tuolumne Senior Apartments to the California Tax Credit Allocation Committee (CTCAC).

3.D.b Monitor "At Risk" Units

Regularly monitor the at risk status of the Tuolumne Apartments in Tuolumne, the Sierra Commons Apartments in Columbia, and the Twin Pines Apartments in Groveland through contact with the owners and representatives of the Department of Housing and Urban Development (HUD).

Status: The County continues to monitor at-risk units by reviewing data provided by the California Housing Partnership.

3.D.c Funding Sources

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.

Status: The County applied for HOME funds through State HCD to extend the affordability of Tuolumne Apartments for another 55 years and renovate the project. The 2013 HOME grant was funded and execution of the grant will occur in 2014.

3.D.d Tenant Education

In coordination with other local agencies, provide tenant education including tenants' rights and conversion procedures for at-risk affordable housing projects.

Status: The Housing Division continued to refer tenants to ATCAA and the California Legal Services (Legal Aid) for tenant/landlord issues.

3.D.e Potential Property Buyers

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.

Status: The Housing Division continued to respond to inquiries from potential purchasers of affordable housing projects and inform them of potential sources of subsidy financing that would allow them to maintain the affordability of the project.

3.D.f Enforcement of Health and Safety Codes

Continue to enforce building, electrical, mechanical, sanitary, and fire development codes to assure safe housing while not imposing a disproportionate hardship on low income families, the elderly or the disabled.

Status: The Building and Safety Division responds to substandard housing complaints and works with property owners to rectify health and safety issues.

3.D.g 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.

Status: While the County is in communication with members of the Chicken Ranch Rancheria of Me-Wuk and the Tuolumne Band of Me-Wuk, the local tribes have not requested assistance with any affordable housing projects. The County Housing Program Coordinator attended a meeting of the Nevada California Indian Housing Association on January 14, 2014 held in Tuolumne which discussed new affordable housing opportunities for California tribes.

3.D.h Provide Information

Encourage local agencies, organizations, and businesses to sponsor housing booths at local events for the dissemination of information relating to maintenance and rehabilitation of the older housing stock in the County. Information could be provided on financing availability and qualification criteria, contracting and real estate services, volunteer services and available energy saving devices.

Status: County staff invited Wells Fargo Bank to a seminar hosted by the Tuolumne County Association of Realtors to present information about the FHA 203K loan program which allows a homebuyer to secure financing to purchase and renovate a home. At that same seminar, the County also invited staff from the United States Department of Agriculture (USDA) to discuss their homebuyer loans and housing preservation loans and grants to help homeowners make necessary repairs.

3.D.i Water Quality and Conservation

Encourage and support local agencies' individual and collaborative efforts to improve in-home water quality and conservation of use. Promote the widespread distribution of information on methods and alternatives for improving in-home water quality and conservation.

Status: Hand-outs on water conservation are available at CRA Information Center.

3.D.j Improve Hazard and Health Conditions in Older Homes

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.

Status: The County publicizes its Owner Occupied Rehabilitation Program on the County website, with flyers at the CRA Information Center, and at seminars. The County also provides information about other programs such at the USDA Housing Preservation Program and the Minor Home Repair Program offered by Area 12 Agency on Aging.

3.D.k 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.

Status: The County continues to offer Mills Act property tax reductions for qualified homeowners.

Equal Opportunity Housing

GOAL 3.E Strive to provide residents of Tuolumne County with decent housing in a suitable environment so they are not excluded on the basis of economic, ethnic, age, gender, or disability characteristics.

Implementation Programs

3.E.a Transitional and Supportive Housing

Amend the Uniform Zoning Ordinance to include transitional and supportive housing 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.

Status: The County completed this item in 2011 with the adoption of Ordinance 3170.

3.E.b Supportive Housing

Support the efforts of the Amador-Tuolumne Community Action Agency, the Tuolumne County Supportive Housing Coalition and the Central Sierra Continuum of Care to plan and develop supportive housing facilities for disabled residents of Tuolumne County.

Status: The County provided support to ATCAA when they built their Transitional Housing Shelter in Columbia. County staff assisted ATCAA by providing information and assistance during the planning and permit process, and Building fees were waived. The County is also assisting ATCAA in its efforts to construct a housing facility for Veterans.

3.E.c Emergency Shelters

Amend the Uniform Zoning Ordinance to include emergency shelters as a permitted use within the R-2 (Medium Density Residential), R-3 (Multiple Family Residential)), C-O (Special Commercial), C-1 (General Commercial) and M-U (Mixed Use) zoning districts and exempt emergency shelters from the requirement to obtain a Site Development Permit or a Site Review Permit. Emergency shelters shall be subject to the same development and management standards that apply to other permitted uses in the same zoning district.

Status: The County completed this item in 2011 with the adoption of Ordinance 3170.

3.E.d Public Housing Information

Display brochures and pamphlets from the Fair Employment Practices Commission, including information on fair housing laws, in County offices such as Human Services and Community Development.

Status: Fair housing brochures and fair housing posters are displayed at the CRA Information Center. Fair housing information and referrals are posted on the County website.

3.E.e Housing Complaints

Continue to refer complaints regarding discriminatory housing practices to the Amador-Tuolumne Community Action Agency (ATCAA) for resolution.

Status: The County refers complaints to ATCAA, California Legal Services and HUD.

3.E.f Multi-family Units

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 multi-family housing projects with three or more bedrooms per unit to provide housing for large families, including extremely low income households.

Status: The County explored the possibility of applying for State Housing and Community Development Housing Trust Fund Matching Grant but was unable to meet the minimum match requirement of $500,000.

3.E.g Senior Facilities

Identify funding opportunities and establish collaborative private/public partnerships to encourage the development of congregate care facilities, assisted living facilities and convalescent hospitals to meet the needs of County residents.

Status: County staff worked with the developers of Eagle Ridge which is an approved senior project with rental housing and assisted living. Construction of the project has not yet begun.

3.E.h Housing Opportunities for Seniors and the Disabled

Evaluate an amendment to the Uniform Zoning Ordinance to allow an increase in the by-right occupancy of small residential care homes from not more than six persons to facilities with not more than eight persons in all zoning districts subject to the same rules that apply to single family dwellings.

Status: The County completed this item in 2011 with the adoption of Ordinance 3170.

3.E.i Housing Availability

Provide an appropriate range of General Plan and Community Plan land use designations and zoning districts within each of the County's defined 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.

Status: The County continued to identify parcels throughout the County that are appropriate for higher density residential development. The County is currently updating its General Plan and intends to designate additional acreage suitable for higher density development through the General Plan update which is scheduled to be completed in 2015.

3.E.j Overconcentration

Evaluate overconcentration of very low, low, median and moderate income housing units when considering applications proposing affordable housing.

Status: The County continues to encourage affordable units to be located within new residential developments through the Inclusionary Housing Ordinance.

The County also evaluates clients and applicants to the County's housing programs funded with HOME and CalHome funds to ensure that assisted units are not concentrated in a particular area or areas of the County.

The County also continues to consider overconcentration issues during the review of discretionary applications proposing affordable housing.

Energy Conservation

GOAL 3.F Increase the efficiency of energy use in new and existing homes.

Implementation Programs

3.F.a Energy Efficient Homes

Provide information to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. Promote this program by posting information on the County website and creating a handout to be distributed with land development applications.

Status: This was not completed due to staffing constraints.

3.F.b 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.

Status: The County adopted a water-efficient landscape ordinance which is codified in Chapter 15.28 of the County Ordinance Code.

In updating County General Plan land use diagrams, the County evaluates the proximity to transit. The goal is to encourage higher density development of parcels that are within one quarter mile of a transit stop.

3.F.c Green Building Incentive Program

Encourage developers to include green building techniques into development proposals in order to obtain incentives such as streamlined and expedited processing of development applications.

Status: The County decided not to recommend amending the ordinance to offer incentives to developers building energy efficient buildings because the California Energy Code and Green Buildings Standards Code, adopted by the County in 2013, require all developers to meet energy efficiency standards. Thus, no additional incentives are needed.

3.F.d Weatherization and Energy Conservation

Provide informational handouts detailing energy saving techniques, including landscaping, retrofitting existing housing stock and the availability of low interest energy loan programs, and explore funding options to facilitate the retrofitting of existing housing stock. Encourage property owners to include weatherization upgrades to existing buildings such as window retrofits, the use of solar systems and upgrades to insulation, by evaluating the feasibility of reducing Building Permit fees for these projects in order to encourage retrofitting of existing buildings. Weatherizing and retrofitting existing buildings should be done in a manner that is compatible with the character of the building.

Status: The County provided information and referrals to the Regional Council of Rural Counties California Homebuyers Fund (CHF) which offers an energy retrofit loan to homeowners to assess the current energy consumption of the home and pay for energy efficiency upgrades. They provide loans up to $50,000 at 6.5% interest. The monthly loan payment to CHF is generally offset by the savings in energy costs. In 2012, the Housing Program Coordinator included CHF in a seminar for the Tuolumne County Association of Realtors to promote the program.

The County developed a Green First Time Homebuyer Program in 2010 to assist lower-income households in purchasing energy-efficient homes with universal design features.

The County's Owner Occupied Rehabilitation Program encourages participants to use green building methods and energy-efficient features and appliances.

3.F.e Energy Savings and Affordable Housing

Evaluate the feasibility of amending the Inclusionary Ordinance to allow flexibility in the qualification standards for affordable housing units constructed using green building techniques during the annual review of the Inclusionary Ordinance referenced in Implementation Program 3.B.d. This review could evaluate the potential savings in housing costs to the homeowner that are associated with green building techniques such as the use of upgraded insulation or energy efficient appliances and the resulting savings on utility bills.

Status: The County Board of Supervisors Housing Policy Committee considered this proposal as part of the review of the Inclusionary Housing Ordinance and decided not to recommend amending the ordinance to offer incentives to developers building energy efficient buildings because the California Energy Code and Green Buildings Standards Code, adopted by the County in 2013, requires all developers to meet energy efficiency standards. Thus, no additional incentives are needed.

APPENDIX 3.C: ANALYSIS OF EXISTING CONDITIONS

The following analysis of the community characteristics and housing stock in the unincorporated area of Tuolumne County provides a basis for determining housing needs for all segments of the community over the next five years. Data sources include the 2010 Census, United States Census American Community Surveys (ACS), Department of Finance data, State of California Employment Development Department, and other sources as noted.

3.C.1. POPULATION CHARACTERISTICS

3.C.1.a. County Growth Trends

Prior to 1900, the County's population varied from 16,229 in 1860 to 6,082 in 1890 in response to the decades marked by California's Gold Rush. Only since 1930 has Tuolumne County experienced a steady growth rate within the unincorporated area of the County. From the 1950's to the 1960's, the growth rate of the unincorporated area of Tuolumne County increased from 1.5% to 6.3% per year and remained at a high level through 1990. The population of the unincorporated area of Tuolumne County grew by 44.4% during the 1980's and slowed to 13.0% during the 1990's. Between 2000 and 2010 population growth slowed to 0.8% with a net gain of 384 people over the ten-year period. Figures 3.C.1 and 3.C.2 show the population growth of the unincorporated area of the County, excluding the City of Sonora, over the last 110 years. Please note that Census data includes the population incarcerated in the Sierra Conservation Center because the prison is located in the unincorporated area of the County.

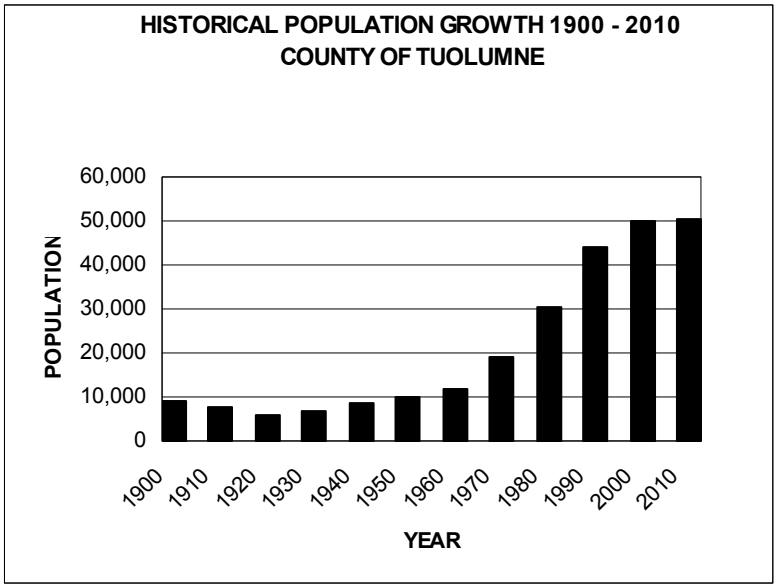
FIGURE 3.C.1

HISTORICAL POPULATION GROWTH 1900 - 2010

Year	Population	Change from Preceding Year/Census		
		No. of Persons	Percentage (10 yr.)	% Average Annual Change
1900	9,244			
1910	7,950	-1,294	-14.0%	-1.4
1920	6,084	-1,866	-23.5%	-2.3
1930	6,993	909	14.9%	1.5
1940	8,630	1,637	23.4%	2.3
1950	10,136	1,506	17.5%	1.7
1960	11,679	1,543	15.2%	1.5
1970	19,069	7,390	63.3%	6.3
1980	30,681	11,612	60.9%	6.1
1990	44,303	13,622	44.4%	4.4
2000	50,078	5,775	13.0%	1.3
2010	50,462	384	0.8%	0.1

Source: U.S. Census, State of California, Department of Finance

FIGURE 3.C.2



Source: US Census

The State of California Department of Finance population projections, shown in Figure 3.C.3, illustrate the population growth trend for the unincorporated area of Tuolumne County subsequent to the release of the US Census data on April 1, 2010. The Department of Finance publishes population projections as of January 1 of each year. Beginning with the April 1, 2010 Census Data and looking at population growth trends over the past 2.66 years, there has been an average annual 0.7% decline in population growth.

FIGURE 3.C. 3
CURRENT POPULATION GROWTH TRENDS

Year	Population	Numerical Change	Percent Change
April 1, 2010	50,462		
January 1, 2011	50,154	-308	-0.6
January 1, 2012	49,674	-480	-1.0
January 1, 2013	49,513	-161	-0.3

Source: U.S. Census, Department of Finance Projections

The population of Tuolumne County increased by 1.6% percent for the entire County including the City of Sonora or 864 persons between 2000 and 2010. As compared to the six surrounding counties of Calaveras, Amador, Mariposa, Stanislaus, Alpine and Mono. Tuolumne County had the second lowest percentage of population growth since2000. The highest percentage of growth occurred in Stanislaus County, 15.1%, followed by Calaveras County, 12.4%.

FIGURE 3.C.4

POPULATION TRENDS – NEIGHBORING JURISDICTIONS

Jurisdiction Name	2000	2010	Change (2000-2010)	
			Number	Percent
Tuolumne County	54,501*	55,365*	864	1.6%
Amador County	35,100	38,091	2,991	8.5
Calaveras County	40,554	45,578	5,024	12.4
Mariposa County	17,130	18,251	1,121	6.5
Alpine County	1,208	1,175	-33	-2.7
Mono County	12,853	14,202	1,349	10.5
Stanislaus County	446,997	514,453	67,456	15.1

Source: U.S. Census, Department of Finance
* Includes City of Sonora

3.C.1.b. Age of Population

Tuolumne County has a large senior population. Between 2000 and 2010, the percentage of the population aged 65 or over has increased from 18.3% of the population to 21% as illustrated in Figure 3.C.5. In comparison, seniors comprise 11% of the population statewide.

Seniors have specialized housing needs based on limited income, access to medical care, mobility issues, the need for services such as transportation, in-home health care, assistance with chores, assisted living arrangements, and other assistance that can help seniors age within the community. Senior housing is also discussed in Appendix 3.D, Special Needs Housing, Section 3.D.1, Seniors.

FIGURE 3.C.5

POPULATION BY AGE GROUP

	2000		2010	
AGE OF POPULATION	POPULATION TOTALS	% OF POPULATION	POPULATION TOTALS	% OF POPULATION
Less than 20 years	11,573	23.1%	9,842	20%
20 – 24	2,631	5.3%	2,567	5%
25 – 44	12,819	25.6%	10,829	21%
45 – 64	13,880	27.7%	16,742	33%
Greater than 65 years	9,175	18.3%	10,482	21%
TOTALS	50,078	100%	50,462	100%

Source: Census 1990 and 2000

3.C.1.c. Ethnic Population

Tuolumne County is not ethnically diverse. Based upon the 2010 Census figures shown below, approximately 82% of the County's population in the unincorporated area is classified as White. The next largest ethnic group is Latino which represents 11% of the population (up 3% from the 2000 Census). There are

approximately 4,035 inmates incarcerated in the Sierra Conservation Center or the Tuolumne County Jail based on 2010 US Census data. The 2012 Tuolumne County Profile prepared by the Center for Economic Development at California State University, Chico provided race and ethnicity data for the non-incarcerated population in the County and concluded that among non-incarcerated individuals, the White population represents 87.5% of the total population, Latinos represent 8.8%, American Indians, 1.9%; Asian/Pacific, 1.2%; and African Americans, 0.4% of the population.

FIGURE 3.C.6

POPULATION BY ETHNIC COMPOSITION

Ethnic Composition	Total Population	Percentage of County
White	41,288	82%
Latino	5,376	11%
African American	1,091	2%
Native American	769	2%
Asian/Pacific	508	1%
Other	1,430	3%
Total	50,462	100%

Source: Census 2010

3.C.1.d. Jobs/Housing Balance

Employment by Industry

The U S Census American Community Survey (ACS) for Tuolumne County for the period of 2007 – 2011 indicates that 18,423 civilians 16 years of age or older were employed in the unincorporated area of Tuolumne County in 2011. The Labor Market Division of the California Employment Development Department statistics reported that 20,036 civilians were employed in 2006. Between 2006 and 2011, civilian employment decreased by 1,613 which represents an 8% decrease in jobs.

Figure 3.C.3.7 separates employment by industry and compares the number of persons in each industry as of 2007 (pre-recession) and 2011 (post-recession). In 2011,.education, health care and social services sectors combined represent 22.1% of employment followed by arts and entertainment, accommodation and food service industries which represent 14.3% of jobs. Retail is the third largest industry with 11.9% of jobs. In 2007, these three sectors were also the largest three sectors. A change of more than 1% was noted in the following categories:

- Construction decreased by 3.4%,
- Retail Trade decreased by 2.3%,
- Educational Services, Health Care and Social Assistance increased by 2.5%, and
- Arts, Entertainment and Recreation and Accommodation and Food Service increased by 2.4%.

FIGURE 3.C.3.7

2011 EMPLOYMENT BY INDUSTRY

Industry	Persons 2005-2007 Est.	Percent 2007	Persons 2011	Percent 2011
Agriculture, Forestry, Fishing, Mining and Hunting	542	2.6	590	3.2
Construction	2,676	12.7	1,705	9.3
Manufacturing	1,241	5.9	1,156	6.3
Wholesale Trade	354	1.7	387	2.1
Retail Trade	3,003	14.2	2,199	11.9
Transportation and Warehousing, and Utilities	1,017	4.8	872	4.7
Information	304	1.4	246	1.3
Finance and Insurance, and Real Estate, Rental and Leasing	943	4.5	912	5.0
Professional, Scientific and Management, & Administrative	1,735	8.2	1,351	7.3
Educational Services, Health Care and Social Assistance	4,139	19.6	4,078	22.1
Arts, Entertainment and Recreation, and Accommodation and Food Services	2,507	11.9	2,634	14.3
Public Administration	1,507	7.1	1,462	7.9
Other Services	1,117	5.3	831	4.5
TOTAL	21,085	100	18,423	100

Source: Department of Finance & US Census American Community Survey, 2007 - 2011

Unemployment Rate

The annual average unemployment rate in the County over the past decade has ranged from 5.8% in 2006 to 13.8% in 2010. The unemployment rate in August, 2013 was 8.7% compared to 8.8% for the State of California. The unemployment rate in Tuolumne County is generally slightly higher than the unemployment rate of California as a whole putting residents of Tuolumne County at an increased risk of homelessness.

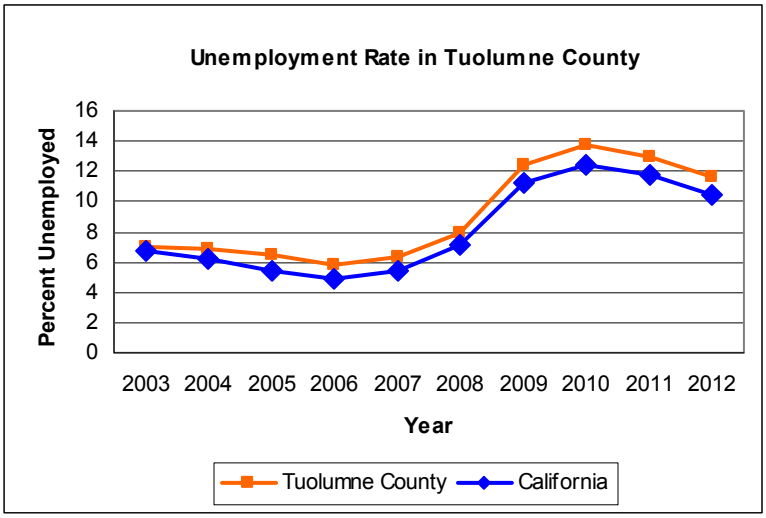
FIGURE 3.C.3.8

ANNUAL AVERAGE UNEMPLOYMENT RATE

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Tuolumne County	7.0	6.9	6.5	5.8	6.3	8.0	12.4	13.8	13.0	11.6
California	6.8	6.2	5.4	4.9	5.4	7.2	11.3	12.4	11.8	10.5

Source: Labor Market Information Division, CA State Employment Development Department (data is not seasonally adjusted)

FIGURE 3.C.9



According to the 2011 American Community Survey (ACS) information provided by State HCD, 18,423 of the eligible workers within the unincorporated area of the County over the age of 15 are employed. Of these, approximately 85% work within the County and 15% commute to jobs outside the County.

Major employers in the County are listed in Figure 3.C.3.10. The number of employees is an estimate and is based on a 2009 Chamber of Commerce Survey which has not been updated by the Chamber. County staff contacted all employers in January, 2014 to update the information; however, not all companies provided data. Those with an asterisk are 2009 figures. The remainder is 2014 data.

FIGURE 3.C.3.10

MAJOR EMPLOYERS WITHIN TUOLUMNE COUNTY

COMPANY	EMPLOYEES
State of California*	1,549
Tuolumne County Schools*	1,399
Sonora Regional Medical Center	1,350
Sierra Conservation Center	983
Black Oak Casino	850
Tuolumne County	572
U.S. Government*	500+
Dodge Ridge Ski Resort (includes camps)	400
Sierra Pacific Industries*	335
Wal-Mart	252
Avalon Care	225
Chicken Ranch Bingo and Casino	175
Hetch Hetchy*	175
Pacific Gas & Electric Co.*	175
Lair of the Golden Bear (summer)	165
Diestel Turkey Farms*	150
Columbia College*	150
Safeway	147
Lowe's	140
Save Mart	130
Pine Mountain Lake Association	100

Kohls (80 Non-Seasonal, 140 Seasonal)	80
Tuolumne Utilities District	72
Kinematic Automation	70
George Reed, Inc.	65
City of Sonora	55
J.S. West	55
The Union Democrat	52
Orchard Supply	50
Skyline Place	50
Price Co Foods	49
Blue Mountain Minerals	46
Front Porch Communications	40
Cal Sierra Disposal, Inc.	36
Best Western Sonora Oaks	35
Umpqua Bank*	32
Golden State Cellular	31
Twain Harte Pharmacy	27
Staples	25
Petsmart	24
Pacific Ultrapower*	23
Cutler Segerstrom Insurance	22
Mountain Springs Golf Course	20
Casa Viejos	20
Yosemite Title Co.	18
Big Lots	17
Big 5 Sporting Goods	15
Mother Lode Plastics, Inc.	7

*Employment data from 2009

(Source: Tuolumne County Chamber of Commerce 2009 Survey & 2014 County update)

Foreclosures

Foreclosure activity increased dramatically in the County during the recession. Foreclosures peaked in 2010 at 431 and have been tapering off since then. In 2013, 157 homes were lost to foreclosure. The steady decrease in foreclosures is in part due to improving economic conditions and in part an emphasis on foreclosure prevention and assistance programs aimed at helping people keep their homes.

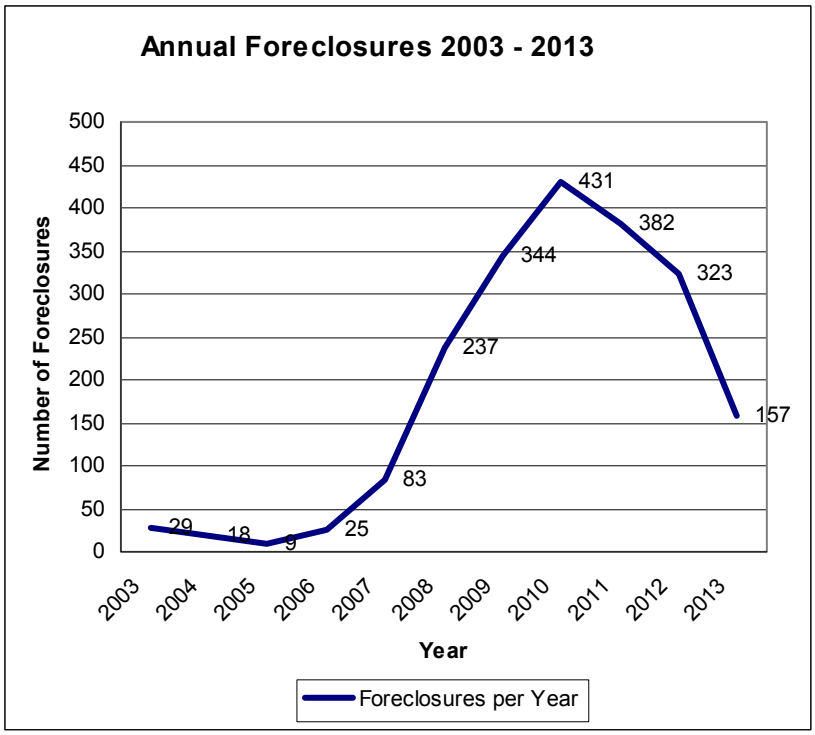
FIGURE 3.C.11

NUMBER OF FORECLOSURES ANNUALLY

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Foreclosures per year (recorded trustee's deeds)	29	18	9	25	83	237	344	431	382	323	157

(Source: County Recorder's Office)

FIGURE 3.C.12



Source: Tuolumne County Recorders Office

3.C.2. HOUSEHOLD CHARACTERISTICS

3.C.2.a. Household Type and Presence of Children

According to 2010 Census data provided by State HCD, there were 19,957 household in the unincorporated area of the County in 2010. Married couples with and without children make up 52% of the households within the unincorporated area of Tuolumne County; 14% of the households are composed of single-parent families with children. Single member households and other non-family households make up 34% of the population.

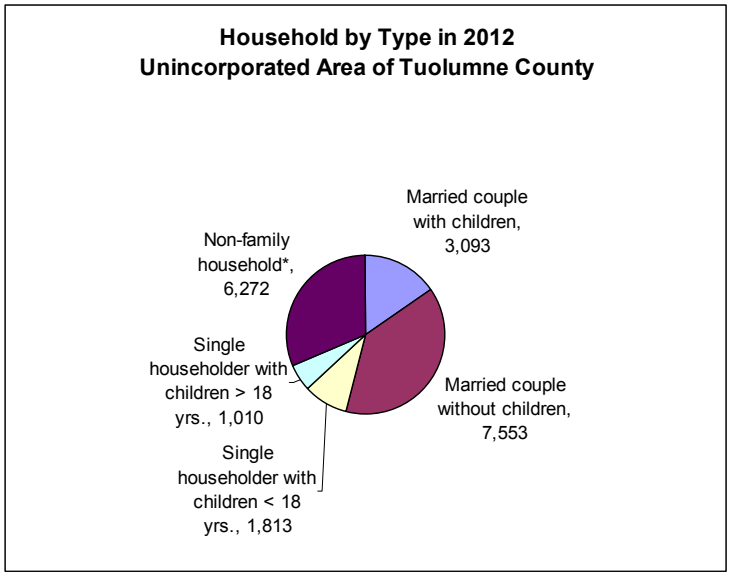
FIGURE 3.C.13

HOUSEHOLD TYPE AND PRESENCE OF CHILDREN IN 2012

HOUSEHOLD TYPE	HOUSEHOLD TOTAL	PERCENTAGE
Married couple with children	3,093	14%
Married couple without children	7,553	38%
Single householder with children < 18 yrs.	1,813	7%
Single householder with children > 18 yrs.	1,010	7%
Non-family household*	6,272	34.0%
TOTALS	19,741	100%

Source: ACS 2008-2012
Includes one person households

FIGURE 3.C.14



*Non-family household includes single adults
Source: ACS 2008-2012

Tenure, or the ratio between homeowner and renter households, can be affected by many factors, such as housing cost (including interest rates, economics, land supply, and development constraints), housing type (meaning single-family versus multifamily units), housing availability, income status, job availability, and consumer preference. Tuolumne County owner households are consistently higher than renter households; however, both renter and owner households experienced numeric increases between 2000 and 2010. According to the 2000 Census the percentage of renter households in the unincorporated area of the County was 25.3% with the 2011 data from the American Community Survey (ACS), 2007-2011, showing the percentage to be 27% representing a 3% increase over the ten year period.

Renter/Owner Households

In 2010, 73% of households owned their home and 27% rented. In comparison, in the year 2000, 75% were homeowners and 25% renters. Over the past 10 years there was a 2% decrease in homeownership.

FIGURE 3.C.15

HOUSEHOLDS BY TENURE

	2000		2010	
	Number	Percent	Number	Percent
Owner	14,162	74.7%	14,573	73%
Renter	4,791	25.3%	5,384	27%
TOTAL	18,953	100%	19,957	100%

Source: Census 2000 and 2010

3.C.2.b. Household Income

On March 15, 2013, the California Department of Housing and Community Development (HCD) issued income limits for all counties in California for extremely low-, very low-, low-, median-, moderate-, and above moderate- income households consistent with U.S. Department of Housing and Community Development (HCD) statistics. The median income for a four-person family in Tuolumne County is $66,700 per year. Income limits based upon family size are provided in the following table:

FIGURE 3.C.16

HOUSEHOLD INCOME

INCOME LEVEL	NUMBER OF PERSONS IN FAMILY					
	1	2	3	4	5	6
Extremely Low	$13,950	$15,950	$17,950	$19,900	$21,500	$23,100
Very Low	$23,250	$26,600	$29,900	$33,200	$35,900	$38,550
Low	$37,200	$42,500	$47,800	$53,100	57,350	$61,600
Median	$46,700	$53,350	$60,050	$66,700	$72,050	$77,350
Moderate	$56,050	$64,050	$72,050	$80,050	$86,450	$92,850

Source: Department of Housing and Community Development, Official State Income Limits for 2013

Income limits are defined by HCD as:

Extremely Low	Income not exceeding 30% of the median family income for the County.
Very Low:	Income not exceeding 50% of the median family income of the County.
Other Low:	Income between 50% and 80% of the median family income of the County.
Moderate:	Income between 80% and 120% of the median family income of the County.
Above Moderate:	Income above 120% of the median family income of the County.

3.C.2.c. Housing Costs and Overpayment

Homeownership affordability has increased with the drop in home prices during the recession. Recent data from the Tuolumne County Association of Realtors shows that in 2013, 53% of the homes sold were priced below $200,000 and 43%of the homes sold were priced below$175,000.

Housing affordability for renters and homeowners is important on many levels. Households unable to afford housing often find themselves in overcrowded or dilapidated housing conditions in an effort to find a place that they can afford. In some cases, households end up in a state of homelessness. Workers who cannot afford to rent or purchase a home often seek more affordable communities and increase their commute to work or move away. Affordable housing helps to support an economically stable and healthy community where residents can work and live.

An affordable housing payment for homeowners is considered to be approximately 30% to 35% of the gross household income. The monthly housing payment includes the principal and interest, property taxes, homeowner's insurance, private mortgage insurance and homeowner's association dues, if any. Utilities are not generally included in calculating an affordable housing payment for homeowners. Affordability is influence by home prices and interest rates as discussed in Section 3.G.2 Non-Governmental Constraints. According to the County Assessor, the median home price in 2012 was $163,750. Home prices in the County in 2013 have risen. The Tuolumne County Association of Realtors report that as of the end of 2013 the median sales price was $195,000. Interest rates have been low over the past few years but have risen slightly in 2013. At the beginning of 2013, Freddie Mac reported that the average rate for a 30-year, fixed-rate mortgage was 3.34% and by December 19, 2013 the average rate was 4.47%.

The following is an example of homeownership affordability for a two-person and four-person household

earning the median income in Tuolumne County (as published annually by the Department of Housing and Urban Development and the State Department of Housing and Community Development). The example utilizes the current average interest rate of 4.47% and a median sales price of $195,000. It also assumes that the borrower secures a typical 30-year, fixed-rate FHA-type loan with a 3.5% down payment. Affordability is based on 30% of the household's gross income. The actual amount a household can afford is based on household income and debt, the interest rate on the loan, the size of the down payment and the other terms and fees of their specific loan.

A family of two and a family of four earning the median income can currently afford a median priced home as indicated in Figure 3.C.17.

FIGURE 3.C.17

AFFORDABLE HOME FOR MEDIAN INCOME HOUSEHOLDS					
Size of Household	**Annual Income**	**Monthly Income**	**Hourly Wage**	**Affordable Housing Payment**	**Affordable Home Price**
2 people	$53,350	$4,446	$26/hr	$1,334/month	$197,500
4 people	$66,700	$5,558	$32/hr	$1,667/month	$254,000

As shown in Figure 3.C.18, a median-priced home is estimated to be affordable to a family earning $52,716 which is 79% of the median income for a family of four based on these same assumptions.

FIGURE 3.C.18
AFFORDABILITY OF MEDIAN PRICED HOME

Median Home Price	Annual Income	% of Median Income	Monthly Income	Hourly Wage	Affordable Housing Payment [1]
$195,000	$52,716	79%	$4,393	$25.35/hr	$1,318/month

[1] Affordable Housing Payment = 30% of gross monthly household income.

The increased affordability of homeownership is a positive outcome of the current economic downturn. As recovery continues and development resumes again at levels approaching what they were before the recession, home prices will most likely increase, thus making homes less affordable.

An affordable monthly rental payment is generally calculated based on 30% of the household gross monthly income and includes both rent and utilities. The Federal Department of Housing and Urban Development (HUD) publishes Fair Market Rents by county on an annual basis based on rental data collected by local housing authorities. The chart below shows current market rents by unit size. These rents include utility costs.

FIGURE 3.C.19

CURRENT FAIR MARKET RENTS (FMR) FOR TUOLUMNE COUNTY

Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
$613	$744	$1,007	$1,484	$1,489

The National Low Income Housing Coalition published a study, *Out of Reach 2013,* which evaluates the relative affordability of rental housing for lower-income wage earners throughout the United States. The report provides a side-by-side comparison of wages and rents in every county, metropolitan area, combined non-metropolitan area and state in the United States. For each jurisdiction, the report calculates the amount of money a household must earn in order to afford a rental unit at the area's Fair Market Rent published by HUD, based on the generally accepted affordability standard of paying no more than 30% of income for housing costs. From these calculations the hourly wage a worker must earn to afford the Fair Market Rent for a two-bedroom home is derived. This figure is the Housing Wage.

According to the *Out of Reach 2013* study, the Housing Wage for Tuolumne County is $19.37 ($40,280 per year). This is the amount the household must earn in order to afford a typical two-bedroom apartment plus utilities: $1,007 for rent and utilities (Two-Bedroom Fair Market Rent). This is the equivalent of 2.4 minimum wage jobs.

The study estimates that the mean renter hourly wage in Tuolumne County is $11.17 ($23,234 per year). A household earning $11.17 per hour can afford a monthly rent plus utility payment of $581.

In Tuolumne County, many jobs are low-paying retail and service jobs in the $8 to $13 per hour range. A worker earning $8 per hour can afford $416 per month for rent and utilities. Those earning $13 per hour can afford $665 for rent and utilities. Thus a typical worker in retail, the service industry and other low wage sectors cannot afford the average rent plus utilities in Tuolumne County. As a result, these households often pay more than they can afford for housing which results in households having less to spend on other essentials such as food, medical care and transportation. The County will have a continued need to meet the housing needs of these lower wage workers who make up a significant portion of the workforce.

The chart below calculates an affordable monthly housing payment that includes both rent and utilities for extremely low-, very low- and lower-income households based on current median income figures. When compared to the Fair Market Rents listed in Figure 3.C.19 (Studio - $613, 1 bedroom - $744, 2 bedroom - $1,007, 3 bedroom - $1,484 and 4 bedroom - $1,489), many lower-income households cannot afford rental housing (rent and utilities) based on these average rates. Extremely low-income households (30% of median income) cannot afford anything approaching market rents. Very low-income households (50% of median income) cannot afford a unit of sufficient size so as to not create overcrowding. Low-income households (80% of median income) can afford rents for studios, one-and two-bedroom rentals. Larger units would generally be unaffordable, making it difficult for large families.

FIGURE 3.C.20
AFFORDABLE RENTS BY INCOME CATEGORY

Affordable Rent & Utilities for Extremely Low Income Households				
(earning at or below 30% of area median income)				
Size of Household	Annual Income	Monthly Income	Hourly Wage	Affordable Rent + Utilities
Min. Wage	$16,640	$1,387	$8	$416
1 person	$13,950	$1,163	$7	$349
2 people	$15,950	$1,329	$8	$399
4 people	$19,900	$1,658	$10	$498

Affordable Rent & Utilities for Very Low Income Households				
(earning at or below 50% of area median income)				
Size of Household	Annual Income	Monthly Income	Hourly Wage	Affordable Rent + Utilities
Min. Wage	$16,640	$1,387	$8	$416
1 person	$23,250	$1,938	$11	$581
2 people	$26,600	$2,217	$13	$665
4 people	$33,200	$2,767	$16	$830

Affordable Rent & Utilities for Low Income Households

(earning at or below 80% of area median income)				
Size of Household	Annual Income	Monthly Income	Hourly Wage	Affordable Rent + Utilities
1 person	37,200	$3,100	$18	$930
2 people	$42,500	$3,542	$20	$1,063
4 people	$53,100	$4,425	$26	$1,328

The transition from renter to first-time homebuyer, especially for the lower-income households, is challenging because saving for a down payment is difficult given current rents in the County. To assist renters to become first-time homebuyers, Tuolumne County offers a FirstTime Homebuyer Program through the Home Investments Partnership (HOME) Program. This program offers silent second mortgage loans of up to $85,000 to lower-income households to pay for closing costs and supplement first mortgage loans. The purchaser must provide 3% of the purchase price of the house and household housing costs must not exceed 35% of the monthly household income. The 3% simple interest loan is deferred for 30 years or until transfer of title.

The U.S. Department of Housing and Urban Development (HUD) guidelines suggest that a household should not spend more than 30% of its gross annual income on housing. Households paying more than 30% are considered to be eligible for housing assistance. However, with homeownership programs in California where home prices are high, programs generally allow for up to 35% of the household income with a target of 30% of income.

The 2011 ACS data provided by State HCD indicates that there are 5,835 owner-occupied households within the unincorporated area of Tuolumne County that are paying over 30% of their monthly household income on housing, and 2,856 renter-occupied households paying over 30% of their household income on their monthly rent. A total of 54.3% of lower-income owner households overpay for housing. Among renters, 74.1% of lower-income renters overpay for housing which suggests a need for both higher wage jobs and more affordable rents.

FIGURE 3.C.21

HOUSEHOLDS BY INCOME CATEGORY PAYING IN EXCESS OF 30% OF INCOME

TOWARDS HOUSING COSTS IN THE UNINCORPORATED COUNTY IN 2011

Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income
Ownership Households	1,734	2,398	2,488	2,608	5,254	14,482	6,620
Overpaying owner households	1,195	1,394	1,006	1,246	994	5,835	3,595
Percentage of overpaying owners	68.9%	58.1%	40.4%	47.8%	18.9%	40.3%	54.3%
Renter Households	1,210	1,249	1,124	639	582	4,804	3,583
Overpaying renter households	1,124	1,088	443	198	3	2,856	2,655
Percentage of overpaying renters	92.9%	87.1%	39.4%	31.0%	0.5%	59.5%	74.1%
Total Households	2,943	3,648	3,611	3,248	5,836	19,286	10,202
Overpaying households	2,319	2,482	1,449	1,444	997	8,691	6,250
Percentage of overpaying households	78.8%	68.1%	40.1%	44.5%	17.1%	45.1%	61.3%

Area Median Income = $66,700
Source: ACS 2007-2011 data from State HCD

3.C.2.d. Household Income Characteristics

In March, 2013, the Department of Housing and Community Development (HCD) defined the median household income for a family of four in Tuolumne County as$66,700. The American Community Survey for Tuolumne County for the period of 2007-2011 (as provided by the Department of Housing and Community Development) indicates that the number of existing households within the unincorporated area of Tuolumne County, as defined by income category, were as follows in 2011.

FIGURE 3.C.22

EXISTING HOUSEHOLDS BY INCOME IN 2011

Income Group	No. of Households	Percentage
Extremely Low	2,943	15%
Very Low	3,648	19%
Low	3,611	19%
Moderate	3,248	17%
Above Moderate	5,836	30%
Total	19,286	100%

Source: ACS 2007-2011

The 2012 American Community Survey estimates that 4,423 households earn below $25,000 which is the equivalent of a typical lower-wage full-time job paying about $12 per hour. As previously discussed, this is a wage on the higher end of wages for the retail and service industry.

FIGURE 3.C.23

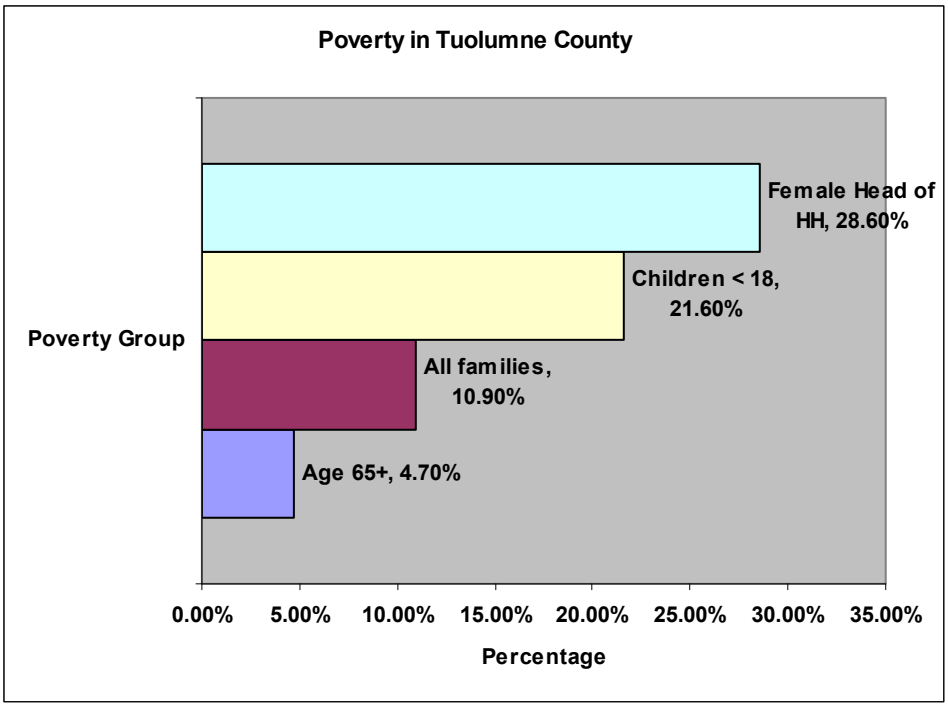
HOUSEHOLD AND FAMILY INCOME FOR THE UNINCORPORATED COUNTY 2012

Income Level	Number of Households	% of Households	Number of Families	% of Families
Less than $10,000.	993	5%	565	4%
$10,000. to $14,999.	1,232	6%	494	4%
$15.000. to $24,999.	2.198	11%	1,272	9%
$25,000. to $34,999.	2,496	13%	1,308	10%
$35,000. to $49,999.	3,061	16%	1,631	12%
$50,000. to $74,999.	3,834	19%	2,903	22%
$75,000. to $99,999.	2,511	13%	2,089	16%
$100,000. to $149,999.	2,081	11%	2,012	15%
$150,000. to $199,999.	637	3%	543	4%
$200,000. or more	698	4%	652	5%
Total	19,741	100%	13,469	100%

Source: Census: 2000

The 2010-2012 ACS for Tuolumne County indicates that in 2010-2012, 15% of people in the County of Tuolumne were living in poverty. The survey shows that 22% of related children under 18 were below the poverty level. For people age 65 and older, 5% live in poverty. For families, 11% are in poverty and 29% of families with a female head of household live in poverty.

FIGURE 3.C.24



Source: 2010-2012 ACS

FIGURE 3.C.25

FEDERAL POVERTY LEVEL IN 2013

Size of Family	Annual Income ($)
1	$11,490
2	15,510
3	19,530
4	23,550
5	27,570
6	31,590
7	35,610
8	39,630

Source: United States Department of Health and Human Services

FIGURE 3.C.26

FAMILIES BELOW THE POVERTY LEVEL IN THE UNINCORPORATED COUNTY IN 2011

Families	1,157
Families with female householder, no husband present	617

Source: ACS 2007-2011 from State HCD

3.C.2.e. Overcrowding

Overcrowding is defined as a housing unit which is occupied by 1.01 or more persons per habitable room (excluding kitchens and bathrooms), and severe overcrowding is defined as units with more than 1.5 persons per room. In 2011, out of a total of 19,811 occupied housing units within the unincorporated area of Tuolumne County, 557 or 2.8% were categorized as being overcrowded of which 155 of those overcrowded units are considered severely overcrowded. Overcrowding of renter-occupied units exceeds that of owner-occupied units. Overcrowding in renter-occupied units is 1.9%, compared to 0.9% for owner-occupied units. Severe overcrowding is also higher in rental units with 0.7% of rentals with severe overcrowding and only 0.1% of owner-occupied housing being severely overcrowded. This suggests that provision of rental housing with more than the standard two bedrooms is needed for large families. Overcrowding also suggests that households need to double up in order to afford housing. More affordable housing can help alleviate overcrowding situations.

FIGURE 3.C.27

OVERCROWDED UNITS IN 2011
UNINCORPORATED AREA OF TUOLUMNE COUNTY

Category	Units	% of Total
Total Occupied Units	19,811	100%
Total Owner Occupied Units	14,613	73.8%
Total Rental Units	5,198	26.2%
Overcrowded Owner Occupied	173	0.9%
Overcrowded Renter Occupied	384	1.9%
Total Overcrowded	557	2.8%
Severely Overcrowded Owner Occupied	21	0.1%
Severely Overcrowded Renter Occupied	134	0.7%
Total Severely Overcrowded	155	0.8%

Source: ACS 2007-2911 from State HCD

3.C.2.f. Group Quarters

The housing category of “group quarters” includes all persons not living in households. Two categories of group quarters are recognized by the U.S. Census Bureau: 1) institutionalized persons and, 2) other persons in group quarters who are not institutionalized. Institutionalized persons include those in correctional institutions, nursing homes and hospices. Non-institutionalized persons include those in college dormitories. Figure 3.C.21indicates that 4,192 Tuolumne County residents reside in group quarters in the unincorporated area of the County. There are an additional 290 beds in the City of Sonora.

FIGURE 3.C.28

GROUP QUARTERS IN THE UNINCORPORATED COUNTY

GROUP QUARTERS	
Correctional Institutions (State Institutions)	3,707
Nursing Homes	116
Dormitories	71
Transitional & Homeless Shelters & safe houses	57
Non-institutional group quarters	241
TOTALS	4,192

Source: Census 2010

Correctional institutions in the unincorporated area of Tuolumne County include the Sierra Conservation Center operated by the California Department of Corrections. The Tuolumne County Jail operated by the Tuolumne County Sheriff's Department is located in the City of Sonora. The dormitories include those associated with Columbia College. Two transitional shelters, which provide 20 beds are operated by the Amador-Tuolumne Community Action Agency (ATCAA) and are located within the unincorporated area of Tuolumne County. Safe housing is operated by the Center for a Nonviolent Community and provides 31 beds. These shelters are included within the non-institutional group quarters. ATCAA also operates a homeless shelter with 29 beds. The shelter is open to anyone in the County in need of housing but is located in the City of Sonora and thus excluded from the figures for the unincorporated area of the County.

The Tuolumne County Department of Social Services operates a Transitional Independent Living Shelter for teens who have aged out of foster care into adulthood. The shelter provides a maximum of six transitioning teens with the skills needed to live independently in the general population and provides a stable home for the teen for up to two years. The Department of Social Services also operates a home for minor children in the same area of the County.

The County currently allows transitional housing for up to eight persons in all zoning districts where a home is allowed. During the next housing element cycle, the County will revise this to remove the restriction on the number of persons served. Implementation Program 3.E.b contained in the current Housing Element states that the County will amend the Uniform Zoning Ordinance to include emergency shelters as a permitted use in the R-2 (Medium Density Residential), R-3 (Multiple Family Residential), C-O (Special Commercial), C-1 (General Commercial) and M-U (Mixed Use) zoning districts without the need for a discretionary entitlement. This was completed in 2011. Figure 3.F.11 identifies the potential for construction of 1,175 units of affordable housing where the General Plan land use designation and the zoning are consistent and the potential for construction of 266 units where the land use designation and zoning are not consistent. A portion of these units could be developed as transitional housing. Also, Implementation Program 3.B.j in the existing Housing Element states that the County shall utilize the Regional Blueprint Program to identify additional parcels to designate for higher density development with special emphasis on the HDR, MDR and M-U land use designations. This is currently being implemented as part of the County's General Plan update.

3.C.3 HOUSING CHARACTERISTICS

3.C.3.a. Housing Stock

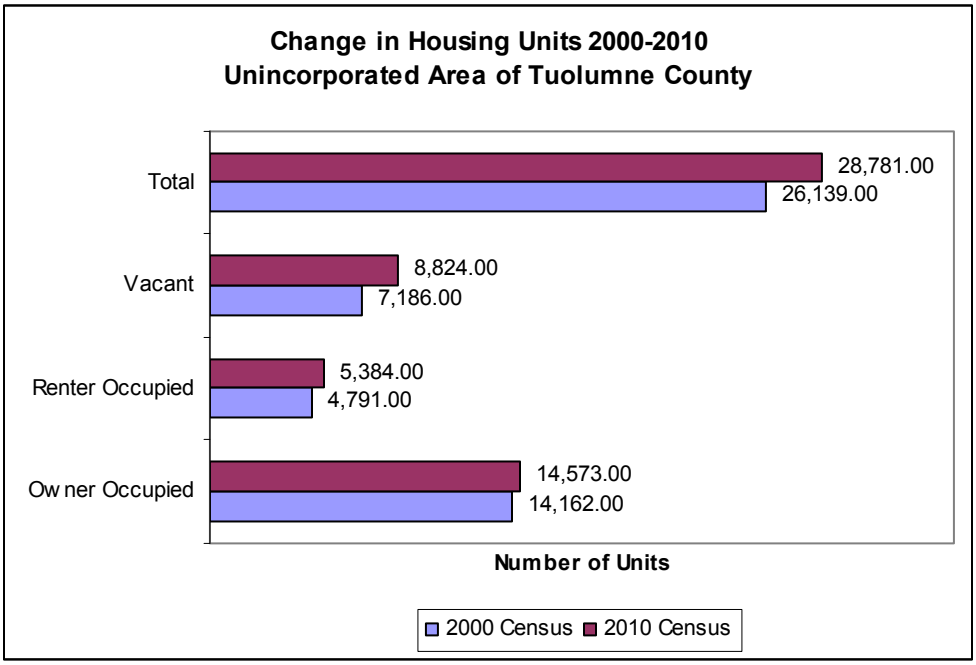
According to U S Census data, the total number of housing units in the unincorporated area of Tuolumne County in 2010 was 28,781 f of which, 21,936 are considered to be occupied year round. There has been a 10% increase in housing units over the ten-year period. The number of housing units has increased by 2,642. The number of households has increased by 5.3% or 1,004 households.

FIGURE 3.C.29
HOUSING UNITS

HOUSING UNITS	**2000 CENSUS**	2010 CENSUS
HOUSEHOLDS	18,953	19,957
Owner occupied	14,162	14,573
Renter occupied	4,791	5,384
Vacant	7,186	8,824
TOTAL HOUSING UNITS	26,139	28,781

Source: Census 2000, Census 2010, State HCD Data Set

FIGURE 3.C.30



Source: 2000 & 2010 Census

3.C.3.b. Housing Conditions

Tuolumne County conducted a survey of the condition of the housing stock in the unincorporated area of the County as part of the 2003 Housing Element update. The survey was conducted by Tuolumne County Building Inspectors during the months of March – June of 2003. Residential units in the older communities of Groveland, Big Oak Flat, Chinese Camp, Jamestown, Columbia, Soulsbyville, Tuolumne, Twain Harte and the high country communities of Long Barn and Strawberry were surveyed at 25% coverage. In other words, every fourth unit was surveyed. A total of 864 units, approximately 3.3% of the housing units within the unincorporated area of the County, were surveyed. The survey results indicated that approximately 73.6% of the units surveyed were sound, 12.7% needed minor rehabilitation, 11.0% required moderate rehabilitation, 1.0% were in need of substantial rehabilitation and 1.6% were dilapidated. These definitions are consistent with guidelines used by the California Department of Housing and Community Development. For example, if a unit requires a new roof structure or foundation, the unit is in need of moderate rehabilitation. If siding or windows need replacement, minor rehabilitation is necessary. The survey targeted the older communities within the unincorporated area of the County. Therefore, it was appropriate to assume that the percentage of sound housing units overall was greater than 73.6%. However, the need for housing rehabilitation programs in these older communities is borne out by the results of the survey. The results of the 2003 survey were as follows:

FIGURE 3.C.31

SUBSTANDARD UNITS

Community	Sound	Minor Rehabilitation	Moderate Rehabilitation	Substantial Rehabilitation	Dilapidated	Total
Columbia	37	4	8	2	2	53
Soulsbyville	11	1	2	0	1	15
Groveland	16	1	6	0	0	23
Big Oak Flat	16	1	6	0	2	25
Tuolumne	69	17	26	2	6	120
Strawberry	49	15	13	2	0	79
Long Barn	49	18	11	0	1	79
Twain Harte	264	43	14	0	0	321
Jamestown	119	8	8	1	0	136
Chinese Camp	6	2	1	2	2	13
Total	636	110	95	9	14	864
Percentage	73.6	12.7	11.0	1.0	1.6	100

Due to decreases in staffing levels, the County was unable to complete another comprehensive survey of housing conditions within the County for the 2008 update of the housing element. However, in order to obtain some data to allow conclusions regarding changes in housing stock that occurred in the County since the 2003 Survey, a ten percent random sample of the structures observed in 2003 was selected for an update. Of the eighty-seven structures re-evaluated, seventy-five structures were in the same condition, eight structures showed improvement, three were deteriorated and one home had been demolished. This snapshot of the 2003 survey leads to the conclusion that the overall condition of the housing stock in the County in 2008 was generally the same with some improvement.

For the 2013 Housing Element Update, the Building and Safety Division staff of the County conducted a survey of 19 older subdivisions. These subdivisions are about 50 years old. Approximately 6% of the units were inspected. Every 18th parcel was chosen using Assessor's Parcel Numbers (APNs). There are 5,262 lots within these 19 subdivisions and approximately 300 housing units were surveyed.

The results provided in Figure 3.C.32 indicate that the housing stock in older subdivisions is in better condition than the housing stock in the older neighborhoods. The older neighborhoods have a broad range of housing, some of which is over 100 years old. The subdivisions surveyed, as mentioned, are all approximately 50 years old and were built prior to or under the County's planning and building standards.

Since 2000, Tuolumne County approved 17 housing rehabilitation loans through the HOME and CDBG Programs. The program did not have funding between 2004 and 2011. Current funding is inadequate to meet the need.

Figure 3.C.32

Housing Element Housing Conditions Survey
Older Tuolumne County Subdivisions
Surveyed October – December, 2013

Subdivision	Sound	Minor Rehab	Moderate Rehab	Substantial Rehab	Dilapidated	Total
Blue Bell	2					2
Cedar Ridge	35	7				42
Cedar Springs	1					1
Crystal Falls Ranch	44	2	1			47
Cuesta Serena	7					7
Gold Springs	8					8
Leisure Pines	6					6
Mi-Wuk Village	40	13	1			54
Monte Grande Heights	3					3
Mother Lode West	4	1	1			6
Phoenix Lake Country Club Est.	22					22
Ponderosa Hills Subdivision	19	1				20
Race Track Estates	6					6
Rancho Sonora Estates	9					9
Rolling Hills	4					4
Sonora Meadows	28	1				29
Volponi Acres	4					4
Willow Springs Ranch	26	1				27
Wild Cat Ridge	1					1
Total Surveyed	269	26	3	0	0	298
Percentage by Category	90.3	8.7	1.0	0.0	0.0	100.0

3.C.3.c. Occupancy/Vacancy Rate

Of the 28,781 housing units within the unincorporated area of Tuolumne County, 8,824, or 30.7% were vacant in 2010 according to the 2010 Census. However, approximately 80% of these vacancies were vacation homes located in the high country where winter weather is severe. When recreational homes are subtracted out of the vacancy rate, the number drops to 6.9% (1,979 vacant residential units), This represents a 1.8% increase in the County's vacancy rate compared to 2000 when 27.5% of all housing units and 5.1% of non-recreational housing units were vacant.

FIGURE 3.C.33

OCCUPANCY RATES

	2000 CENSUS	2010 CENSUS
Total Units	26,139	28,781
Occupied Units	18,953	19,957
% Occupied	72.5%	69.3%
Total Vacant Units	7,186	8,824
% Vacant	27.5%	30.7%
Vacant /Non-Vacation	1,330	1,979
Adjusted Vacancy Rate	5.1%	6.9%

Source: Census2000and 2010, State HCD Data Set: Department of Finance Projections, Table 2, E-5 City/County Population and Housing Estimates 2010

FIGURE 3.C.34

2010 VACANCY BY HOUSING TYPE

STATUS	UNITS	PERCENTAGE
For Rent	582	6.6
For Sale Only	515	5.8%
Rented or Sold, Unoccupied	93	1.1%
For Seasonal, Recreational, or Occasional Use	7,090	80.3%
Other Vacant	544	6.2%
Total Vacant Housing Units	8,824	100

Figure 3.C.35 indicates that 80% of the 8,824 vacant housing units within the unincorporated area of the County are vacation units based upon Department of Finance and Census data compiled by State HCD.

3.C.4 Mobilehome Park Communities

The County of Tuolumne has 43 mobilehome and recreational vehicle (RV) parks and all but one are located in the unincorporated area of the County of Tuolumne. There are a total of 3,039 spaces; 1,869 are mobilehome spaces and 1,170 are specifically for recreational vehicles. Mobilehome parks provide a significant amount of affordable housing. The County administers a Mobilehome Rent Control Ordinance which is detailed in Section 3.F.3 to help preserve affordability within the mobilehome rental communities.

FIGURE 3.C.36

TUOLUMNE COUNTY MOBILE HOME AND RV PARKS		
PARK	MH SPACES	RV SPACES
Airport Village	6	0
(Sonora) Cascade MH Park	113	0
Cassaretto MH Park	3	0
Cedar Oaks MH Park	25	0
Columbia 49er Trailer Park	34	46
Columbia MH Park	52	5
Columbia R. V. PARK	0	13
Columbia Sky MH Park	145	0
Dardanelle Resort	0	34
Evergreen Lodge	0	12
Gold Rush MH Park	46	12
Groveland Motel & Trailer Park	14	0
Hidden Valley Trailer Park	12	0
Hill Haven MH Park	4	0
Lake Tulloch Marina	11	119
Lazy Z MH Park	18	0
Marble Quarry Resort	2	85
Mill Villa Estates	193	0
Mono Vista Ranch MH Park	29	1
Mother Lode MH Estates	66	23
OLA Rambling Hills	51	0
Peppermint Creek MH Park	100	0
Pine Mt. Lake Campgrounds	1	48
Ponderosa MH Park	61	0
Rawhide MH Park	100	0
RV at the Lakes	1	7
Sierra Pines MH Park	19	0
Sierra Trailer Park	6	0
Sierra TWAIN HARTE MH Park	44	0
Sierra Village Trailer Park	27	0
Sonora Estates	69	15
Sonora Hills Estates	236	0
Star Mobile Estates	34	0
Stony Brook MH Park	10	0
Sugarpine RV Park	17	61
Sylvan Court (City of Sonora)	6	0
Tamarron MH Estates	90	1
Twin Pines MH Park	60	6
Willow Street MH Park	10	0
Woods Creek MH & RV Resort	67	21
Yosemite Lake Campground	0	460
Yosemite Pines R.V. Park	0	200
Yosemite Vista MH Estates	87	0
43 Parks/3,039 Total Spaces	1,869	1,169

APPENDIX 3.D: SPECIAL NEEDS HOUSEHOLDS

3.D.1. Seniors

In addition to living on a fixed income, seniors face special housing needs regarding accessibility, mobility and support services. Housing for seniors should ideally be located within walking distance of commercial services, be located near local public transportation routes, and be developed with construction standards focused on occupant safety, accessibility and convenience. The foothill topography and rural nature of Tuolumne County presents challenges to the development of senior housing. Very little land is flat making walking to services a challenge; homes in most locations are spread out and not within walking distance of services. Public transportation routes, due to limited ridership in our rural area, do not serve more remote parts of the county such as Groveland. Buses run about every 55 minutes in the more populated areas around the City of Sonora and about every 3 hours to population centers and subdivisions such as Tuolumne, Twain Harte and Columbia.

Of the estimated 19,811 households in Tuolumne County as of 2011, 6,616 are considered seniors. Census data uses age 65 and over to define a person as a senior citizen.

FIGURE 3.D.1

SENIOR HOUSEHOLDS in 2011

Tenure	Total Households	Total Senior Households	Percent Senior Households
Owner	14,613	5,753	39.37%
Renter	5,753	863	15%
Total	19,811	6,616	33.4%

Source: Census ACS, 2011

The American Community Survey (ACS) for 2011 shows that 21% of the population (Figure 3.C.5) and 33.4% of the households (Figure 3.D.1) within the unincorporated area of Tuolumne County are over 65 years of age.

The ACS for 2012 shows that 4.7% of senior households within the entire County are living below the poverty level.

There are seven licensed residential care facilities for seniors within the unincorporated area of Tuolumne County. These facilities provide housing for a total of 598 ambulatory and non-ambulatory seniors.

FIGURE 3.D.2

RESIDENTIAL CARE FACILITIES

Facility	Capacity (persons)
Country Lane Estate	6
Oak Terrace Memory Care	42
Casa Viejos	45
Meadowview Manor	20
Skyline Place	135
Avalon Care Center	210
Sonora Regional Medical Center	140
Total	598

Source: California Department of Social Services, Community Care Licensing Division, www.OurParents.com, and phone calls.

There are also seven licensed adult residential facilities for seniors within the unincorporated area of Tuolumne County. These facilities provide an additional source of housing for a total of 50 ambulatory seniors.

FIGURE 3.D.3

ADULT RESIDENTIAL FACILITIES

Facility	Capacity (persons)
Circle Home	4
Crystal Falls Family Care Home	6
Kohler's Family Home	6
Rainbow's End	6
Shepherd's Hill Residential Home	6
Sierra Foothills Residential Care	14
Valley Oaks Family Home	8
TOTAL	50

Source: California Department of Social Services, Community Care Licensing Division, www.OurParents.com, and phone calls.

On February 20, 2013, The Tuolumne County Board of Supervisors Housing Policy Committee held a Senior Housing Forum to discuss the specialized housing needs of seniors. The forum was open to the public and the presenters were Mike Ruggles, CEO Sierra Senior Providers; Cathy Peacock, Executive Director of Interfaith Community Social Services; Doreen Schmidt, Planner for Area 12 Agency on Aging; Kathy Toppel, Director of Senior Services for Catholic Charities; Kathie Burby, Realtor and member of Government Relations Committee for the Board of Realtors; Jim Grinnell, community activist and TUD board member; and Tyler Summerset, Planner with Tuolumne County Transportation Council (TCTC). Some of the key points raised at the forum are:

- There is a need for subsidized senior housing with supportive services. Many seniors are living on Social Security alone or with a small pension or savings.

- The average age of a resident living in an assisted living facility is 86.9 years and the average stay is 28.3 months. The average cost per month is between $1,800 and $4,500 (Mike Ruggles). Several panel members discussed the need for housing options that allow seniors to age in place as a way to reduce health care and other costs for seniors.

- Doreen Schmidt from Area 12 Agency on Aging provided highlights of a senior survey they conducted in 2011 that covers the service area of Area 12 (Mariposa, Tuolumne, Calaveras and Amador Counties). Survey results indicate that the greatest concern among seniors is having enough money to live. Respondents also indicated serious difficulty with home repairs and maintenance, heavy housework and stairs. The greatest health care concern was the ability to afford health services dental care and prescriptions. In terms of need for services, the most used service is that of a handyperson. They also noted a need for adult day care and transportation which respondents did not believe was available in their community.

- Many forum participants felt that seniors are looking for smaller, single story residences with minimal upkeep. Kathie Burby, realtor, said that many seniors move out of the area because they cannot find suitable housing options when they are ready to downsize to a more manageable residence.

- Tyler Summerset, Transportation Planner with TCTC discussed the need for additional public transportation so that seniors who do not drive can access services in the community.

Given the large senior population in the County, there will be a continued need for all types of housing (independent, assisted living and skilled nursing) and related support services. The County is taking steps to bring together stakeholders interested in senior issues to better plan for the housing needs of seniors. However, the development of senior housing is dependent upon developers bringing projects to the community as market conditions allow.

In 2013, the County approved the Eagle's Nest development which will be a senior continuum of care facility with 92 condominiums and 160 assisted living beds.

The County amended the Zoning Ordinance in 2011 to allow accessory units to be up to 1,200 square feet (the maximum was 850 square feet) and to permit detached accessory units in areas where they were previously not allowed. In the past, the property needed to be at least twice as big as the minimum required by zoning in order to place a detached secondary unit on the property. The County modified requirements for residential estate parcels as part of the changes made to the Zoning Ordinance in 2011. Previously detached secondary units were only allowed on parcels that are at least twice the minimum acreage allowed by the zoning of the parcel, but are now allowed in these residential estate zoning districts as long as they either have twice the amount of land as is required in that district or meet minimum cul-de-sac length limits as outlined in Section 11.12.040 of the County Zoning Code. These changes allow developers and property owners to more easily provide accessory units which are ideal for seniors and are located within developed areas with services. These types of development incentives will continue to be offered by the County.

3.D.2. Female Heads of Household

Female headed households are restricted in their ability to find housing due to limited incomes and the supply of large enough dwellings to accommodate their families that are affordable. Many of the rentals in Tuolumne County are single-family homes and thus are of sufficient size for larger families. However, lower-income households have trouble affording market rents, especially for larger units, as discussed in Section 3.C.2.c. These households must be able to balance expenses that include child care, medical costs, and basic food and clothing needs with transportation to and from work. Of the families with female heads of household within the unincorporated area of Tuolumne County, 29% live below the poverty level (ACS 2010-2012).

FIGURE 3.D.4

FEMALE HEADS OF HOUSEHOLDS

Total Households	Families with Female Head of Household	Above Poverty Level	Below Poverty Level
19,811	2,065	1,157	617

Source: State HCD Data Package, ACS 2011

3.D.3. People with Disabilities

Tuolumne County has seven licensed care facilities for disabled persons under the age of 59; all of which are operated out of private homes. These facilities can provide for a total of 50 ambulatory and non-ambulatory persons on a full time basis (see Figure 3.D.3).

The ACS for 2012 places the disabled population into six categories: 1) hearing difficulty, 2) vision difficulty, 3) cognitive difficulty, 4) self-care difficulty, 5) independent living difficulty, and 6) ambulatory difficulty. Implications of the sixth classification result in the individual not being able to go outside the home alone to go to the grocery store. Self-care limitations prevent individuals from being able to take care of personal needs such as dressing, bathing or getting around within the home. Many disabled persons may suffer from two or more disabilities.

- The total disabled population in the unincorporated area of the County is 8,295.
- Among seniors age 65 and over, the number of people with one or more disabilities is 3,686.
- The ACS for 2010-2012 shows that 27% of the disabled working-age population (those of working age (20 to 64 years) live at or below the poverty level.
- In Tuolumne County as a whole, 18% of the non-institutionalized population report having a disability; for those over age 65, 35% report having a disability.

The American Community Survey for 2010-2012 characterizes the County's disabled population as follows:

FIGURE 3.D.5

DISABLED PERSONS

DIFFICULTY	ALL AGE GROUPS	OVER 65 YEARS OF AGE
Hearing	3,065	1,997
Vision	1,274	602
Cognitive	3,262	1,023
Self-care	1,540	811
Independent Living	2,893	1,627
Ambulatory	4,010	2,046
Total Difficulty	16,044	8,106

Source: Census ACS 2012.

As noted previously, many people with disabilities have more than one disability and thus the total number of disabled by category is higher than the total disabled population. The statistics on disability by type of difficulty help suggest the types of services and housing types that might assist people with various difficulties. The most common difficulties were ambulatory (4,010 people), cognitive (3,262 people), hearing (3,065 people) and independent living (2,893 people).

The California Department of Developmental Services quarterly report for the period ending September 30, 2013 shows that they have 325 clients in Tuolumne County.

The Central Sierra Continuum of Care includes representatives of social service providers within Tuolumne, Calaveras, and Amador Counties who deal with the needs of people who are homeless or in danger of becoming homeless. Among their clients are disabled persons. Many of the organizations serving this population include Tuolumne County Mental Health Division, the Amador-Tuolumne Community Action Agency, WATCH Resources, Inc., the Center for a Nonviolent Community, and the National Alliance for the Mentally Ill.

Watch Resources serves developmentally disabled individuals and has 155 clients in Tuolumne and Calaveras Counties. They provide work and life skills training, sheltered employment, transportation, and social activities. These services help developmentally disabled individuals to remain as independent as possible.

The Valley Mountain Regional Center serves a number of communities including Tuolumne County. There are Regional Centers throughout California that serve every community in the state. They are private non-profits but have a contract with the State of California Department of Developmental Services to provide services and coordinate with other service providers who assist people with developmental disabilities. They currently serve 331 people in Tuolumne County of which 144 are between the ages of 0 – 24 years and 187 are 25 years and older.

It is difficult to accurately determine the need for housing for people with disabilities because many disabled people can live in many types of dwellings with minimal modification. They often rely more on the myriad of services offered by local nonprofit organizations, the County Department of Social Services and the Department of Behavioral Health.

The County offers a Green First Time Homebuyer Program that provides subsidized financing to first-time homebuyers to purchase a home that meets certain energy efficiency and universal design (accessibility) features. The County's Owner Occupied Rehabilitation program addresses health and safety-type issues but can also cover accessibility upgrades such as ramps and grab bars. These programs can provide assistance to people with disabilities.

The Area12 Agency on Aging has funding on a very limited basis to provide minor accessibility modifications for seniors.

3.D.4. Large Households

In Tuolumne County, the average household size is 2.34 persons (ACS for 2010 – 2012) . Families consisting of five or more persons occupy a total of 1,230 housing units within the unincorporated area of Tuolumne County, of which 605 of these are occupied by renters. These families are often in the low to moderate income range and face a housing market that does not have an adequate supply of units that are able to accommodate their housing needs. In Tuolumne County, many of the rentals are single-family homes offered for rent. This provides opportunities for large families to secure rental housing of sufficient size for their family if they have the financial resources to afford the monthly payment. Tuolumne County will continue to encourage affordable housing developers to consider including three-bedroom units in affordable projects.

FIGURE 3.D.6

LARGE HOUSEHOLDS

Number of Persons	Total No. of Occupied Units	Owner Occupied	Renter Occupied
5+	1,230	625	605

Source: ACS 2007-2011

3.D.5. Homeless Persons

There are presently four shelters for homeless persons operating in Tuolumne County.

The Amador-Tuolumne Community Action Agency (ATCAA) has provided services for the homeless since 1983. In 1984, the agency obtained its first shelter, and housed 100 persons during the first year of operation. Since that time, the shelter has moved into its present location, centrally located in downtown Sonora. Through funding provided by Community Development Block Grants, the shelter was purchased and renovated by the City of Sonora in 1989. The shelter provides residents with many services including provisions for food, clothing, and counseling offered for job training/placement, health care, income assistance, drug rehabilitation, and housing. In 2006, ATCAA purchased the shelter and upgraded it to meet Americans with Disabilities (ADA) requirements for accessibility with funding through an Emergency Housing and Assistance Program Capital Development loan.

In 2012, 15 families with children and 132 individuals were housed at the shelter with 17 inquiries turned away. The average length of stay was 39 days.

ATCAA also operates a transitional shelter in Tuolumne and one in Columbia. The transitional shelters provide 20 beds in three apartments and three modular homes. The length of stay at the transitional shelter is 180 days. In 2012, 16 adults and 23 children were housed at the shelters and 10 families were turned away. ATCAA received a $165,000 CDBG grant in 2012 from the County to help cover operating costs at the emergency and transitional housing shelters.

In addition to the shelters, ATCAA offers rental assistance that benefits people who are homeless or at risk for homelessness. This program is described in Section 3.D.8, Extremely Low Income Households.

The Mountain Women's Resource Center has been providing services to victims of domestic violence and sexual assault in Tuolumne County since 1978. Initial funding for a shelter was obtained in 1980. Since that

time, shelter usage has increased from 75 women and children in 1981 to an annual population of 200. The shelter is owned by the City of Sonora and is offered to the Center for a Non Violent Community rent free. The principal sources of funding for the shelter are the Office of Criminal Justice Planning, Community Development Block Grants, and fund raising. The average client profile is a white married woman under 30 with at least one child under the age of six, in the very low income category. As with the homeless shelter, clients are offered a variety of counseling services and life skills. The Battered Women's Shelter provides 11 beds. The length of stay is 30 days. The shelter presently operates at capacity.

The Center for a Non Violent Community also operates a transitional housing facility in the County. This transitional facility provides 20 beds and operates at capacity. It was funded with an Emergency Housing and Assistance Program Capital Development loan.

The Tuolumne County Behavioral Health Department has an outreach program for people with mental illness, and many of their clients are homeless or in danger of becoming homeless.. They provide clients with a variety of services that can help prevent people from becoming homeless. For example, they help people monitor and follow through with taking their medications to prevent a debilitating episode of mental illness. Between July 1, 2013 and December 31, 2013 they served 1,137 clients (unduplicated services). The majority of these clients, 527, were admitted to treatment for intensive services. They provided 190 of their clients with monitoring of medications.

The Community Resources Agency annually receives complaints regarding the use of recreational vehicles as residences for more than 30 days in any calendar year. Under the Tuolumne County Ordinance Code, a recreational vehicle is defined as less than 40 feet in length and is not allowed to be used for human habitation outside of recreational vehicle parks. In 2013, 28 complaints concerning the use of recreational vehicles as residences were received by the Community Resources Agency. The units frequently have no electricity, potable water, or sanitation facilities. As the cost of housing continues to be out of reach for many households, the rate of unemployment remains high in the County and rental units become scarcer, these types of violation complaints will continue.

The Central Sierra Continuum of Care conducted a point-in-time homeless census within Amador, Calaveras and Tuolumne Counties on January 29, 2013. The census process involved enumerators interviewing individuals who were thought to be homeless or potentially homeless using a questionnaire. The report provides a "snapshot" of the conditions of the day of the census, and by its design, does not capture fluctuations due to the season of the year or time of month. Results from the census were released for each of the three Counties and the following results are for Tuolumne County only.

FIGURE 3.D.7
2013 POINT-IN-TIME HOMELESS COUNT FOR TUOLUMNE COUNTY

Families & Individuals	Number Counted
Families w/Adults Only (no children)	
Sheltered	13
Unsheltered	132
Couch Surfing/Non-HUD Definition	45
Total	190
Families w/Adults and Children)	
Sheltered	20
Unsheltered	2
Couch Surfing/Non-HUD Definition	8
Total	30
Unaccompanied Youth, Children Only)	
Sheltered	0
Unsheltered	1
Couch Surfing/Non-HUD Definition	2
Total	3
Total Number of People Counted	
Sheltered	84
Unsheltered	164
Couch Surfing/Non-HUD Definition	110
Total	358

The survey shows that 190 families with no children, 30 families with children, and 3 unaccompanied youth were homeless on January 29, 2013. Within these households, there were a total of 358 people total counted. The survey counted people who are homeless under the Federal Department of Housing and Urban Development's (HUD) definition as well as those considered homeless among service providers, most notably, people who are temporarily staying with someone or "couch surfing" and do not have a residence. HUD's definition of homelessness includes people who are homeless, people who are at imminent risk of homelessness, and individuals fleeing domestic violence. HUD has lengthy criteria for determining whether or not a person falls into one of these categories. The total number of homeless individuals who meet the HUD definition of homelessness was 248. Homeless individuals counted in the survey represent 0.72% of the total population in Tuolumne County (utilizing January 1, 2013 population statistics reported in Figure 2.C.3). Homeless individuals meeting the HUD definition of homelessness represent 0.50% of the population.

In comparison, the 2009 homeless survey found that 132 adults and 54 children (186 people total) were homeless in Tuolumne County utilizing the HUD definition of homelessness. The percentage of homeless individuals in relationship to the total adult population of the County was estimated at 0.24 percent in 2009. These figures suggest that the homeless population has doubled over the past four years; however, due to the difficulty in counting homeless individuals, members of the Continuum of Care believe that it is possible that the interviewers were also more successful in 2013 in locating and interviewing homeless people. Even with this caveat, it appears that the number of homeless people has increased in Tuolumne County over the past four years.

Figure 3.D.8 shows the ages of the people counted as homeless in Tuolumne County in 2013. Of the 358 people counted, 72 were children under the age of 18. There were 255 adults between the ages of 18 to 59, and 31 survey participants were seniors age 60 or older.

FIGURE 3.D.8

AGES OF PEOPLE COUNTED AS HOMELESS
2013 POINT-IN-TIME HOMELESS COUNT FOR TUOLUMNE COUNTY

Age	Sheltered	Unsheltered	Couch Surfing	Total
Child under 18 years old	43	3	26	72
Adult between ages of 18 - 59	41	140	74	255
Senior age 60 and older	0	21	10	31
Total	84	164	110	358

The 2013 survey also asked people for information about other factors that might contribute to them being homeless or about their current situation. Some respondents listed more than one factor.

FIGURE 3.D.9

OTHER CONTRIBUTING FACTORS REPORTED BY RESPONDENTS
2013 POINT-IN-TIME HOMELESS COUNT FOR TUOLUMNE COUNTY

Factor	Number of Individuals
Veteran	25
Chronic Homeless	120
Alcohol or drug addiction	96
Serious Mental Illness	43
Developmental Disability	14
HIV or AIDS	0
Post Traumatic Stress Disorder (PTSD)	30
Traumatic Brain Injury	8
Other Chronic Illness/Disability	50
Victim of Domestic Violence	79
Total	465

The survey also asked respondents about obstacles to obtaining housing and their responses are listed below. The survey asked about 14 obstacles. Some respondents listed more than one obstacle. Unemployment was by far the number one obstacle.

FIGURE 3.D.10

OBSTACLES TO OBTAINING HOUSING
2013 POINT-IN-TIME HOMELESS COUNT FOR TUOLUMNE COUNTY

Obstacle	Number of People
Unemployed	131
Bad Credit History	51
Criminal Record	50
Personal Illness or Disability	43
Benefit Payments not Enough to Pay Rent	39
Working, Don’t Earn Enough to Pay Rent	36
Family Break-up	35
Eviction History	27
Waiting for Government Benefits	26

Welfare Payments Not Enough to Pay Rent	16
Pets	10
Family Illness or Disability	6
Welfare Sanctions or Time Limits	6
Aged Out of Foster Care	5

There are approximately 86 beds available to accommodate people who are homeless in the County which reflects an unmet need of 272 beds to serve the additional individuals and families interviewed in the survey.

The Federal Department of Housing and Urban Development and the California Department of Housing and Community Development (HCD) have both informed the Central Sierra Continuum of Care that funding for homeless prevention programs is shifting its emphasis from emergency housing and transitional shelters to permanent, supportive housing for people who are homeless or at risk of becoming homeless. State HCD will be implementing a program to offer shelter providers with assistance in converting shelters and transitional housing to permanent, supportive housing based on California Assembly Bill 1109 which was signed into law on October 2, 2013. Members of the Continuum have expressed concerns that funding for shelters and transitional housing will be greatly reduced in the near future, but the need for these services will not decrease. Many people who are experiencing difficulties that put them at risk for homelessness are often not ready for permanent rental housing. They need the services that will allow them to transition from homelessness.

The County amended the Uniform Zoning Ordinance in 2011 to include emergency shelters as a permitted use with no discretionary permitting required in the R-2 (Medium Density Residential), R-3 (Multiple Family Residential), C-O (Special Commercial), C-1 (General Commercial) and M-U (Mixed Use) zoning districts subject to the same restrictions that apply to other residential uses within those zones. This was completed as Implementation Program 3.E.b in the existing Housing Element.

The County is required to have at least one zoning district where emergency shelters are allowed without discretionary permitting. The County has five such districts; Medium Density Residential (MDR), High Density Residential (HDR), Mixed Use (MU), Neighborhood Commercial (NC) and General Commercial (GC). There is a total of 1,134 acres within these five districts.

3.D.6. Farmworker Housing

Agriculture in Tuolumne County consists primarily of cattle ranching, though the Diestel Turkey Ranch employs 150 persons and there are several apple ranches in the County, including Cover's, Cedar Ridge Apple Ranch and Indigeny Reserve. The vast majority of the 120,091± acres under Williamson Act land conservation contracts within the County claim grazing as their agricultural use. Tuolumne County has no prime agricultural land based upon soil type. Of the agricultural acreage protected under the Williamson Act, 14,928.28 acres is under nonrenewal and the contracts will expire within 10 years. This will reduce the potential amount of agriculture in Tuolumne County and subsequently will reduce the need for farmworker housing.

The U.S. Department of Agriculture reports that Tuolumne County had 366 farms and ranches in 2007. This Census of Agriculture is updated every five years and is being updated this year. Results are not yet available. Of the 366 farms and ranches 58 have hired agricultural workers. Of the 58 farms and ranches which hired agricultural workers, 203 workers were employed in 2007. Of the 58 farms and ranches, five hired ten or more workers during 2007, accounting for 83 of the total 203 farmworkers. Seventeen of the farms and ranches hired workers for 150 days or more in 2007, accounting for 26 of the 203 farmworkers. Of the 58 farms and ranches that hired farmworkers for 150 days or more in 2007, only one hired more than ten workers. 41 farms and ranches hired farmworkers for fewer than 150 days in 2007, accounting for 62 farmworkers. It should also be noted that of the 366 farms reported in Tuolumne County approximately 50% of the farms were in the 1 to 49 acre size category. This size farm or ranch would rarely require the owner to hire agricultural workers and would most likely be managed by the individual owner of the farm or ranch.

Few farms and ranches in Tuolumne County provide housing for farmworkers. At present farmworkers find housing among the existing housing stock or campgrounds within the County. In several instances, up to ten or 15 farmworkers will be housed in a single small rental unit while they are employed within the County.

On June 15, 2004, the County adopted Resolution 106-04 which implements the Land Conservation Act of 1965, or the Williamson Act as it is more commonly known within Tuolumne County. All property owners of agricultural land covered under the previous Resolutions 122-70 and 134-85 were required to execute a new Williamson Act contract under Resolution 106-04. A total of 336 new contracts were requested; all contracts have been completed. Resolution 106-04 mirrors Resolutions 122-70 and 134-85 in that it allows single-family residences or other housing units when occupied by persons engaged in the operation of the farm or ranch to which the contract applies. Land under a Resolution 106-04 contract is zoned AE-37:AP (Exclusive Agricultural, Thirty Seven Acre Minimum: Agricultural Preserve Combining). When a parcel is under contract and zoned AE-37:AP one single-family dwelling is allowed per parcel when the parcel meets the minimum acreage relative to the agricultural use. If no parcel meets the minimum acreage, one residence is allowed per contract.

Agricultural laborer housing is a permitted use in all agricultural zones which are the AE-37 (General Agricultural, Thirty-Seven Acre Minimum), A-20 (General Agricultural, Twenty Acre Minimum) and the A-10 (General Agricultural, Ten Acre Minimum) zoning districts.

3.D.7 Supportive Housing

Supportive housing is designed to offer an array of on -and off-site services that help people with a variety of conditions remain in an independent or semi-independent living situation. These persons range from people with mental disabilities who are served by Tuolumne County WATCH, the Tuolumne County Behavioral Health Department, and the National Alliance for the Mentally Ill (NAMI) to battered women who need time to learn independent living skills, to homeless individuals who are in transitional housing. Supportive housing allows the service providers to more efficiently provide for the needs of their clients in one facility rather than scattered throughout the community. As referenced in Implementation Program 3.E.a, the County will continue to support the efforts of the Amador-Tuolumne Community Action Agency (ATCAA) and the Central Sierra Continuum of Care to plan and develop supportive housing facilities for residents of the County. County staff attends the Central Sierra Continuum of Care meetings, and a member of the Tuolumne County Board of Supervisors sits on the ATCAA Board of Directors. The Central Sierra Continuum of Care is made up of social service providers and interested persons who provide a range of housing opportunities for their clients from supportive housing to affordable housing.

The County of Tuolumne Behavioral Health Department operates supportive housing for people with mental illness in a downtown location which was opened in 2012. The County Behavioral Health Department successfully utilized California Mental Health Services Act (MHSA) funding to purchase two homes in downtown Sonora to serve 6 people with mental illness. All of the beds are occupied. They also operate the Cabrini House in Jamestown which assists five individuals. They provide case management at each of these locations and off-site services, activities, and referrals. Intensive case management is available 24 hours a day.

The National Alliance for the Mentally Ill (NAMI) is an advocacy and service group for people who are mentally ill. The Tuolumne County NAMI Chapter currently does not provide housing or rental subsidies. They offer support services for people with mental illness such as helping them with transportation to appointments. They have a monthly support meeting for people with mental illness and their families and friends.

There will continue to be a need for supportive housing for people with mental illness and other conditions where independent living is a challenge. This type of housing and the necessary wrap-around services is expensive to provide and it will continue to be a challenge to find adequate funding sources.

The Uniform Zoning Ordinance allows supportive housing within a permitted single-family dwelling for not more than eight persons, as a permitted use in all zoning districts with the exception of the O (Open Space) and O-1 (Open Space -1) zoning districts because a residence is not allowed, and the M-2 (Heavy Industrial) zoning district because it is not an appropriate environment for supportive housing.

The County intends to amend the Uniform Zoning Ordinance to remove the 8 person maximum size limitation for transitional and supportive housing as part of Implementation Item 3.G.f.

APPENDIX 3.E: PROJECTED HOUSING NEEDS

3.E.1. Regional Housing Needs

The Department of Housing and Community Development prepared the projected Regional Housing Need Allocation which fulfills the requirements of Government Code Section 65584. The Regional Housing Needs Assessment was prepared for the period of January 1, 2014 through June 30, 2019. Note that the RHNA planning period and the planning period for the Housing Element update are slightly different. The planning period for the Housing Element update is June 30, 2014 through June 30, 2019 which is six months shorter than the RHNA planning period. These planning periods have been established by State HCD. The Regional Housing Needs Assessment includes estimates of the number of households in the unincorporated areas of Tuolumne County based upon the 2010 Census and State Department of Finance (DOF) population projections.

The Regional Housing Needs Assessment projects that 450 additional housing units will be required in the unincorporated area of Tuolumne County by June 30, 2019, to meet the fair share of the regional housing need. Therefore, the 21,936 existing non-recreational housing units will need to increase by 450 for a total of 22,386 non-recreational housing units in the unincorporated area of the County. The 450 new housing units represent a 2% increase in total housing units over the 2013 figure.

Basic housing construction needs for the five and a half year planning period have been calculated at 450 units for the unincorporated area of Tuolumne County. This represents an annual net increase of approximately 82 dwelling units. Housing units demolished or destroyed by fire would be counted as units lost and would be included in the calculation of the net gain in housing stock each year. During the period of 2009 through 2013, an average of 22 dwelling units were demolished per year.

FIGURE 3.E.1

REGIONAL HOUSING NEEDS
UNINCOPORATED AREA OF TUOLUMNE COUNTY
JANUARY 1, 2014 –THROUGH JUNE 30, 2019

Income Group	Number	Percent	Avg. Annual Increase (over 5.5 year period)
Extremely Low	45	10%	8.2
Very Low	57	13%	10.4
Low	74	16%	13.5
Moderate	81	18%	14.7
Above Moderate	193	43%	35.1
TOTAL	450	100%	81.8

(Source: State HCD Data Set)

3.E.2. Quantified Objectives for Construction and Rehabilitation of Housing Units

Between January 1, 2009, and December 31, , 2013, Tuolumne County issued Building Permits for 294 new dwelling units which is an average of approximately 59 dwelling units per year. This figure does not include Building Permits issued for replacement mobilehomes in mobilehome parks. It does include Building Permits issued for demolition of residential units which averaged 22 per year. Building Permits were issued for 228 single family homes, 6 attached units and 60 mobilehomes not in rental parks.

Condition of Housing Stock

The 2000 Census indicates that 11,980 housing units in Tuolumne County were constructed prior to 1980. The Census Bureau has not updated these figures. Of these units, 1,719 are located within the City of Sonora. Therefore, 10,261 housing units within the unincorporated area of Tuolumne County were constructed prior to 1980. Assuming that all housing units constructed after 1979 remain sound, applying the percentages in Figure 3.E.2 to those units constructed prior to 1980 will provide an estimate of the number of units requiring minor, moderate and substantial rehabilitation and those that are dilapidated. If all of these substandard housing units were to be rehabilitated between July 1, 2014, and the end of the planning period, June 30, 2019, 508 units would have to be rehabilitated and 33 dilapidated units would have to be replaced on an annual basis. Data obtained from the County of Tuolumne's three housing surveys also provides data concerning the condition of the existing housing stock. Please see Section 3.C.3.b for survey results. The 2003 survey of 864 residential units and the follow-up survey of 87 of these units (10% random sampling) performed in 2008 reveals that the condition of the housing stock in the County's older population centers remains constant with some improvement noted with approximately 74% of the homes in sound condition. The 2013 survey of 300 residential units in subdivisions approximately 50 years old shows that these areas are generally in good condition. Approximately 90% of these units were in sound condition. Please see Figure 3.C.32 for survey results.

FIGURE 3.E.2

HOUSING UNITS IN NEED OF REHABILITATION
JULY 1, 2014 – JUNE 30, 2019

Need	Sound	Minor Rehabilitation	Moderate Rehabilitation	Substantial Rehabilitation	Dilapidated	Total
Percentage	73.6%	12.7%	11.0%	1.0%	1.6%	100%
No. of Units	7,554	1,305	1,131	105	166	10,261
Annual Need	N/A	261	226	21	33	N/A

(Source: 2000 Census)

The County has operated a housing rehabilitation program for homeowners as funding has been available and currently has 35 housing rehabilitation loans in its portfolio. The housing rehabilitation program was administered by subcontractors until 2009 when the program was brought in-house. New funding for the program was obtained in 2011. Three homes have been rehabilitated with these new funds and two are in process. In order to continue to supply assistance to very low- and low-income households to rehabilitate existing structures, the County will need to identify additional funding sources that will support housing rehabilitation. Funding sources used in the past include State HCD HOME and CDBG funds. The County competes for these funds on a competitive basis. There is no dedicated, ongoing funding source for this program.

Inclusionary Housing

On March 18, 2008, the County adopted Ordinance 2896 which established Chapter 17.65 of the Ordinance Code to institute requirements for new residential development to contribute to the provision of affordable housing units either by constructing units on-site, payment of in-lieu fees or through other alternatives approved by the County. This Ordinance also established incentives for the provision of affordable housing, established requirements and standards for inclusionary housing, established an affordable housing trust fund, amended Title 3 of the Ordinance Code to waive the development application fees for inclusionary housing units and waive the County Services Impact Mitigation Fee for inclusionary units. The Ordinance also amended Chapter 17.04 of the Ordinance Code to add various definitions necessary for implementation of the Ordinance. Adoption of this Ordinance was the result of recommendations made to the Board of Supervisors by the Tuolumne County Housing Affordability Task Force which was formed in 2002. In 2004, the Task Force prepared a draft of the Ordinance for consideration by the County. The draft was vetted in numerous public

hearings including two hearings at all four of the County Planning Commissions and numerous Board of Supervisors hearings.

In response to the economic impact of the recession on development, the County of Tuolumne Board of Supervisors voted at their December 7, 2012 meeting to temporarily lower the in-lieu fee to 0.25% of the cost of a median-priced home in Tuolumne County. Previously, the fee was set at 1% of the cost of a median-priced home. The lower fee is in effect until December 31, 2016. The County consulted with State HCD prior to lowering the fee to determine whether or not the proposed change would alter the County's Housing Element status. On December 13, 2011, the County received a letter from State HCD indicating that the lower fee would not affect the compliance status.

On November 6, 2013 the Tuolumne County Board of Supervisors voted to convert the existing mandatory Inclusionary Housing Ordinance to a voluntary system through the adoption of Resolution 3212 amending Chapter 17.65 of the Tuolumne County Ordinance Code. This new system was adopted after consulting with State HCD to determine whether or not the new system would affect the compliance status of the County's existing Housing Element. On September 18, 2012, the County received a letter from HCD, informing the County that the proposed amendment to the Inclusionary Housing Ordinance to convert it to a voluntary, incentive-based system would not affect the current compliance status of Tuolumne County's Housing Element.

The current Inclusionary Housing Ordinance is voluntary and provides an expanded array of incentives to a developer that agrees to:

- Provide 10% of the units at affordable rates for households at or below the median income; or
- Pay the In-Lieu Fee for all market rate units in the development; or
- Provide alternatives that will result in affordable units or funds for the County Affordable Housing Trust Fund or a combination of affordable units and In-Lieu Fees.

Developers that create housing projects without requesting exceptions from the County's development regulations or without requesting the standard incentives need not construct affordable units. If exceptions to the County's development regulations are requested, the project would have to comply with the Inclusionary Ordinance. A project that complies with the Inclusionary Ordinance could utilize any or all of the incentives.

The In-Lieu Fee remains at 0.25% of the County median sales price until December 31, 2016. The current median sales price, as determined by the County Assessor, is $159,000. The In-Lieu Fee is currently $397.50 per market rate unit built.

The current incentives are listed in Figure 3.E.3. The incentives are broken down into three categories. Category A is available to developers who provide affordable units. Category B incentives can be used by developers who either provide affordable units or pay the in-lieu fee and Category C lists financial assistance.

FIGURE 3.E.3

COUNTY OF TUOLUMNE INCENTIVES FOR AFFORDABLE UNITS

Category A
Standard Incentives

A. The County shall offer the following standard incentives to a developer who complies with the requirements of Chapter 17.65 of the County Ordinance Code through the provision of affordable units:

1. The applicable County Services Impact Mitigation Fee shall be waived for inclusionary units.

2. Application fees for discretionary land use entitlements shall be waived for inclusionary units. Application fees for such entitlements shall be reduced on a percentage basis based upon the percentage of inclusionary units proposed.

3. Building Permit application and inspection fees shall be waived for inclusionary units.

4. The County shall provide expedited application review and processing.

5. The amount of O (Open Space) zoning for third priority wildlife habitat conservation shall be reduced from the amount required in the Tuolumne County Wildlife Handbook or shall be in accordance with the amount required for affordable housing in the Biological Resources Review Guide (BRRG).

6. The amount of O (Open Space) zoning required for conversion of oak woodland shall be in accordance with the amount required for affordable housing in the Biological Resources Review Guide (BRRG).

Category B
Additional Incentives

B. The County shall offer the following additional incentives through the Planned Unit Development Permit process in accordance with Chapter 17.65 of the Ordinance Code:

1. Reduced minimum parcel sizes for housing units in all zoning districts. The minimum parcel size in the R-1 zoning district may be reduced to 3,500 square feet.

2. Reduced front, rear, and side building setbacks for housing units. Garages shall be at least 20 feet back from the sidewalk (if no sidewalk, then back of curb). The front of the residence shall be at least 10 feet back from the sidewalk (if no sidewalk, then back of curb).

3. Public Utility Easements. Public Utility Easements required to be provided for new development may be relocated, reduced in width or eliminated provided future utility needs are as addressed and may be accommodated as determined by the Community Resources Director.

4. Increased floor area ratio (FAR) for housing units. The FAR may be increased to allow the desired size dwelling on reduced size parcels.

5. Reduced parking standards for housing units. Parking reductions may be considered on a case-by-case basis by the Community Resources Director as allowed by Section 17.65.090 of the Ordinance Code.

6. Recreation requirement. Inclusionary units shall be exempt from the computation of the area to be provided for park or recreational use and for calculation of the in-lieu recreation fee specified in Section 16.26.120 of the Ordinance Code for tentative subdivision maps. The calculation of the recreational area in Section 17.64.100 for multiple family housing shall be reduced proportionally based on the percentage of inclusionary units provided.

7. Road requirements. Any development providing affordable units shall be considered for the following modifications to the County's road standards:

   A. A hammer head turn around may be provided if it complies with cul-de-sac length limits specified in Section 11.12.040 of the Tuolumne County Ordinance Code and other requirements as determined by the Community Resources Director.

   B. The road prism may be modified to two 10-foot travel lanes with a 5-foot pedestrian walkway on one side and drainage improvements on both sides provided adequate parking is provided off-street. The pedestrian walkway may be either adjacent to the

roadway or separated. Under this modified road prism, curbs may be constructed with asphalt instead of concrete subject to the approval of the Community Resources Director.

8. Density bonuses. The density bonus provided in Chapter 17.65 of the Tuolumne County Ordinance Code for both owner-occupied and rental housing shall be granted on a tiered basis to developers providing affordable units as specified in the following chart:

Affordable Units	Density Bonus			
	Median Income	Low Income (80% of median)	Very-Low Income (50% of median)	Extremely-Low (30% of median)
10% or more of total units	25%	50%	60%	70%

9. Affordable housing standards. Design and amenity standards for affordable units may be reduced below the standards specified in Section 17.65.050 of the Tuolumne County Ordinance Code on a case-by-case basis.

10. Detached secondary single family dwellings. Detached secondary single family dwellings in the R-1 zoning district shall be allowed on parcels less than 15,000 square feet.

11. Additional incentives. Other exceptions to the County's development regulations may be reduced, modified or waived subject to approval of a Planned Unit Development Permit by the Tuolumne County Board of Supervisors.

Category C
Financial Incentives

C. Financial assistance for the construction of inclusionary units may be provided by the County or other entity designated by the County to administer housing programs on a case by case basis if such funding is available. Financial assistance may be in the form of loans or grants through programs made available to or by the County.

Application of the Inclusionary Housing Ordinance to new development proposed in the County will help to alleviate the County's need to provide affordable housing to a portion of its population.
Since 2000, 193 lots have been created and 2,300 lots have been approved in the County. There are currently five subdivision projects with a total of 300 lots pending approval in the County for a total of 2,819 lots created, approved and pending. The approved projects include requirements to provide 157 affordable housing units as part of the projects. With changes to the County's Inclusionary Housing Ordinance to a voluntary system in 2012, it is as yet unclear how successful the new system will be in producing affordable units or contributing fees to the County Affordable Housing Trust Fund. Few developers are building new subdivisions. As development increases in the County, it is anticipated that developers will use the voluntary system because it provides the developer with fee waivers and more flexible development standards.

Estimated Production of Affordable Units between 2009 and 2013, approximately 294 new housing units have been constructed within the unincorporated area of Tuolumne County annually. Figures are low due to the recession. As the economy improves, these numbers are expected to increase.

The production of new housing units during the next five years is difficult to gauge given the impact of the recent recession on the housing market and new residential development. Based on 2009 – 2013 data, new construction would be approximately 59 dwelling per year, loss of dwellings to fire and other demolition would be approximately 22 units per year, with a net gain of 37 dwellings per year. The Regional Housing Need figures (RHNA) from State HCD listed in Figure 3.E.1 set a goal of 82 net new dwellings per year. This number can only be achieved if development greatly increases in the County over the next five years.

Production goals by income category set by the RHNA numbers will also be difficult to achieve. However, the County anticipates that units will be produced, rehabilitated or converted from market rate to affordable in each of the income categories. Strategies vary by category because the lower the income group targeted the more subsidies required to provide the unit. The types of housing and appropriate housing strategies also vary by income group. For example, first-time homebuyer assistance would be most appropriate for households in the low- and median-income categories, Supportive housing programs generally target extremely low-income households. Affordable rental programs and preservation of units at-risk of conversion to market-rate housing would target the households identified in Section 3.C.2.c, Housing Costs and Overpayment, as overpaying which are in the extremely low-, very low- and low-income categories.

The chart below is an estimate of how the County plans to meet its affordable housing goals which are identified in Figure 3.E.1. The annual goal is 82 residential units. These goals will be difficult to meet given the current production of new housing in our community and limited funding for affordable housing.

FIGURE 3.E.4
Estimate of Annual Affordable Housing Production

Income Group	New Construction	First Time Homebuyer	Rehabilitation	Conservation and Preservation	Total
Very Low	10	2	1	5	18
Low	2	6	1	5	14
Moderate	15				15
Above Moderate	35				35
Total	62	8	2	10	82

Housing Needs Assessment Extremely Low Income Households

3.D.3 Extremely Low Income Households

Extremely low-income households are defined as households with incomes at or below 30 percent of the area median income. For a one-person household, the maximum income would be $13,950 and for a four-person household: $17,200. Households in this income category are often on Social Security Permanent Disability where average monthly payments are about $830, or are on Social Security Retirement with no additional sources of retirement income. Households with extremely low incomes often have difficulty finding affordable housing. As detailed in Figure 3.C.20, Affordable Rent and Utilities by Income Category, extremely low-income households can afford monthly rent plus utility payments in the $416 to $498 range, depending on household size and income. Market rents plus utilities, shown in Figure 3.C.19, Current Fair Market Rents for Tuolumne County, are much higher. The fair market rent for a studio is $613, for a one-bedroom is $744 and $1,007 for a two-bedroom rental.

Because extremely low-income households have difficulty finding affordable housing, this income category is singled out for discussion. California Government Code Sections 65583 (a)(1), (b)(2), and (c)(2) require jurisdictions to include extremely low-income households in the analysis and quantification of a jurisdiction's existing and projected housing needs as well as include this group in the housing element goals, objectives and programs.

In 2011, approximately 2,943 extremely low income households resided in the County, representing approximately 15% of the total households. Approximately 79% of the extremely low-income households overpay for housing. Among renters, 93% of extremely low-income households overpay for rent. For homeowners, 69% of extremely low-income households overpay (see Figure 3.C.3).

To address the range of needs, the Housing Element contains numerous programs including Program 3.B.g which emphasizes the use of the Affordable Housing Trust Fund to acquire building sites for the construction of housing affordable to all segments of the County's population including extremely low-income households and a process to identify the possibility of using a portion of existing and proposed hotels and motels as resident hotels and single room occupancies (SROs). One segment of extremely low income households

includes farmworkers. Program 3.G.e, mandates that the County continue to facilitate the provision of safe and adequate housing for farmworkers. The County will also continue to monitor at–risk subsidized housing as reflected in Implementation Programs 3.D.a and 3.D.b, and will attempt to identify funding opportunities to provide housing for large families including extremely low-income households. These combined programs should serve to alleviate the shortage of housing affordable to extremely low-income households in the County.

The Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program is another resource for lower-income households, especially extremely low-income households. The program is administered by the Stanislaus County Housing Authority. They report that as of November, 2013 they are serving 151 households in Tuolumne County.

Because of the large gap between market rents in Tuolumne County and the amount extremely low-income households can afford to pay for rent and utilities, the provision of housing to this population requires a large amount of subsidy either in subsidized project financing or subsidized monthly housing payments. Given the decrease in funding available for affordable housing, the County will have a very difficult time meeting the needs of this population. However, the County is committed to serving this population as funding is available.

The County operates a Tenant Based Rental Assistance Program, funded with HOME Program funds as funds are available. The County assisted 18 households in 2012 and 2013. This program is similar to the HUD Section 8 Housing Choice Voucher Program in that it provides a monthly subsidy based on the household's ability to pay and the payment is made directly to the landlord. ATCAA operates a rental assistance and security/utility deposit program and served 38 households in 2012. ATCAA received a $96,700 CDBG grant through the County of Tuolumne in 2012 for this program. Both of these programs target extremely low-income households who are in danger of becoming homeless or are homeless. The County of Tuolumne also submitted a HOME Project application to State HCD in 2012 and 2013 to assist the owners of Tuolumne Apartments, a 52-unit affordable family rental complex, to renovate the project and extend the affordability for another 55 years. The County was recently notified that the 2013 HOME application was funded and renovation is expected to begin in 2014. Tuolumne Apartments has project-based rental assistance certificates which mean that each household in the complex pays according to their income. It is one of the most affordable complexes in the County and a valuable source of housing for extremely low-income families.

APPENDIX 3.F: RESOURCE INVENTORY

3.F.1 Land Suitable for Residential Development

As stated in the previous section, Tuolumne County is projected to need 450 additional housing units from January 1, 2014 through June 30, 2019, to accommodate the projected increase in households within the unincorporated area of the County. To facilitate the necessary housing construction, Tuolumne County must provide an adequate amount of land which is appropriately zoned for the required residential development.

On December 26, 1996, Tuolumne County adopted a comprehensive update of the Tuolumne County General Plan. As part of the General Plan Update, the County identified areas appropriate for multiple-family housing. These areas are located primarily within the existing defined communities of the County where topography is conducive, public water and sewer systems are close by, schools, emergency services and commercial facilities are near-by, and public transportation is available. These identified parcels were designated for Medium Density Residential (MDR), High Density Residential (HDR), and Mixed Use (MU) land uses on the General Plan land use diagrams. Land designated MDR can be developed to a maximum residential density of 12 dwelling units per acre. Land designated HDR and MU can be developed to a density of 15 dwelling units per acre. A summary of land designated MDR, HDR and MU is included in the following table.

FIGURE 3.F.1

LAND DESIGNATED FOR MULTIPLE-FAMILY HOUSING

Land Use Designation	Unimproved (acres)	Underutilized (acres)	Developed (acres)	Total Acres
HDR	161	1	438	600
MDR	15	1	105	121
MU	85	2	153	240
Total	261	4	696	961

Unimproved parcels have not yet been developed and retain full development potential. Underutilized parcels include any parcel where there is a structure, such as a garage, but which contains no residence. These parcels could easily be improved with additional units and have the potential for much higher density housing. Using a conservative estimate that the 261 acres of unimproved land would be developed to an average density of 9.0 dwelling units per acre, a total of 2,349 housing units could be constructed on this land. Developed acreage as referred to in Figure 3.F.1 refers to acres that are neither unimproved nor underutilized (i.e. the acreage contains at minimum a single family residence).

Assuming that underutilized acres will be developed to an average density of five additional units per acre, an additional 20 units could be constructed on these four acres. Pursuant to Figure 3.E.2, 450 additional housing units must be constructed within the unincorporated area of Tuolumne County by June 30, 2019 in order to meet the County's fair share of the regional housing need. Based upon the analysis in this paragraph, there is enough land designated MDR, HDR and MU to provide for 2,369 housing units, or 1,919 more than is required to be constructed by June 30, 2019. However, the County does intend to utilize the Regional Blueprint Planning Program to identify additional parcels to designate for higher density development with special emphasis on the High Density Residential (HDR), Medium Density Residential (MDR) and Mixed Use (M-U) land use designations as referenced in Implementation Program 3.B.j.

The preceding analysis has focused on land designated by the General Plan for multiple-family housing. The analysis does not consider land designated for single-family residential development or rural residential development. In February 2003, Tuolumne County analyzed building intensities on land designated for the various densities of residential development to assist in growth projections for transportation and public water service planning. This analysis is still considered pertinent to the current planning period and will form the basis for the following conclusions. The following figure summarizes lands designated for residential development within the unincorporated area of Tuolumne County and estimates residential capacity utilizing actual building intensities. Please note that manufactured housing and mobilehomes are allowed in all residential districts. However, Section 17.48 of the County Ordinance Code does require that mobilehomes in the Mobilehome Exclusion Combining (MX) district be installed on permanent foundations.

FIGURE 3.F.2

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

Land Use Designation	Acreage in Unincorporated Area of County	Parcels in Unincorporated Area of County	Permitted Density (units per acre)	Actual Density (units per acre)	Public Services Required	Residential Capacity ***
Low Density Residential (LDR)	11,340	18,777	6	2.4	water* sewer**	27,216
Medium Density Residential (MDR)	121	300	12	5.9	water sewer	714
High Density Residential (HDR)	600	1,263	15	9	water sewer	5,400
Mixed Use (MU)	240	210	15	11.3	water sewer	2,712
TOTAL URBAN	12,301	20,550				36,042
Estate Residential (ER)	12,657	4,921	0.5	0.4	not required	5,063
Homestead Residential (HR)	6,461	1,607	0.33	0.33	not required	2,132
Rural Residential (RR)	30,795	3,910	0.2	0.2	not required	6,159
Large Lot Residential (LR)	11,922	767	0.1	0.1	not required	1,192
TOTAL NONURBAN	61,835	11,205				14,546
Total	74,136	31,755				50,588

* density of one unit per less than 2 acres
** Density of one unit per one third acre or less
*** Acreage (column 2) x Actual Density (column 5)

The preceding table indicates that Tuolumne County has designated more than sufficient land to meet the housing needs for the planning period. The urban land use designations alone, if built out to present average densities, could support approximately 36,042 residences. The majority of parcels designated for residential use in the unincorporated area of Tuolumne County are zoned consistent with their land use designations. However, many parcels need to be rezoned. The County is in the process of initiating zone changes to make zoning consistent with General Plan land use designations. Developers can apply for the necessary zone change at the time applications for discretionary land use entitlements for housing projects are submitted.

The County is updating its General Plan as directed by the Board of Supervisors on September 17, 2013. The update is anticipated to be completed in 2015. As part of the update, additional acres are proposed to be designated for HDR, MDR, and MU. The proposed additional acreage is as follows: HDR, 227 acres, MDR, 115 acres, and MU, 75 acres. These figures are subject to change by the Board of Supervisors during the General Plan update process.

FIGURE 3.F.2.a

PARCELS DESIGNATED LDR, MDR, HDR AND MU
(Unincorporated Area of Tuolumne County)

Land Use Designation	0 – ≤0.5 acre	>0.5 – ≤1.0 acre	>1.0 – ≤5.0 acres	>5.0 acres	Total
LDR	13,844	2,948	1,861	124	18,777
MDR	244	24	24	3	295
HDR	1,104	40	75	24	1,243
MU	134	31	33	12	210
Total	15,326	3,043	1,933	163	20,525

FIGURE 3.F.2.b

UNIMPROVED PARCELS DESIGNATED LDR, MDR, HDR AND MU
(Unincorporated Area of Tuolumne County)

Land Use Designation	0 – ≤0.5 acre	>0.5 – ≤1.0 acre	>1.0 – ≤5.0 acres	>5.0+ acres	Total
LDR	2,174	460	299	54	2,987
MDR	44	2	4	0	50
HDR	99	12	15	9	135
MU	19	5	16	4	44
Total	2,336	479	334	67	3,216

Figures 3.F.2.a and 3.F.2.b indicate that there are approximately 20,525 parcels within the unincorporated area of Tuolumne County designated for urban residential land uses. Of these 20,525 parcels, 3,216 are presently unimproved. Assuming that each unimproved parcel is the minimum size in its category and applying the actual density figures from Figure 3.F.2, not the maximum density allowed by the Land Use Element of the General Plan, the unimproved parcels designated MDR, HDR and MU could yield 1,242 dwelling units. For purposes of this analysis, it is assumed that each parcel less than 0.5 acre designated MDR could be improved with a duplex, each such parcel designated HDR could be improved with a triplex and each such parcel designated MU could be improved with a single-family residence.

Figure 3.F.4 shows the relationship between residential zoning districts and the Tuolumne County General Plan land use designations. There are eight residential general plan designations: High Density Residential (HDR), Medium Density Residential (MDR), Low Density Residential (LDR), Mixed Use (MU), Estate Residential (ER), Homestead Residential (HR), Rural Residential (RR), and Large Lot Residential (LR). The nine residential zoning districts are consistent with these designations as specified in Figure 3.F.4.

The MU (Mixed Use) zoning district was adopted in 1996 to provide for a mixture of residential, commercial and recreational facilities within urban areas where a mixture of these uses is desirable near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services. Typical land uses that are allowed include: detached and attached single-family dwellings, all types of multiple family dwellings, such as duplexes, apartments, and senior housing projects. The maximum residential density is 15 dwelling units per acre. A Use Permit is required to construct more than two single-

family dwellings or one duplex per parcel.

On December 7, 2004, the County adopted Ordinance 2595 which among other changes added a minimum residential density requirement for the R-1 (Single Family Residential), R-2 (Medium Density Residential), R-3 (High Density Residential), M-U (Mixed Use) and RE-1 (Residential Estate, One Acre Minimum) zoning districts. The Ordinance Code establishes that the minimum residential density is required exclusive of areas zoned Open Space or Open Space -1, designated for park or recreational facilities or encumbered by or proposed for deeded or dedicated easements, unless the property owner can demonstrate and the Board of Supervisors determines that physical or environmental constraints on the property make development to the minimum density infeasible.

FIGURE 3.F.3

RESIDENTIAL ZONING DISTRICTS

Zoning District	**Minimum Density**	**Maximum Density**	**Comments**
R-1 (Single Family Residential)	3 du per acre	6 du per acre.	public sewer and water required
R-2 (Medium Density Residential)	6 du per acre	12 du per acre	
R-3 (Multi-Family Residential)	8 du per acre	15 du per acre	
M-U (Mixed Use)	8 du per acre	15 du per acre	
RE-1 (Residential Estate, one acre minimum)	1 du per two acres	1 du/acre	additional unit allowed in compliance with TCOC Section 17.52.200.
RE-2 (Residential Estate, two acre minimum)	None	1 du/2 acres	
RE-3 (Residential Estate, three acre minimum)	None	1 du/3 acres	
RE-5 (Residential Estate, five acre minimum)	None	1 du/5 acres	
RE-10 (Residential Estate, ten acre minimum)	None	1 du/10 acres	

FIGURE 3.F.4

RESIDENTIAL GENERAL PLAN DESIGNATIONS AND ZONING DISTRICTS

General Plan Designations and Compatible Zoning Districts		
General Plan Designations	Compatible Zoning Districts	Maximum Density under General Plan
Urban		
High Density Residential (HDR)	R-3 (Multi-Family Residential)	15 du/acre
Medium Density Residential (MDR)	R-2 (Medium Density Residential)	12 du/acre
Low Density Residential (LDR)	R-1 (Single Family Residential) RE-1 (Residential Estate, one acre minimum)	6 du/acre
Mixed Use (MU)	M-U (Mixed Use)	15 du/acre
Non-Urban		
Estate Residential (ER)	RE-2 (Residential Estate, two acre minimum)	1 du/2 acres
Homestead Residential (HR)	RE-3 (Residential Estate, three acre minimum)	1 du/3 acres
Rural Residential (RR)	RE-5 (Residential Estate, five acre minimum), A-10 (General Agricultural, ten acre minimum)	1 du/5 acres
Large Lot Residential (LR)	RE-10 (Residential Estate, 10 acre minimum), A-20 (General Agricultural, twenty acre minimum)	1 du/10 acres

Tuolumne County's Uniform Zoning Ordinance is contained within Title 17 of the Tuolumne County Ordinance Code. Of the nine residential zoning districts, three provide for multifamily housing: R-2 (Medium Density Residential), R-3 (Multiple-family Residential) and M-U (Mixed Use). These districts are summarized below. On July 19, 2011 the County Board of Supervisors adopted Ordinance No. 3170 which amended the Zoning Ordinance to add a number of provisions related to housing. Standards for secondary dwellings were amended to increase a property owner's ability to add a second unit to their property. With these changes, the County now allows secondary dwelling units up to 1,200 square feet in gross floor area. Detached secondary units are allowed in residential estate zoning districts if the parcel is either at least twice the minimum parcel size of its zoning district or meets minimum cul-de-sac length limits specified in Section 11.12.040 of the County Ordinance Code. These secondary single-family dwellings are allowed in addition to permitted primary single-family dwellings and provide an additional method of providing affordable housing.

The Regional Housing Needs Assessment (RHNA) states that the County will need to provide for the development of 45 residential units for extremely low-income households, 57residential units at the very low-income level, 74 units at the low-income level, 81 for moderate-income households and 193 for households earning above the moderate income in order to address the housing needs of all segments of the County's population by 2019. In order to assess the availability of land for extremely low-, very low- and low-income households, the following analysis focuses on parcels one acre and larger that are designated High Density Residential (HDR), Medium Density Residential (MDR) and Mixed Use (M-U) that are unimproved in order to gauge the potential number of units that could be constructed in the County to support the total need of 450

residential units of which 176 need to be affordable to extremely low-, low- and low-income households. The analysis is separated into those parcels where the General Plan land use designation and the zoning are currently consistent and those where it is not, as indicated in the title of each table. The following analysis uses a conservative calculation based upon the minimum densities required in Title 17 of the Uniform Zoning Ordinance rather than the maximum potential density allowed in each respective zoning district.

FIGURE 3.F.5

AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (HDR/R-3)

SITE*	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIGNATION	PRIMARY ZONING DISTRICT(S)	ACRES	CAPACITY** (UNITS)***	INFRA-STRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	32-500-21	HDR	R-3 O▪	6.0±	48	Yes	Drainage Mitigated
2	90-170-20	HDR	R-3	1.3±	10	Yes	None
3	90-170-14	HDR	R-3	1.0±	8	Yes	Drainage can be Mitigated
4	32-500-18	HDR	R-3	3.9±	31	Yes	Drainage can be Mitigated
5	32-500-16	HDR	R-3	16.0±	128	Yes	None
6	32-500-19	HDR	R-3	6.0±	48	Yes	None
7	32-250-02	HDR	R-3	1.4±	11	Yes	None
8	32-191-06	HDR	R-3	1.0±	8	Yes	None
9	32-500-13	HDR	R-3	2.0±	16	Yes	None
10	33-032-05	HDR	R-3	1.0±	8	Yes	None
11	32-500-14	HDR	R-3	10.3±	82	Yes	Drainage can be Mitigated
12	37-020-13	HDR	R-3	5.0±	40	Yes	None
13	59-370-10	HDR	R-3	1.2±	10	Yes	None
15	59-370-01	HDR	R-3	2.3±	18	Yes	None
16	59-020-03	HDR	R-3	2.0±	16	Yes	None
17	09-060-78	HDR	R-3	2.3±	18	Yes	None
19	62-050-85	HDR	R-3	3.7±	30	Yes	None
20	66-050-04	HDR	R-3	1.0±	8	Yes	None
21	09-010-28	HDR	R-3	4.9±	39	Yes	None
22	59-020-08	HDR	R-3	19.1±	153	Yes	None
23	32-250-01	HDR	R-2▪	1.4±	11	Yes	None
24	32-500-13	HDR	R-3▪	8.4±	67	Yes	None
25	32-500-14	HDR	R-3 O-1▪	10.3±	82	Yes	Drainage Mitigated
26	33-032-03	HDR	R-3	1.6±	13	Yes	Sewer pump station required
27	37-020-13	HDR	R-3	4.9±	39	Yes	None
28	44-490-14	HDR	R-30	1.0±	8	Yes	None
29	44-490-15	HDR	R-3	4.9±	39	Yes	None
30	59-020-30	HDR	R-3	2.0±	16	Yes	None
Total				125±	1,005		

* The sites referenced above are currently unimproved.
** The Capacity for each site is based upon a minimum density requirement of 8 units per acre versus the 15 units per acre maximum building intensity allowed in the R-3 (High Density Residential) zoning district.
*** The number of units is rounded to the nearest whole number for ease of reference.
▪ O (Open Space).

The sites listed in the chart represent the potential for construction of 1,005 units of high density residential development in the County.

FIGURE 3.F.6

AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (MDR/R-2)

SITE *	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIGNATION	PRIMARY ZONING DISTRICT	ACRES	CAPACITY** (UNITS)***	INFRASTRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	33-032-04	MDR	R-2	1.6±	10	Yes	None
2	33-420-16	MDR	R-2	1.6±	10	Yes	None
3	32-230-04	MDR	R-2▪	3.9±	23	Yes	None
Total				7.1±	43		

* The sites referenced above are currently unimproved.
** The Capacity for each site is based upon a minimum density requirement of 6 units per acre versus the 12 units per acre maximum building intensity allowed in the R-2 (Medium Density Residential) zoning district.
*** The number of units is rounded to the nearest whole number for ease of reference.

The above sites represent the potential for construction of 43 units of medium density residential development in the County.

FIGURE 3.F.7

AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (MU/M-U)

SITE*	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIGNATION	PRIMARY ZONING DISTRICT	ACRES	CAPACITY ** (UNITS)***	INFRASTRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	43-151-29	MU	M-U	3.2±	26	Yes	None
2	03-210-31	MU	M-U	2.9±	23	Yes	None
3	37-112-06	M-U	M-U	2.3±	18	Yes	None
4	37-041-01	M-U	M-U	5.2±	42	Yes	None
5	37-141-32	M-U	M-U	2.3±	18	Yes	None
Total				15.9±	127		

* The sites referenced above are currently unimproved.
** The Capacity for each site is based upon a minimum residential density requirement of 8 units per acre versus the 15 units per acre maximum building intensity allowed in the M-U (Mixed Use) zoning district.
*** The number of units is rounded to the nearest whole number for ease of reference.

The above sites represent the potential for construction of 127 units of mixed use development in the County. The above analysis illustrates that capacity exists for development of 1,175 additional units of affordable housing on unimproved parcels within the HDR, MDR and MU General Plan land use designations where the land use designation and zoning are consistent. This does not however account for the parcels in the County that are vacant where the potential exists for development of affordable housing once the General Plan land use designation and zoning are consistent. Therefore, the analysis below reflects these additional parcels.

FIGURE 3.F.8

AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (HDR) ZONING INCONSISTENT WITH LAND USE DESIGNATION

SITE*	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIG-NATION	PRIMARY ZONING DISTRICT(S)	ACRES	CAPACITY** (UNITS)***	INFRASTRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	61-140-08	HDR	R-1 O-1	12.6±	101	Yes	None
Total				12.6±	101		

* The site referenced above is currently unimproved.
** The Capacity is based upon a minimum density requirement of 8 units per acre versus the 15 units per acre maximum building intensity allowed in the R-3 (High Density Residential) zoning district.
*** The number of units is rounded to the nearest whole number for ease of reference.
▪ O-1 (Open Space -1).

The above site represents the potential for construction of 101 units of high density residential development in the County.

FIGURE 3.F.9

AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (MDR) ZONING INCONSISTENT WITH LAND USE DESIGNATION

SITE*	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIGNATION	PRIMARY ZONING DISTRICT	ACRES	CAPACITY** (UNITS)***	INFRA-STRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	07-031-01	MDR	C-1▪	1.0±	6	Yes	None
Total				1.0±	6		

* The site referenced above is currently unimproved.
** The Capacity is based upon a minimum density requirement of 6 units per acre versus the 12 units per acre maximum building intensity allowed in the R-2 (Medium Density Residential) zoning district.
*** The number of units is rounded to the nearest whole number for ease of reference.
▪ C-1 (General Commercial).

The above site represents the potential for construction of 6 units of medium density residential development in the County.

FIGURE 3.F.10

AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (M-U) ZONING INCONSISTENT WITH LAND USE DESIGNATION

SITE*	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIGNATION	PRIMARY ZONING DISTRICT	ACRES	CAPACITY** (UNITS)***	INFRA-STRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	56-230-15	M-U	C-1▪	1.0±	8	Yes	None
2	56-380-14	M-U	C-1▪	1.2±	10	Yes	None
3	56-380-19	M-U	C-1▪	1.2±	10	Yes	None
4	56-380-11	M-U	C-1▪	1.4±	11	Yes	None

5	56-380-23	M-U	C-1▪	1.5±	12	Yes	None
6	56-380-22	M-U	C-1	1.7±	14	Yes	None
7	56-230-14	M-U	C-1▪	2.5±	20	Yes	None
8	56-380-18	M-U	C-1▪	3.2±	26	Yes	None
9	56-380-20	M-U	C-1▪	3.7±	30	Yes	None
10	56-380-11	M-U		1.1±	8	Yes	None
11	56-380-21	M-U		1.2±	10	Yes	None
Total				19.7±	159		

* The sites referenced above are currently unimproved.
** The Capacity for each site is based upon a minimum density requirement of 8 units per acre versus the 15 units per acre maximum building intensity allowed in the M-U (Mixed Use) zoning district.
*** The number of units is rounded to the nearest whole number for ease of reference.
▪ C-1 (General Commercial), R-1 (Single Family Residential), RE-2 (Residential Estate, two acre minimum).

The above sites represent the potential for construction of 159 additional units of mixed use residential development in the County on sites a minimum of 1 acre in size.

FIGURE 3.F.11

TOTAL POTENTIAL UNITS

Land Use Designation	General Plan/Zoning Consistent	General Plan/Zoning Inconsistent	Total Units
HDR	1,005	101	1,106
MDR	43	6	49
MU	127	159	286
Total	1,175	266	1,441

* excludes parcels less than one acre in size

The Regional Housing Need Assessment estimate provided by the State Department of Housing and Community Development indicates that a total of 450 new units are needed in the unincorporated area of the County in order to meet the projected demand for housing. The resource inventory analysis prepared by the County identifies 1,441 unimproved parcels within the unincorporated area of the County that could potentially be used for residential development.

In order to make those properties where the General Plan land use designation and zoning are not consistent more readily available for development, Implementation Program 3.A.e states that the County will 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, and moderate income housing and to eliminate governmental constraints to such development. This rezoning effort is underway and will be completed as soon as staff time allows. As previously mentioned, this task is part of the General Plan Amendment which is in process and anticipated to be completed in 2015. . This will facilitate the potential development of 266 additional units of affordable housing within the County. Once the rezoning is completed there will be the potential for the construction of 1,441 units of housing within the HDR, MDR and MU General Plan land use designations. This figure does not include the additional units that could be constructed on parcels less than one acre in size that are not included in Figures 3.F.5 through 3.F.10.

The analysis of unimproved parcels does not include three projects that have been approved and have affordable housing requirements, but have not yet been fully developed. These projects are:

- Parrotts Ferry Village, which is a 3.5± acre project being developed by the Tuolumne County Habitat for Humanity for low-income households. The project is approved for 36 homes of which eight homes have been completed and two are under construction;

- Mountain Springs Subdivision which was approved for up to 600 residences of which 54 are required to be affordable to median income households under the Inclusionary Housing Ordinance; and

- Peaceful Oak Estates Subdivision which was approved for 52 single-family dwelling of which 40 will be affordable to median or lower-income households as inclusionary units.

Prior to designating land for multiple-family residential uses, the County undertook an analysis to determine physical constraints which could preclude high-density development. Each parcel was evaluated to determine the presence of steep slopes, target wildlife habitats, soils which support special status plants or high value agricultural land, capable fault zones, flood zones and wetlands. If one or more constraints which could preclude multiple-family residential development were identified on a parcel, the parcel was not designated for such use. Similarly, land under Williamson Act land conservation contract or zoned TPZ (Timberland Production) was not considered for multiple-family residential designation. Land designated MDR, HDR, and MU is anticipated to be able to provide the majority of the affordable housing within the County over the remainder of the planning period.

It is estimated that there are 2,987 unimproved parcels designated LDR. These could potentially yield 3,203dwelling units. This estimate assumes that each parcel less than five acres in size would be improved with one single-family residence, since the majority of these parcels are unimproved single-family residential lots. The estimate also assumes that each such parcel in excess of five acres would be developed to a density on one dwelling unit per acre. This number far exceeds the 450 units reflected in the RHNA as needed to provide for above moderate income households.

In Tuolumne County, land developers find it to be more cost effective to create subdivisions greater than two acres, due to the lack of public improvements required specifically, public water and sewer systems. On parcels greater than three acres in size, power utility lines are not required to be undergrounded. Off-site road improvements usually constitute the greatest expense in developing these projects.

Since 2000, Tuolumne County has received applications for 37 subdivisions. Twenty-four of these tentative subdivision map applications, including 2,300 potential lots, have been approved to date.

A duplex or triplex is permitted within the R-3 zoning district without discretionary review. A duplex or two residences are allowed in the R-2 zoning district without discretionary review. Development to a density of one unit per less than two acres requires paved roads and public water. Development to a density of three units per acre also requires public sewer service. There are currently five public sewer districts within Tuolumne County. There are seven community water systems under local jurisdiction, and 54 community water systems (excluding the Department of Corrections) under state jurisdiction. A community water system is defined as a public water system that regularly provides water to year-long residents. Approximately 27% of the County residents receive domestic water from private water wells and approximately 52% dispose of wastewater through on-site sewage treatment and disposal systems.

Analysis conducted in the Environmental Impact Report certified for the Tuolumne County General Plan Update on December 26, 1996 indicates that public water and sewer system capacity is available to accommodate the expected population increase through 2020. A recent study performed by the Tuolumne Utilities District indicates that the District will have enough water to support anticipated growth through the year 2036. Affordable housing is typically constructed in urban settings at densities which require urban services. Service providers have indicated that their ability to provide service, based on regional needs, could be met; however, service would be contingent upon upgrades to both water and sewer systems depending on the location of the housing projects.

Some of the necessary improvements which may be required include piping sections of the raw water ditch system, replacement of water and sewer mains and interceptors, extending water mains, development of additional groundwater supplies, and planned enlargement of the regional wastewater treatment plant operated by the Tuolumne Utilities District and wastewater treatment plants operated by the Jamestown Sanitary District, Tuolumne Sanitary District and Groveland Community Services District. Some of these improvements can be financed with the Districts' capital reserve funds, while others would be the financial responsibility of the developers.

The Local Agency Formation Commission (LAFCO) which is staffed by the County of Tuolumne Planning Division conducted its 2013 Municipal Services Review. They confirmed that the Tuolumne Utilities District

(TUD) and the Groveland Community Services District are the only two providers in the area who are large enough to be required to have an Urban Water Management Plan. The plans were reviewed as part of the LAFCO review and both include language related to affordable housing as required in Chapter 727 of the California Government Code Section 65589.

3.F.2. Existing Assisted Housing Developments

Housing developments within the unincorporated area of Tuolumne County which include subsidized housing units are listed in Figure 3.F.5 below.

FIGURE 3.F.12

ASSISTED HOUSING DEVELOPMENTS

Development	Location	No. of Units	Rent Restricted Units	Program Status	Risk Level
Sierra Commons Apartments	Columbia	40	39	USDA Section 515 contract expires 2/6/2024	Low
East Garden Apartments	Jamestown	51	50	USDA Section 515 contract expires 6/13/2041	Low
Jamestown Terrace	Jamestown	56	55	USDA Section 515 contract expires 11/26/2041	Low
Tuolumne City Senior Apartments	Tuolumne	30	29	USDA Section 515 contract expires 8/24/2043	Low
Tuolumne Apartments	Tuolumne	52	51	FHA Section 236 (J)(1) & PRAC^	Low
Twin Pines Apartments	Groveland	39	38	CA Tax Credit Post PIS* 10/2/1992 Est. expiration date - 10/2/2022	Low
Oak Hills Apartments	Jamestown	80	79	CA Tax Credit Year PIS* 12/22/1998 Est. expiration date - 12/22/2028	Low
Columbia Village	Columbia	80	79	CA Tax Credit Year PIS* 10/20/1998 (Est. expiration date- 10/20/2028	Low
Forest View Apartments	East Sonora	60	59	CA Tax Credit Year PIS* 10/29/1999 Est. expiration date - 10/29/2029	Low
Kelso Court Group Home	Sonora	7	6	HUD 811 & PRAC^	Low

*PIS = Date the project was *placed in service*. This is the beginning date of the Tax Credit affordability period.

#Est. expiration date = Date the affordability period is estimated to expire. For projects built before 1990, the tax credit affordability period is generally 15 years, project built during years 1990 - 2000 generally have a 30 year affordability period, and projects built after 2000 generally have a 55 year affordability period. The affordability period for a project might be longer, depending upon other financing/refinancing.

^PRAC=Project Rental Assistance Contract

Pursuant to Government Code Section 65583, Tuolumne County has inventoried subsidized units within the County that are at risk of losing their affordability restrictions and concluded that no projects are at high risk for conversion to market-rate housing. County Staff consulted with the California Housing Partnership Corporation (CHP) which maintains a database of at-risk properties, State HCD, and the United States Department of Agriculture (USDA) Rural Development Office in Fresno, California which is in charge of administering USDA Rental Project Programs in Tuolumne County.

Staff from CHP confirmed that the two HUD-funded projects in the unincorporated area of the County, Tuolumne Apartments and Kelso Court, are considered by their agency to be at low risk of conversion. The projects have project-based rental assistance which helps keep the projects affordable. The Kelso Court Group Home in Sonora is financed through the HUD 811 program which is used primarily for single adults with disabilities. The Group Home is managed by the WATCH Program.

CHP staff also provided information on the four Affordable Housing Tax Credit Projects in the unincorporated area of the County (Twin Pines Apartments, Oak Hills Apartments, Columbia Village and Forest View Apartments). The affordability period for Tax Credit Projects depends on when the project was built and *Placed in Service.* This is a Tax Credit term denoting the date the project completed all Tax Credit financing requirements which generally occurs after the project is built, leased and paperwork has been accepted by the reviewing agency. As noted in the chart, Tax Credit Projects built before 1990 generally have a 15-year affordability period. Projects built in years 1990 – 2000 generally have a 30-year affordability period and projects built after 2000 generally have a 55-year affordability period. The affordability period can be longer if the project received other financing that required a longer affordability period or if the project has been refinanced utilizing affordable housing financing.

Staff from USDA provided information as to when each of the four USDA Section 515 Project contracts expire (Sierra Commons Apartments, East Garden Apartments, Jamestown Terrace and Tuolumne City Senior Apartments). These projects must remain affordable during the contract period. Contracts are set to expire in year 2034 and later and thus all of these USDA Projects are at low-risk for conversion to market-rate housing during the term of the Housing Element update period.

The County was awarded a 2013 HOME project assistance deferred loan for Tuolumne Apartments to renovate the project and extend the affordability for another 55 years. As affordable projects age and begin to approach the end of their affordability period, it will be important to preserve not only the affordability of the project but the physical condition of the project as well so that the housing continues to be sound and an asset to the surrounding community.

Owners of federally funded prepayment eligible projects can choose to retain project ownership in exchange for additional federal incentives, or sell their properties under a voluntary sale program. If the owners choose to sell, tenants, non-profit organizations and governmental agencies are provided with an exclusive 12 month negotiating period. Prepayment and conversion of the housing to non-low-income uses can only occur if there is no willing buyer. Restrictions on prepayment are applicable under federal law; prepayment is only accepted when all efforts to preserve the units as low-income fail. A Notice of Intent can be filed up to two years prior to the prepayment date to indicate the preliminary decision to pay off the loan. Within nine months following the NOI, a Plan of Action must be submitted to HUD by the owners. This is to include proposed changes in mortgage or regulatory agreements; description of federal, state, and local incentives being requested to develop or own the property; and proposed plans to transfer the title and/or sell the property.

3.F.2.a. Preservation/Acquisition of At Risk Units

To estimate the cost of acquisition of an existing rent restricted HUD funded housing project, the Tuolumne Apartments are used as an example because they submitted an application for HOME funding to renovate the complex and thus a current appraisal is available. The “as-is” appraised value is $2,570,000 for the 52-unit complex. A per unit figure would not be entirely accurate because the complex includes common facilities and amenities. For estimation purposes only, the per-unit cost of replacement would be $49,423. Once the project is renovated the value of the property will increase as will the cost of replacement.

If a developer offers one of these properties for sale, the County will help identify and work with an affordable housing developer who has the expertise to put together a financing package with subsidies needed to

maintain the affordability of the project. The County competes for State HOME and CDBG funds through a competitive process. The County can apply for funds to assist an at-risk project, as it did with Tuolumne Apartments, to extend affordability for another 55 years and make improvements needed to maintain the property in good condition. In 2013, Tuolumne County received a $3,334,629 HOME loan to assist Tuolumne Apartments at the request of the current project owner, The Michaels Organization. Tuolumne Apartments will now be kept as affordable for another 55 years.

There are many qualified affordable housing developers in the State of California, both nonprofit and for-profit, that can acquire and manage the County's at-risk units. These include developers such as The Michaels Organization which recently purchased Tuolumne Apartments. Other developers in the region include Opportunity Builders, Inc. in Stockton, and Mercy Housing in Sacramento. There are also many affordable housing developers who work statewide such as Christian Homes (they have a Northern California office), BRIDGE Housing, and other developers with experience in affordable housing finance. ATCAA has also expressed interest in partnering with a larger and more experienced affordable housing developer to either build, or acquire and renovate affordable housing.

3.F.2.b. Replacement of At Risk Units

The cost of replacing these at-risk units is high and many subsidized financing sources have been eliminated or reduced. Federal HOME and CDBG Funds have been severely reduced over the past four years. The County does not receive a direct allocation of HOME or CDBG funds and competes through a competitive process for State HCD HOME Funds. The State HOME Program only has funds for a few projects each year for all jurisdictions in California that do not receive a direct allocation of funds. The 2013 HOME project loan for Tuolumne Apartments is the first project assistance awarded to Tuolumne County although the County has been successful in receiving HOME program funds for County housing programs. CalHome and other State programs funded with Proposition 1C funds for affordable housing development have been exhausted. Redevelopment funding statewide has disappeared with the dissolution of redevelopment districts in California. The County did not have a redevelopment agency, but with the elimination of this funding source, competition for other funding such as HOME and CDBG has become more intense because more jurisdictions are competing. The County will continue to apply for affordable housing funding and assist interested developers to the extent that funds are available for affordable housing development.

The County of Tuolumne Housing Program Coordinator is a California Coalition for Rural Housing board member. The group advocates for affordable housing resources and legislation which benefits rural areas. Many affordable housing developers sit on the board. The County's Housing Program Coordinator has talked with a number of these organizations to encourage them to expand their service area into Tuolumne County. The response from most affordable housing developers is that they are not in a position to expand at this time due to a severe reduction in subsidized financing which is needed to make a project affordable. Visionary Home Builders in Stockton has expressed interest in partnering with ATCAA on some type of affordable housing project in Tuolumne County. County staff has been providing assistance to these organizations as they examine potential sites.

3.F.2.c. Quantified Objectives

It is the County's objective to preserve all subsidized units within the unincorporated area of Tuolumne County during the planning period. In order to attempt to preserve the subsidized units the County will work diligently to identify funding sources and pursue funding sources at the Federal, State, or local levels to preserve at-risk units on a project-by-project basis. The County is also committed to providing tenant education in coordination with other local agencies to occupants of at-risk units.

As previously mentioned, The County was successful in securing $3,334,629 in HOME project assistance for Tuolumne Apartments which will renovate the project and extend affordability for another 55 years. While none of the existing affordable projects in the unincorporated area of the County are at high risk for conversion to market-rate housing, the County will continue to look for opportunities to assist affordable housing developers to renovate their properties and extend project affordability.

3.F.3. Housing Programs

The County Community Resources Agency Housing Division operates a number of affordable housing programs with grant funding from the State Department of Housing and Community Development's HOME and CalHome Programs, the Federal Home Loan Bank Affordable Housing Program in partnership with Oak Valley Community Bank, and Grid Alternatives. These include:

- First-time homebuyer program;
- Green first-time homebuyer program for homebuyers purchasing homes using green components, such as energy saving appliances and features, renewable resources, and non-toxic materials;
- Down payment matching grant program;
- Short-term rental assistance program;
- Housing rehabilitation program for homeowners; and
- Solar panels for households participating in the County's homebuyer and housing rehabilitation programs.

First Time Homebuyer Programs

During 2013, the County assisted 22 lower-income families to become homeowners through the County's First-Time Homebuyer and Green First Time Homebuyer Programs. The County has been successfully implementing this program for the past thirteen years. There are currently 75 loans in the County's portfolio.

The County's First-Time Homebuyer Program helps make homeownership possible for first-time homebuyers who might not otherwise be able to afford to buy a home. The program provides deferred, low interest (3%) loans to lower income households earning no more than 80% of the County's median income. These loans are referred to as "silent second" loans because borrowers do not pay on the loan for 30 years or until the sale or transfer of the property, whichever occurs first. All homes must be lower-priced, starter homes and the borrowers are required to occupy the property as their primary residence during the entire term of the loan.

The County's silent second loans are combined with other financing such as FHA, USDA and conventional loans and the purchaser's down payment (minimum 3%). The maximum County assistance amount is $85,000. The actual amount of assistance is calculated based on the difference between what the borrower can afford to pay and the cost of the home.

The County's Green First Time Homebuyer Program focuses on homes that meet certain green building and universal design (accessibility) standards which provide energy efficient homes with accessibility features. The program is funded with two grants from the State Department of Housing and Community Development CalHome Program. This program targets new homes. In 2013, seven of the first-time homebuyers assisted by the County participated in the Green First Time Homebuyer Program. One family purchased a home at Sierra Meadows and the other six purchased homes at the Tuolumne County Habitat for Humanity's Parrotts Ferry Village Subdivision.

The County of Tuolumne partnered with the Tuolumne County Habitat for Humanity to provide assistance to Habitat homebuyers. County assistance benefits the homebuyer by allowing for a longer loan period which can lower the borrower's payments. The local Habitat chapter benefits because they have an additional source of financing for these units and they receive their funds at the close of escrow. Normally, Habitat conducts fundraising to finance the construction of a home. Prior to the Parrotts Ferry Village Project, they were able to build a home every year or two. The County benefits because Habitat will be able to build affordable homes more quickly, thus increasing the affordable housing stock in our County.

Six of the homebuyers participating in the County's first time homebuyer programs took advantage of the Federal Home Loan Bank (FHLB) WISH Program. The WISH (Workforce Initiative Subsidy for Homeowners) program provides down payment assistance up to $15,000 for each participating household, matching up to $3 for each $1 contributed by the homebuyer(s). Sweat Equity hours are also counted as match for the program. The loan is forgiven after five years as long as the homeowner continues to own the home. If they sell during the five years, they repay on a pro rata basis. This is a great benefit to the homebuyer because they immediately increase the amount of equity they have in their home.

The WISH Program is funded by the Federal Home Loan Bank which is a nationwide consortium of community banks. They set aside 10% of their combined net earnings from member banks and utilize these funds for

affordable housing and economic development loan and grant programs. Funds are awarded competitively and only a member bank can submit an application for funds.

The County has partnered with Oak Valley Community Bank for the past two years to provide this program and the bank has agreed to submit another application on behalf of the County in 2014. In 2011, the County partnered with Mother Lode Bank.

Rental Assistance

The County has been involved in the Tenant-Based Rental Assistance Program for eight years and assisted 15 households in 2013. Funding for this program is very limited and the County has closed the waiting list of applicants.

The Tenant-Based Rental Assistance Program provides up to two years of rental assistance to low income families who make at or below 60% of the County's median income. Most of the families participating in this program earn significantly below the maximum income.

The rental assistance program can pay the family's security deposit if needed in the form of a grant, and help pay the rent. The family pays about 30% of their gross income for rent and the program pays the difference between the family's payment and the total monthly rent.

The goal of the program is to assist people who are trying to put their lives back together, deal with a debilitating illness, reunify with their children, secure housing after losing their home, or overcome other life challenges. The idea is that the family uses the assistance as an opportunity to stabilize their living situation while pursuing employment or other assistance opportunities. Staff worked with the County Department of Social Services, Area 12 Agency on Aging, Disability Resource Agency for Independent Living (DRAIL), Center for a Non-Violent Community, and other organizations which provided case management to the clients participating in the rental assistance program.

Owner Occupied Rehabilitation

The County resumed its Housing Rehabilitation for Homeowners Program in 2010 after a nine year hiatus. From 2010 to the present, the County completed three homeowner rehabilitation projects and is currently assisting two other homeowners. The County currently has 36 rehabilitation loans in its portfolio. The program is funded with State Department of Housing and Community Development HOME funds.

The Housing Rehabilitation Program makes deferred, low interest (3%) loans to qualified low income households living in the unincorporated areas of the County who own their home but are not able to afford to rehabilitate their property to correct serious health and safety issues. By securing a rehabilitation loan, the family is able to remain in their home and live in a decent, safe environment. The program is particularly well suited to seniors. It also allows people with disabilities to make necessary modifications to their homes to give them increased mobility and safety. Loans are in the $40,000 to $85,000 range. The term of the loan is 30 years with payments beginning in year 2016.

The County has a considerable number of older homes in need of repair and this program provides an opportunity to improve the condition of the housing stock. It also employs local contractors, thus providing jobs.

Housing Division staff administers the program and an inspector from the Building and Safety Division is assigned to this program to inspect the property and determine the scope of work. The work performed corrects health and safety issues and serious deterioration, such as a leaky roof, non-functioning or poorly functioning appliances including stoves or refrigerators, inadequate or no heat, deteriorated windows or doors, leaky pipes and deteriorated exterior paint or stucco. Nonessential items and upgrades are not covered by the loan.

Families who participate in the program are encouraged to use green building methods and materials such as effective air sealing, weather-stripping, water-saving fixtures, long-lasting materials, energy efficient windows and other green features. If appliances, hot water heater systems, or heating/cooling systems need to be replaced as part of the scope of work, borrowers are encouraged to use products meeting ENERGY STAR

standards.

Solar

In 2012, the County formed a partnership with Grid Alternatives, a statewide nonprofit organization that provides solar electric systems to low-income homeowners who are also participating in other affordable housing programs. Funding is provided through the statewide Solar Initiative. Clients of the County's Housing Rehabilitation and First Time Homebuyer Program are eligible to participate. Solar panels are installed on the home at little or no cost to the homeowner. This helps the household save on their electric bills. The panels are tied to the home's entire electrical system.

The first homeowner was approved for the program in 2013 but their panels were not installed due to technical difficulties. GRID Alternatives and the local contractor who was assisting with the installation determined that the panels would compromise a portion of the roof. GRID Alternatives has had difficulty finding the resources to expand into Tuolumne County. Their closest regional office is in Fresno. It is difficult for them to work in a large service area because the work is labor intensive and requires them to work closely with local contractors. As a nonprofit, they do not currently have sufficient resources for expansion. County staff will continue to work with GRID Alternatives in the hope that as they expand they will be able to offer their services to more clients in Tuolumne County.

Mobilehome Rent Control Ordinance

The Community Resources Agency also administers the County's Mobilehome Rent Control Ordinance. The Board of Supervisors adopted a Mobilehome Rent Control Ordinance on November 7, 1995 which became Chapter 5.28 of the County Ordinance Code. The purpose of the ordinance is to help protect mobilehome park residents from unreasonable rent increases while at the same time recognizing the need of mobilehome park owners to make a reasonable profit. Generally, mobilehome residents own their homes and thus have made a considerable investment in their housing. Because they do not own the land their homes occupy, they are vulnerable in situations where the space rent increases substantially and they find that they cannot afford their space rent but are unable to move because they cannot sell their home if the rents in the park are too high. The County's Ordinance applies to mobilehome parks with two or more rental spaces and only spaces that were originally offered for rent before January 1, 1990. The Ordinance also exempts from rent control vacant spaces, recreational vehicle spaces, spaces in resident owned parks, spaces on which rent is subsidized by any government agency, spaces owned, managed or operated by a governmental agency and most notably, spaces under long-term lease (greater than one year).

California Civil Code Section 798.17, included in a Chapter known as the California Mobilehome Park Residency Law, exempts from local rent control spaces where the tenant has entered into a long-term lease which is in excess of twelve (12) months and meets certain other requirements outlined in that law.

As of September, 2013, there were 746 spaces under rent control and 2,293 mobilehome spaces exempt from rent control in Tuolumne County.

Under the Ordinance, park owners may increase rent annually based on the annual increase in the Social Security Cost of Living Adjustment (COLA). There is also a provision allowing the park to increase rent upon change of ownership up to 10% over the former tenant's rate if there has been no increase over the past year.

Park owners can also request a rent increase in cases where they do not feel that they are making a reasonable profit using the fair rate-of-return procedure outlined in the ordinance.

Section 8 Program

The Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program provides rental assistance to lower-income households. Renters participating in the program pay a portion of the rent based on their ability to pay. The balance of the rent is paid directly to the landlord as rental assistance. The program in Tuolumne County is administered by the Stanislaus County Housing Authority. They assumed administration of the program in January, 2012 from the State Department of Housing and Community Development which acted as the housing authority for 12 rural counties including Tuolumne County and the

surrounding foothill counties of Amador, Calaveras, Alpine and Mariposa. State HCD subcontracted with Central Sierra Planning Council (CSPC), a local nonprofit organization, to administer the program in the foothill counties. When CSPC went out of business, State HCD began managing the program directly. They decided to turn all twelve counties over to other housing authorities due to budget cuts that made it difficult for them to operate the program.

In June, 2011, when State HCD began managing the program, there were 184 Section 8 Vouchers allocated to Tuolumne County of which 176 were in use. When the Stanislaus County Housing Authority assumed management of the program in January, 2012, there were 168 households served by the program in Tuolumne County. In November, 2013 that number has dropped to 151 households. The Housing Authority attributes the drop in households served to a severe decrease in funding from HUD, largely due to budget cuts and sequestration.

Rural County Programs

The County of Tuolumne is a member of the Regional Council of Rural Counties; also know as the Rural County Representatives of California (RCRC) organization which is comprised of 33 rural counties. RCRC's mission is to advocate for rural counties. They also operate the California Homebuyers Fund (CHF) which provides financial resources to homebuyers and homeowners. As members of RCRC, these programs are available to residents in Tuolumne County. In 2013, they assisted four households in Tuolumne County with loans and down payment grants to purchase a home. CHF offers two down payment assistance programs which provide up to 3% of the cost of the home. The also offer Mortgage Credit Certificates (MCCs) which provide a Federal Income Tax Credit to homebuyers which can allow them to qualify for a larger home loan because the extra income from the tax credit can be factored into the income of the household for loan qualification purposes.

CHF also offers an energy retrofit loan to homeowners to assess the current energy consumption of the home and pay for energy efficiency upgrades. They provide loans up to $50,000 at 6.5% interest. The monthly loan payment to CHF is generally offset by the savings in energy costs.

3.F.4. Energy Conservation

State regulations require that the Housing Element address energy conservation measures in the community. Methods for conserving energy both in the development of new housing and the improvement of existing housing are addressed in this section.

The Tuolumne County Division of Building and Safety enforces the California Building Code through plan check and inspection services. Energy conservation measures are required to be consistent with Title 24 standards.

Energy conservation also involves the reuse of resources and is dependent on recycling. The County has taken a proactive role in recycling through the initiation of roadside pickup of recyclable materials. New development projects are reviewed to insure adequate space is provided for storage of recyclable materials. The Community Resources Agency Solid Waste Division offers assistance to rental housing owners and managers to help them implement recycling programs for their residents as required by Title 14, Natural Resources, Division 7, Chapter 9.1, Section 18835-18837, which requires a recycling program for multifamily projects with five or more units.

The Non-motorized Element of the Tuolumne County Regional Transportation Plan provides for bicycle and pedestrian facilities as an alternative to the traditional motorized routes throughout the County as well as a means of energy conservation. In 2002, Tuolumne County adopted a Recreation Master Plan which promotes the construction of a trail system throughout the County. The trail plan in the Recreation Master Plan has been coordinated with the Non-motorized Element of the Regional Transportation Plan.

The Tuolumne County General Plan and Community Plan land use diagrams designate areas for multiple-family housing within community centers where pedestrian routes are provided to shopping, school and recreational areas and public transit is available.

The County's Owner Occupied Rehabilitation Program can fund energy conservation items within the home such as dual pane windows. The program also promotes the use of Green building techniques and products such as Energy Star appliances and water-saving fixtures.

The County's Green First Time Homebuyer Program assists homebuyers to purchase energy efficient, accessible homes.

Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006 (Núñez, Chapter 488, Statutes of 2006) requires a reduction in California's greenhouse gas emissions to 1990 levels by 2020. According to the Draft Scoping Report published in June of 2008 and adopted December 11, 2008 by the California Air Resources Board (CARB) (the lead agency for implementing AB 32), in order to reach the AB 32 emission requirement, approximately 30 percent must be cut from business-as-usual emission levels projected for 2020, or about 10 percent from current emission levels. On a per-capita basis, this means reducing the annual emissions from 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020. Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. These requirements are found in Title 24 of the California Code of Regulations, hence commonly referred to as "Title 24" standards. These standards are enforced by the Tuolumne County Division of Building and Safety.

Weatherization Program

The Amador-Tuolumne Community Action Agency (ATCAA) administers the County's home weatherization program. Funds for home weatherization are provided through two organizations: 1) California State Department of Economic Opportunity under the Low Income Heating and Energy Assistance Program and 2) Pacific Gas and Electric. Both programs provide for basic home weatherization that can include insulation, weather stripping, caulking, faucet repairs and educational surveys. The programs also allow home weatherization that can include carbon monoxide detectors, pipe wraps, evaporative cooler covers, low flow shower heads, electric water heater timers and shade screens. Eligibility is based on income in relation to the current poverty level. ATCAA also offers assistance with utility bills for lower-income households who are having difficulty paying for heating, cooling, propane, etc.

The County should take an active role in creating more energy efficient residences. With regard to the existing older housing stock, the County provides information to its residents on energy saving techniques and low-interest energy loan programs that are available through Amador-Tuolumne Community Action Agency's Home Weatherization Program. The County could adopt solar design guidelines to ensure new developments are designed and built to be energy efficient. Consideration should also be given to developing landscape design guidelines for residential units to aide in passive cooling of the unit during the summer months and heating during the winter.

3.F.5 Smoke Free Housing

The Tuolumne County Public Health Department is implementing a "Community Transformation Initiative" which is funded with a sub-grant from the Public Health Institute, CA4Health Community Transformation Grant. As part of the grant, they are working to develop strategies to minimize secondhand smoke exposure in public areas including multi-family housing.

The incidence of smoking in Tuolumne County is much higher than in other parts of the state. A 2012 Tuolumne County Public Health Department survey found that smoking rates in Tuolumne County are 26%; the most recent State Public Health statistics show that the Statewide the rate is 11.9%.

The Public Health Department commissioned a *Tuolumne County Tobacco Consumption Survey* which was conducted October 13-16, 2012 by Fairbank, Maslin, Maullin, Metz and Associates (FM3). They conducted 420 telephone interviews with Tuolumne County adults age 18+ and found that:

- Nearly half of all households (49%) have at least one consumer of tobacco residing therein, including 35% that have at least one cigarette smoker.

- Residents of color, residents with lower incomes, residents who do *not* reside in single family homes, and those under the age of 50—particularly children—are more likely to live in a household with a tobacco consumer than are other segments of the population.
- Cigarettes are the most widely used form of tobacco—71% of tobacco consumers smoke cigarettes.
- Three in ten residents report that they are frequently or occasionally exposed to second-hand smoke.
- Among those who live in mobile home parks, apartments or condominiums, 40% say they are at least occasionally exposed to second-hand smoke in common areas within their building or mobile home park.

The study also found that many residents in apartments, condominiums and mobilehome parks are in favor of policies that would restrict smoking in common areas of their complex.

- There is broad support for restricting smoking in apartment buildings—70% of respondents support offering non-smoking sections where all apartments, balconies, and patios in a section are smoke-free and 57% support making buildings 100% smoke-free.
- Residents are divided, however, over whether smoking should be restricted in mobile home parks—44% support such a proposal, while 46% oppose.

Secondhand smoke is a public health issue because of the harmful effects of secondhand smoke. Reducing exposure to smoke where people live and spend a great deal of time can produce a tremendous positive effect on the health of residents, especially those living in multi-family housing with common areas and shared outdoor living spaces.

- According to the 2006 Surgeon General's report, nonsmokers who are exposed to secondhand smoke increase their risk of developing heart disease by 25-30% and their risk of developing lung cancer by 20-30%.
- The Centers for Disease Control and Prevention found that secondhand smoke causes an estimated 46,000 premature deaths from heart disease each year in the United States among nonsmokers.

The County Public Health Department is interested in developing strategies and programs that reduce secondhand smoke exposure in existing and newly-built multi-family housing. These strategies can include:

- Ordinances to limit secondhand smoke in newly developed multi-family housing, to include some smoke-free units as well as designating public areas such as community rooms, patios and balconies to be smoke-free.
- Programs and policies to limit secondhand smoke in existing multi-family complexes, including designating some areas or buildings as smoke-free, especially the affordable housing developments built in the County, and
- Education and awareness.

To further this goal, the County will include a Health Communities Element in the Update of its General Plan, which is currently underway and anticipated to be adopted in 2015.

APPENDIX 3.G: HOUSING CONSTRAINTS

Section 65583 (a)(4) of the Government Code states that the housing element must contain an "analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and their exactions required of developers, and local processing and permit procedures."

3.G.1. Governmental Constraints

3.G.1.a. Land Use Controls

When the General Plan was adopted in 1996, issues such as topography, the availability of public water and sewers, the availability of schools and access to emergency facilities were analyzed and parcels designated for General Plan amendments were evaluated against these criteria to reduce the need for mitigation of future impacts. However, two significant issues have arisen since adoption of the General Plan namely Public Resources Code 21083.4 which requires the County to mitigate for impacts to oak woodland lost to development and Assembly Bill 32, the Global Warming Solutions Act of 2006, which mandates that mitigation be developed for projects that have the potential to contribute to increases in greenhouse gas emissions. Both PRC 21083.4 and Assembly Bill 32 add to the cost of housing projects because the State, through the CEQA process, mandates mitigation of these issues.

Tuolumne County's General Plan provides eight land use designations for the development of residential units: Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Mixed Use (MU), Estate Residential (ER), Homestead Residential (HR), Rural Residential (RR), and Large Lot Residential (LR). In conjunction with this, the zoning ordinance has nine residential zoning districts; three of which provide for multi-family dwellings.

As required by State law, the Tuolumne County Uniform Zoning Ordinance makes provisions for second dwelling units in residential zoning districts. As mentioned in Section 3.D.1 Seniors, The County amended the Zoning Ordinance in 2011 to allow accessory units to be up to 1,200 square feet (the maximum was 850 square feet) and to permit detached accessory units in areas where they were previously not allowed. In the past, the property needed to be at least twice as big as the minimum required by zoning in order to place a detached secondary unit on the property. The County modified requirements for residential estate parcels as part of the changes made to the Zoning Ordinance in 2011. Detached single-family dwellings are now allowed in these residential estate zoning districts as long as they either have twice the amount of land as is required in that district or meet minimum cul-de-sac length limits as outlined in Section 11.12.040 of the County Ordinance Code. Attached secondary dwellings are allowed in eight of the nine residential zoning districts excepting RE-10 (for fire protection reasons). These changes allow developers and property owners to more easily provide accessory units which are ideal for seniors and are located within developed areas with services. These types of development incentives will continue to be offered by the County. The first residence, duplex or triplex on a parcel zoned R-3 (Multiple-Family Residential) is permitted without discretionary review. One duplex or two single-family dwellings are permitted on land zoned R-2 (Medium Density Residential).

The Tuolumne County General Plan and Community Plan land use diagrams designate thousands of acres for residential development as reflected in Figure 3.F.2. When the General Plan was adopted in 1996, thousands of parcels received different land use designations. Consequently, many of these parcels are no longer zoned consistently with their land use designations. County staff has rezoned many of these parcels to be consistent with their land use designations; however, due to staffing not all parcels have yet been rezoned. As part of the County's General Plan update that is currently underway and scheduled for completion in 2015, the County will identify parcels that have a current zoning district that allows more intense residential development than their land use designation and will propose land use designation amendments to bring those designations into compliance with current zoning. This will prevent any down-zoning for General Plan consistency. The County is considering a Distinctive Communities growth scenario as part of the General Plan update which is intended to allow growth through an increase in the density and mix of land uses within existing communities while preserving the rural nature of the areas outside the defined community boundaries. These changes to land use designations are intended to locate additional High Density Residential (HDR), Medium Density Residential (MDR) and Mixed Use (MU) designations throughout the Defined Communities in the County. This concept was endorsed by the County Board of Supervisors on September 17, 2013. The proposed additional acreages

for each of these zoning districts are: 227 additional acres in HDR, 115 in MDR and 75 in MU. These figures are subject to change by the Board of Supervisors during the General Plan update process.
Development standards for both on- and off-site improvements, as they relate to zoning are described in Figure 3.G.1.

FIGURE 3.G.1

DEVELOPMENT STANDARDS IN RELATION TO ZONING CLASSIFICATION

Development Standard	**Zoning Districts**			
	R-1, R-2, R-3, M-U	RE-1	RE-2, RE-3	RE-5, RE-10
	Less than 1/3 acre	Less than 2 acres	2 to 5 acres	Greater than 5 acres
public water	Yes	Yes	No	No
public sewer	Yes	No	No	No
paved roads (width)	Yes 20 feet in width	Yes 20 feet in width	If created by subdivision map	No
graveled roads (width)	N/A	N/A	18 to 20 feet in width	18 to 20 feet in width
Floor Area Ratio	R-1, R-2, R-3: 0.5 M-U: 2.0	0.5	0.5	0.2
building setbacks	15 feet front and rear, six feet side setbacks; at least 30 feet on parcels one acre or larger unless reduced by the Fire Prevention Division			
parking requirements single family multi-family: studio 1 bdrm 2 bdrm 3 bdrm 4 bdrm	 2 spaces 1 space 2 spaces 2 spaces 2 1/2 spaces 3 spaces	2 spaces	2 spaces	2 spaces
design standards	If property is located within a Design Review Combining (:D), Historic Combining (:H), or Historic Design Preservation Combining (:HDP) district, architecture and color is subject to design review consideration.			
curb, gutter sidewalk	Required on a project by project basis		Not required	

Provision of public water and sewer service for urban development has little effect on achieving the permitted maximum density allowed by a specific land use designation because construction of necessary improvements requires little, if any, above ground construction. Provision of adequate access roads does utilize a portion of the developable land on a site; however, having adequate ingress and evacuation routes is essential to protecting life and property in times of a fire emergency.

Section 11.12.040 of the Ordinance Code establishes cul-de-sac limit lengths from the nearest through road. The length from the nearest through road may not exceed 800 feet where parcels are zoned for less than one

acre, 1,320 feet where parcels are zoned for 1 acre to 4.99 acres, 2,640 feet where parcels are zoned for 5 acres to 19.99 acres and 5,280 feet for parcels zoned for 20 acres or larger. These cul-de-sac limit lengths are consistent with the requirement of Public Resources Code Section 4290. These limitations can pose a constraint where development is proposed in outlying areas of the County where a through road is not readily accessible and may trigger the need for road improvements. However, these restrictions are necessary to protect the County's residents and firefighters from health and safety concerns such as the impacts of wildfire. As stated previously, when the County adopted the 1996 General Plan areas appropriate for multiple-family housing were established. These areas are located primarily within the existing defined communities of the County; therefore, cul-de-sac length limit issues are less likely to be a constraint on the provision of affordable housing.

All discretionary projects are reviewed by the Planning Division for compliance with the California Environmental Quality Act (CEQA). If the project can be exempted from CEQA, a categorical exemption will be used, and if the project can rely on a previous environmental document prepared for the project site that previous document is utilized. However, most projects proposed for the creation of housing in the County require the issuance of a discretionary entitlement such as a Site Development Permit, Vesting Tentative Parcel or Subdivision Map or possibly a Conditional Use Permit where an exemption or previous environmental document cannot be utilized. These projects are analyzed using Appendix G of the State CEQA Guidelines.

The Regional Transportation Plan which was adopted in 2009 sets level of service requirements on County roads. The level of service (LOS) for minor collector and local roadways is B except within one half mile of major collector or arterial highways where the standard is C. For arterial roads and major collectors the LOS is C except within one half mile of similarly classed highways where the standard is D. The County allows for exceptions to the level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable. In allowing an exception, the County looks at numerous factors including the number of days or hours per day that the intersection or roadway segment would operate at conditions worse than the standard, the ability of required improvements to significantly reduce peak hour delay and improve traffic operations, the right of way needs and the physical impacts on surrounding properties including others. Exceptions to standards will only be allowed after all reasonable measures and options are explored, including alternative forms of transportation. On State Highways, the County supports, when reasonable, the State's goal of maintaining a Level of Service of C on the highways and at its intersections with County roads.

The County adopted LOS standards have not served as a significant constraint on development in the County; however, projects in the past have been conditioned for dedication of additional right-of-way, street widening and payment of a fair share contribution to signal improvements on State Highways. Implementation Program 3.C.c recognizes the need to reduce constraints on new development with special attention to infill development through the use of the County Planned Unit Development process and the Inclusionary Housing Ordinance.

The floor area ratio could provide an impediment to achieving the maximum development potential of a parcel within the R-2 and R-3 zoning districts, which allow maximum residential densities of 12 and 15 dwelling units per acre, respectively. For example, within the R-3 zoning district the floor area ratio is 0.5 and the maximum residential density is 15 dwelling units per acre. If 15 dwelling units were proposed on a one acre parcel, the units could occupy up to 21,780 square feet, or 1,452 square feet per residence. Only if a developer were proposing to construct 15 units on this parcel, which totaled more than 21,780 square feet, would the floor area ratio be problematic. If the floor area ratio requirement were to prove an impediment to an affordable housing project, Section 17.65.070 of the Inclusionary Ordinance does provide an increased floor area ratio for residential units as an incentive for the development of these projects.

Building setbacks have not proven to be an obstacle to achieving maximum residential density on a project site. In urban zoning districts, setbacks are minimal; 15 feet from front and rear property boundaries and six feet from side property boundaries, and have little effect on achieving maximum residential density. On parcels over one acre, building setbacks of 30 to 100 feet can be required by the Fire Prevention Division based upon the wildland fire hazard rating of the area. While these setbacks can restrict the area of a parcel available for construction of residential improvements, they do not restrict the ability to achieve the maximum

residential density of a site and they prove invaluable when defensible space is needed to protect a structure during a wildland fire event.

Parking requirements have not proved to be constraints to achieving maximum residential density. The typical off-street parking space is 9 feet wide and 20 feet long. If the previously described one acre parcel zoned R-3 were developed with 15 four-bedroom dwelling units totaling 21,780 square feet, required parking would be 60 spaces. This parking would require 10,800 square feet. If all parking was constructed separate from the dwelling units, 10,980 square feet would still remain to accommodate access roads and building setback areas. Design standards have little effect on the ability to achieve maximum residential densities. Achieving consistency of design within an historic community can add to the cost of a housing project, but typically does not add square footage.

Depending on the slope of a development site, the width of the road prism can limit the ability of a site to achieve the maximum permitted residential density. In the R-1 zoning district, where up to six dwelling units per acre are allowed, wide road prisms can substantially reduce the area available for lot creation. However, through slope analysis conducted during the General Plan Update in the 1990's, areas zoned R-1 are typically located in the more level areas of the County.

As stated previously, on March 18, 2008, the County adopted Ordinance 2896 which established Chapter 17.65 of the Ordinance Code which now provides for a voluntary inclusionary housing program for new residential development to contribute to the provision of affordable housing units either by constructing units on-site, payment of in-lieu fees or through other alternatives approved by the County. This Ordinance also established incentives for the provision of affordable housing, established requirements and standards for inclusionary housing, established an affordable housing trust fund, amended Title 3 of the Ordinance Code to waive the development application fees for inclusionary housing units and waive the County Services Impact Mitigation Fee for inclusionary units. Adoption of the Inclusionary Ordinance does present the potential for cost shifting because the cost of subsidizing the affordable units may need to be underwritten by the purchasers of the market rate units; however, the adopted Ordinance provides for numerous incentives for the provision of inclusionary units and allows the developer to request additional incentives as provided for in the Ordinance.

The Ordinance, which is discussed in more detail in Section 3.E.1, Regional Housing Needs, provides an array of incentives to a developer. The current incentives are listed in Figure 3.E.3. The incentives are broken down into three categories. Category A is available to developers who provide affordable units. Category B incentives can be used by developers who either provide affordable units or pay the in-lieu fee and Category C lists financial assistance.

All of these incentives greatly reduce the potential of inclusionary housing to serve as a constraint on housing development in the County. Developers that create housing projects without requesting exceptions from the County's development regulations or without requesting the standard incentives need not construct affordable units It should be noted that numerous projects have been approved in the County that include an affordable housing component, and the inclusion of the units occurred prior to adoption of the Inclusionary Ordinance and was voluntary on the part of the developers.

3.G.1.b Permit Processing

Processing times for residential projects vary depending on the number of units involved and the zoning designation of the property. For instance, to construct a duplex on a parcel zoned R-2 (Medium Density Residential) requires only a building permit; no discretionary review is required. Once plans have been submitted, the review period for the building permit is approximately four weeks. That same property could also be developed with a density of up to 12 dwelling units per acre. In this case, a conditional use permit would be required in addition to the building permit. The application fee for a Use Permit is presently $6,593.00, but this fee is waived for affordable units. Discretionary review of the Use Permit requires a minimum of four weeks from the date of submittal and could require several months if the application requires preparation of a Negative Declaration under the California Environmental Quality Act (CEQA).

Findings for a CUP include that the project is in accordance with the General Plan and the Ordinance Code, that the proposed project will not overburden existing municipal facilities, that the size and terrain of the project

site are suitable for the proposed use and that under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood. These findings assure that the health, safety and general welfare concerns of the citizens of the County are met. Any decision made by the Planning Commission can be appealed to the Board of Supervisors, appeals are generally expedited by the Community Resources Agency and the cost as of January 1, 2014 is $141.00. Building Permit applications could be reviewed concurrently so that they would be ready to be issued upon approval of the conditional use permit. The requirement for a Conditional Use Permit can serve as a constraint to development due to its discretionary nature; however, in order to reduce this constraint, specifically in regard to affordable housing, the County does offer developers incentives such as fee reductions and priority processing.

Ordinance 2050, adopted by the Tuolumne County Board of Supervisors in April of 1994, revised Title 17 of the Tuolumne County Ordinance Code to allow the development of the first single family dwelling, duplex or triplex on a single parcel of land zoned for such use without requiring discretionary entitlements. This serves to substantially reduce the processing time and application fees required for these small residential projects.

An application to develop a single-family residential subdivision requires discretionary approval of a Tentative Subdivision Map, as required by the State Subdivision Map Act (Sections 66410 – 66499.58 of the Government Code). Such an application requires environmental review under the California Environmental Quality Act (CEQA) and typically requires adoption of a Negative Declaration. Large subdivisions, of 100 lots or more, typically require certification of an Environmental Impact Report (EIR). Planning Division Staff will prepare the Negative Declaration, though the property owner has the option to hire a consultant to prepare the document. EIRs are always prepared by a consultant at the cost of the property owner. Preparation of the draft Negative Declaration requires 2 – 3 months, provided all information and special studies required to prepare the document are provided in a timely manner. Upon completion of the draft Negative Declaration, a 30-day public review period commences, as required by Section 15073 of the State CEQA Guidelines. Upon closure of the public review period, the application is scheduled for consideration by the Planning Commission. The Planning Commission holds a public hearing on the application, after which the Commission makes a recommendation to the Board of Supervisors regarding the application. The Board of Supervisors then holds a public hearing to consider the application. After conclusion of the public hearing, the Board of Supervisors acts on the Tentative Subdivision Map.

Notification of the public hearings before the Planning Commission and Board of Supervisors is mailed to the owners of property located within 300 to 1,000 feet of the project site, depending on the size of the site. At the hearings, these neighbors often express concerns regarding the impacts of a land division on the surrounding area. Such concerns can affect the decision of the Board. In order to approve a Tentative Subdivision Map, the Board of Supervisors must determine that none of the mandatory findings requiring denial of the map found in Section 66474 of the Subdivision Map Act apply to the project. Among other requirements, the Tentative Subdivision Map must be consistent with the General Plan, the site must be found to be suitable for the development proposed, the proposed subdivision must not cause substantial environmental damage, and the subdivision must not cause serious public health problems. Upon approval of the Tentative Subdivision Map, the property owner has three years to complete the conditions of approval and have a Final Subdivision Map recorded. The Tentative Subdivision Map review process is lengthy, it can require 6 – 12 months. The timeline for review of such applications is largely dictated by State law through application of CEQA and the Subdivision Map Act. The process does dissuade some property owners from considering development, however, planning is a public process and an enlightened citizenry within the County demands that potential environmental impacts associated with land development be identified and mitigated.

In order to construct a multiple-family housing project on a parcel zoned R-3 (Multiple-family Residential), a Site Development Permit must be secured from the County prior to issuance of Grading and Building Permits. Through the Site Development Permit process, the County reviews the application for site layout, structure design, water and sewer service, other utilities, landscaping, drainage, erosion control, fire protection, access, circulation and parking. Such projects are typically too large to qualify for exemption from environmental review under CEQA. Therefore, a Negative Declaration must usually be prepared. This process typically requires 3 - 4 months, as described in the previous paragraph. Following preparation of the Negative Declaration, the Site Development Permit can be issued by the Community Resources Director. If there are concerns raised by adjoining property owners the project will be scheduled for consideration by the Planning

Commission. In this case, the Planning Commission holds a public hearing following the required public notification. At the conclusion of the public hearing, the Planning Commission decides the matter. The decision of the Commission can be appealed to the Board of Supervisors by any aggrieved party, the appeal is generally expedited by the Community Resources Agency and the fee for the appeal as of January 1, 2014 is $141.00.

A Site Development Permit is a discretionary entitlement that is meant to insure that certain types of proposed developments will serve to achieve a design that is desirable to the County and the local community. During the Site Development Permit review process, the Community Resources Agency notifies adjacent property owners of the project including the nature and location of the proposed project and solicits an expression of opinion. Before approving or conditionally approving a Site Development Permit, the findings must be made that the proposed development is consistent with the General Plan, that it is consistent with the Tuolumne County Ordinance Code, and that under the circumstances of the particular case, the proposed development will not be substantially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. Upon the effective date of the Site Development Permit, the property owner can obtain Grading and Building Permits and begin construction. The requirement for a Site Development Permit can serve as a constraint to development due to its discretionary nature; however, in order to reduce this constraint, specifically in regard to affordable housing, the County does offer developers incentives such as fee reductions and priority processing.

As stated previously, there may be a measure of concerns associated with the proposed development; however, the procedure allows the public to actively engage in the development process. The need for a project to proceed through the process including a commission hearing and possible appeal can extend the processing time and increase costs; however, the Community Resources Agency makes every effort to expedite processing of applications with special emphasis on affordable housing projects. Implementation Program 3.C.c also specifically mandates that the Community Resources Agency continue to provide for “Fast Track” processing of discretionary applications proposing very low, low, median or moderate income housing.

The time required to process these and similar discretionary entitlements does affect the cost of housing. During application processing the property owner or developer is incurring holding costs. Some property owners may be discouraged from applying to develop their property due to the length and scrutiny of the development review process. However, the citizens of Tuolumne County demand well planned development that minimizes environmental effects. The planning process does accomplish application review consistent with State law and the desires of the citizenry. Implementation Program 3.C.c of the Housing Element directs County Staff to continue to provide fast-track application processing for discretionary land development applications which propose very low-, low- or median-income housing, and Section 17.65.070 of the Inclusionary Ordinance requires this incentive for affordable housing projects. Through implementing this program, County Staff can reduce the amount of time required to administratively review an application and prepare necessary CEQA documents.

The following development application review processes are governed by state law and not local ordinances:

1. Amendment of the General Plan to ensure consistency between the land use designation of a parcel and the development requested.

2. State planning law establishes specific requirements for findings, public notice and public hearings for processing zone change, development agreement, conditional use permit and variance applications.

3. The filing of tentative and final parcel or subdivision maps.

4. Adoption and enforcement of building codes.

5. Compliance with the California Environmental Quality Act (CEQA). Under this law, the County must determine whether or not an Environmental Impact Report is required and must mitigate environmental impacts of land development projects it approves. CEQA also establishes minimum time frames for public review of environmental documents.

Tuolumne County includes only one incorporated city, the City of Sonora. There are, however, twenty (20) identified communities. The County has five Design Review Districts. In each of these districts and East Sonora, applications for discretionary entitlements, such as Use Permits, are reviewed by County staff for consistency with the applicable Design Guide. The Design Guides for the various areas are available to the public for advanced assistance with design issues.

For example, an updated version of the Jamestown Design Guidelines was adopted by the Board of Supervisors on October 7, 2008. The summary states that the purpose of the Guidelines is to preserve historic visual and cultural resources, to encourage developers to create a link between the past and the future and to perpetuate Jamestown's authentic architectural heritage among other goals. The Guidelines also make it clear that they are not intended to be a strict limitation on the type of development that may be permissible within the community. Among the items contained in the Guidelines are examples of compatible building heights, proportions, colors, construction materials, lighting and landscaping along with other examples that allow a proposed development to maintain the unique character and flavor of the historical area.

In an effort to expedite processing of land development applications, the Board of Supervisors eliminated the area planning commissions serving Jamestown, Columbia and Southern Tuolumne County as well as all design review committees in the County effective July 1, 2013. The County now has one planning commission and County staff reviews discretionary land development applications for compliance with applicable design guides.

The Community Resources Agency makes every effort to inform the public of the development process with regards to time constraints, development fees, information required for application submittals through the use of handouts and maintaining a development information center seven hours a day, five days a week. The County offers a Pre-Application Review process to assist land owners in designing land development projects. The process involves review of preliminary plans by affected agencies. The process is useful in identifying fatal flaws in a project and design alterations which can be incorporated to improve a project.

On the average, processing times for discretionary development entitlements are as follows:

FIGURE 3.G.2

REQUIREMENTS FOR APPROVAL OF DEVELOPMENTS

ENTITLEMENT	APPROXIMATE PROCESSING TIME (MONTHS)	ENVIRONMENTAL DETERMINATION REQUIRED	REQUIRED BY STATE LAW
General Plan Amendment	3-6	Yes	Yes
Zone Change	3-6	Yes	Yes
Tentative Subdivision Map	3-6	Yes	Yes
Site Development Permit	2-3	Yes	No
Tentative Parcel Map	1-3	Yes	Yes
Design Review Permit	1	No	No
Conditional Use Permit	1-2	Yes	No
Plan Check/Building Permit	0.5-2	No	Yes

The County departments involved in processing development applications are continually revising their own procedures in order to reduce time spent reviewing projects including:

1. Preparation of public handouts to assist applicants understanding of the development process. Access to the Tuolumne County Ordinance Code is also available on the County's website along with the land development application and numerous other forms and information that pertain to development.

2. In 1998, Tuolumne County consolidated the Planning Division, Building and Safety Division, and Fire Prevention Bureau into a Community Development Department. The Fire Prevention Division is currently under the jurisdiction of the Tuolumne County Fire Department; however, the Fire Prevention Division is still physically located in the same building as the other departments. In 1998, the County also created a Code Compliance Division within the Community Development Department which has since been folded into the Building and Safety Division. In 2000, the County created a Geographic Information System (GIS) Division within the Community Development Department. The County created a Housing Division within the Community Development Department in 2008 and hired a Housing Program Coordinator to facilitate the development of affordable housing in the County. In 2011, the Public Works Department merged with the Community Development Department to become the Community Resources Agency. The combined agency has resulted in improved customer service and more efficient review of land development applications.

3. On December 3, 2002, Tuolumne County adopted Ordinance 2477 which added provisions to the Tuolumne County Ordinance Code regarding the age of mobilehomes. A building permit may not be issued for installation of a mobilehome on private property if the mobilehome is more than 25 years old. Within any mobilehome exclusion combining (:MX) zoning district, a building permit cannot be issued for a mobilehome which is more than ten years old. These restrictions do not apply to mobilehome parks. The purpose of these regulations was twofold; safety and appearance. Safety of the occupants has improved as mobilehome construction standards have improved over time. The appearance of mobilehomes has also improved over time.

4. Concurrent processing of building permits in conjunction with discretionary land use entitlements (such as a use permit or site development permit) is offered as a way to reduce application processing time. However, this is only suggested when staff is confident that major design changes will not be necessary. The chance of major design changes is reduced when the applicant has taken advantage of the County's pre-application review process.

One benefit of creating the Community Resources Agency has been cross-training of staff. When applicants contact the Planning Division for information regarding land development, they are informed of development standards contained not only in the Uniform Zoning Ordinance, but also the applicable fire, engineering and, building requirements as well. The applicant is advised to contact these and other agencies that would review a land development application.

3.G.1.c. Building Codes and Enforcement

The State mandates that local agencies adopt standards relating to buildings and their functions. Tuolumne County has adopted the California Building Standards Code for building, mechanical, electrical, plumbing, and fire codes, with some local exceptions. The County has adopted no local amendments to the Code that would pose a significant constraint to housing development or maintenance. Chapter 15.04 of the Ordinance Code allows for exemptions that reduce requirements on building permit issuance beyond that allowed in the Building Code in order to facilitate maintenance of existing structures. These codes are enforced primarily by the Building and Safety Division of the Community Resources Agency through plan check and inspection services. When structures are constructed without a permit, Building and Safety Division, through Code Compliance, investigates and works with the landowner to resolve the violation.

The County's Owner Occupied Rehabilitation Program coordinates efforts with the Building and Safety Division and the Environmental Health Division to assist homeowners with substandard housing to improve their living situation.

The County adheres to the Health and Safety Code with regard to demolition or repair of substandard buildings. If a complaint is received regarding substandard housing, the Chief Building Official will inspect the structure for compliance with structural, fire, health and safety codes and County regulations. If the structure

is considered a potential hazard, the property owner is mailed an Opportunity to Correct and instructed to contact the Code Compliance Division with a plan to remove, repair, convert, or demolish the structure. The property owner is also directed not to conduct work without the proper permits. In the County many of the structures identified for demolition are structures that are 50 years of age or older. Chapter 14,08 of the Ordinance Code mandates that a building permit for demolition cannot be issued until a demolition review is approved or conditionally approved by the Tuolumne County Historic Preservation Review Commission Demolition Review Committee. Any decision made by the Committee can be appealed to the Board of Supervisors for no fee. The purpose of Chapter 14.08 is to conserve the County's historic structures.

The County has an open door policy with regard to complaints alleging violations of development codes. Any person may submit a complaint to the County and may do so anonymously. The County does not actively seek out zoning violations. However, once a complaint has been received, County Staff works to resolve any confirmed violation. Upon receipt of a complaint, an inspection is conducted to verify that a violation of the County Ordinance Code exists. Once a violation is confirmed, the property owner is notified by mail of the violation and encouraged to contact the Building and Safety Division to work out a schedule for achieving compliance. County staff makes every effort to assist property owners to correct violations. If the violation is corrected in the agreed upon time frame, no further enforcement action is taken. If the property owner fails to contact the County, a second letter is sent by the Building and Safety Division advising of the code compliance process and sanctions. If the property owner fails to respond or fails to correct a violation, several options are available to encourage compliance including fines, liens and summary abatement.

Complaints regarding violations of land use regulations and construction codes are handled by the Community Resources Agency. Code enforcement has been assigned a low priority by the Board of Supervisors. Therefore, complaints that do not involve health or safety hazards require substantial time to resolve. When the County budget improves, and additional employees are hired, such complaints will be processed more quickly.

3.G.1.d On-Site and Off-Site Improvement Standards

In order to assess the impact of on-site and off-site improvement standards on the cost of housing in the County, an analysis associated with a high density residential development will provide illumination. The HUD Study of Subdivision Requirements as a Regulatory Barrier lists many factors that can increase the cost of providing high density residential development. These factors include lot size, lot width, front, rear and side setbacks, floor area minimums, paved roadway width requirements, planting strips, sidewalk widths, the number of off-street parking places required and the percent of the total site that must be retained in open space. For the purposes of this analysis a high density residential development consisting of fifty townhome units where the land is subdivided for individual sale will be the model. For the purposes of this analysis, further assumptions will be made that the development will take place on a 3.5± acre parcel with a High Density Residential (HDR) land use designation where the zoning is consistent, i.e. R-3 (Multiple Family Residential).

The minimum parcel size within the R-3 zoning district is 12,500 square feet (net) and the parcel must be a minimum of fifty feet in width at the front setback line. Section 17.56.120 of the Ordinance Code states that residential condominiums and townhomes shall be treated as multiple-family dwellings and the individual dwelling units shall not be subject to the minimum parcels size specified in the zoning district. Using the 3.5 acre parcel size, the project site consists of 152,460 square feet. The maximum floor area ratio (FAR) of the coverage of all buildings on a parcel within the R-3 zoning district is 0.5. The FAR sets a standard for the building intensity that is allowed for developable parcels. With a FAR of 0.5, a one-story building may be developed to cover up to 50% of the area of the lot. A two-story building may cover 25% of the same lot, assuming that both the first floor and second floor occupy the same area. Applying this requirement to the project site, a maximum of 76,230 square feet of the site could be developed with structures. This would allow a maximum of 50 townhomes on the site if each of the townhomes is 1,500 square feet in size. The lot size for each unit would consist of approximately 1,524 square feet which is substantially smaller than the 4,250 square feet referenced in the HUD guide.

Typical setback requirements for the County are 35 feet from the centerline of any street or right-of-way or fifteen feet from the front property boundary, 15 feet from the rear property boundary and 6 feet from side property boundaries. On a project such as this, the setbacks would be measured from the entire property

boundary rather than from the individual lot boundary. This will allow a higher intensity of development. These setback requirements are generally consistent with the HUD mean of 13 foot front, 16 foot rear and 5 foot side setbacks.

The remaining 76,230 square feet of the site can be used to develop access improvements, parking and open space. The majority of parcels that are designated for high density residential development are located in areas where development has occurred in the past or is anticipated in the future. Most of these sites, therefore, are previously disturbed or contain habitat with little value to wildlife. Generally these sites would require no mitigation for cumulative impacts to wildlife resulting from the proposed development. Some sites may have higher quality habitat and require conservation as mitigation for impacts to biological resources. The HUD guidelines reference 12.9 percent as an optimum amount of open space. The County's Geographic Information System (GIS) allows staff to steer potential developers away from sites that contain valuable wildlife habitat thereby reducing the need for open space mitigation.

The Ordinance Code mandates that the total area required to be provided on-site for recreation is computed by multiplying the number of dwelling units to be included in the development by .01 acre, up to the limits set forth in Section 66477 of the Subdivision Map Act. Therefore, given the example, the developer would be required to provide 0.5 acre of land for on-site recreational facilities. If the full 0.5 acre cannot be provided on-site, the developer may choose to provide amenities such as play equipment or a picnic area along with other possible improvements. The Ordinance Code also allows the payment of in-lieu fees; however, on high density residential development, the developer is encouraged to provide facilities on-site.

The County Ordinance Code requires two off-street parking spaces for each townhome. If each townhome has a two car garage, the garage can be used to meet the requirement. Generally in a project of this density, additional parking would need to be provided on-site to accommodate visitors and could be provided within the common area of the project. The requirement for off-street parking exceeds the HUD mean standard by 0.44 but does not exceed the maximum standard of 2.

The Ordinance Code states that development in the R-3 (Multiple Family Residential) zoning district to a density of one unit per less than two acres must be served by public water and that development to a density of one unit per on-third acre or less must be served by public sewer. Given the density referenced above, this project would need to be served by both public water and sewer. For the purposes of this analysis, it will be assumed that the project site is within the water service area of the Tuolumne Utilities District (TUD) and nearby parcels are currently served by TUD for water and sewer. In order to develop as proposed, an agreement between TUD and the developer will need to be executed which will specify the conditions for service including the developer's construction and transfer of pipeline facilities to abut each of the proposed lots and will include the payment of fees. Extension of sewer to the site may include the payment of capacity charges to mitigate impacts to the District's treatment and storage facilities and wastewater outfall system along with an extension of sewer lines to the site and upgrades to an existing pump station. Assuming that the nearest water and sewer hookups are located within 1,500 linear feet of the project site, the cost to extend water and sewer lines would be approximately $90,000. The connection fee for each lot would be approximately $3,800 for sewer and $5,700 for water. Therefore, the approximate cost for each unit would be $9,500. These fees have not proved a constraint to development of this type of project in the past.

All proposed residential projects are reviewed by the Engineering Development Division of the Community Resources Agency (EDD) in order to assess their potential impact on the County road system. This review will generate a project specific list of requirements. These requirements may include dedication of additional road width along the project frontage to meet the County requirement of fifty feet. Within the road right-of-way, the project site will generally need to be improved to two -ten foot wide lanes. Title 11 of the Tuolumne County Ordinance Code does allow for exceptions to specific standards which may be granted by the Director provided that adequate justification for such exceptions is documented prior to project approval. If construction of the project encroaches on a County maintained road, an Encroachment Permit will need to be obtained. On-site illumination is usually required at major intersections and at specified intervals along internal access roads. Tuolumne County has no adopted lighting standards; however, street lights are generally required at intersections. Off-site improvements may consist of road widening, additional dedication, the construction of a turn pocket and a fair-share contribution to off-site improvements such as signalization of a nearby intersection. The County standard road width requirement for on-site roads is less than the HUD mean standard of 24 feet.

Implementation Program 2.B.g of the General Plan states that new development shall contribute to or construct bicycle and pedestrian facilities. New development zoned R-3 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 does require the provision of bicycle and pedestrian facilities within the new development. These facilities are generally supplied by an extended shoulder or sidewalks or pedestrian walkways within the subdivision which are generally a minimum of four feet in width. The four feet is slightly above the HUD mean of 3.94 feet.

Landscaping is not required for residential development; however, landscaping is often incorporated into recreational areas on projects such as the one referenced above.

Chapter 17.50 of the Ordinance Code provides for the Planned Unit Development (PUD) combining district. One of the purposes of the PUD combining district is to allow diversification in the relationship of various uses, structures, open spaces and parcel sizes while insuring consistent application of general plan policies, programs and standards. The terms, conditions, provisions, limitations and restrictions of a planned unit development permit may be more or less restrictive than those specified in Ordinance code and may include exceptions to height limits on buildings and structures, changes in floor area ratios, exceptions to parking requirements, reductions in the size of parcels, the configuration of parcels along with exceptions regarding the width of roads and utility easements. These exceptions and others have been used to allow creative solutions to residential projects and to allow exceptions to the codes referenced above which reduce the constraints placed upon and the cost of individual housing projects. If a developer requests an exception then the development must comply with the County's Inclusionary Housing Ordinance. Application fees for land development entitlements are reduced on a percentage basis for affordable housing, so if the entire project qualifies, no application fee is paid.

3.G.1.e Entitlement Fees and Exactions

Like Counties throughout California, Tuolumne County collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees; school impact, sewer and water connection and building permit fees. These fees comprise a significant part of housing costs in the County. The following table illustrates the fees associated with the construction of a typical 2,000 square foot residence with a 600 square foot garage. The fees are only estimates. Actual fees are calculated for every residence based on a variety of factors.

FIGURE 3.G.3
DEVELOPMENT FEES FOR A TYPICAL RESIDENCE

APPLICATION	FEE
Building Permit for Residence	$ 2,730.00
County School Mitigation Fee	$ 7,722.00
Connection to public sewer	$ 1,330.00
Connection to public water	$ 1,365.00
Driveway Encroachment (if needed, on a County maintained road)	$ 360.25
Traffic Impact Mitigation Fee (less than 2 gross acres)	$ 3,115.00
County Service Impact Fee (outside County Fire District)	$ 2,093.00
Re-inspection fee or compliance/special inspection fee	$ 0.00
Total	$18,715.25

* Does not include capacity charges of $5,700 for water and $3,800 for sewer. Assumes infill development where developer already paid these fees.

The construction of a typical 2,000 square foot residence with a 600 square foot garage that utilizes public sewer and water (without capacity fee) where the parcel size is less than two gross acres, is outside a Fire Protection District, and encroaches on a County maintained road where no re-inspection or hourly fees are required would result in fees totaling approximately $18,715.25.

It should be noted that the Board of Supervisors may by resolution waive all or part of the Building and Safety Division fees for affordable housing as defined in Title 17 of the Ordinance Code. The fees stated above are based upon the fee schedule effective September 16, 2013 and are adjusted on an annual basis. The above is only an estimate of costs. Actual costs vary depending upon a variety of factors.

The above fees for public sewer and water are supplied by the Tuolumne Utilities District (TUD) and are based upon the residence being constructed within an existing subdivision where all infrastructure to the lots has been provided by the developer or the lot is within a townsite. This assumes that the developer has already paid the capacity charges. The fees for water and sewer listed in the chart are the minimum charges. TUD's fees vary by area and can be higher. Outside of a subdivision, but in an area where service is available, the minimum fee for water is $5,700 and $3,800 for sewer.

The permit application fees for an on-site sewage treatment and disposal system and water well in lieu of public water and sewer would be $390.00 and $462.00, respectively. If a septic system is an engineered system, fees would be approximately $953.

School fees vary by district and range from $2.24 to $3.20 per square foot. The majority of districts use $3.20 per square foot.

Application fees for discretionary entitlements charged by Tuolumne County are as follows:

3.G.4

FEE SCHEDULE FOR PLANNING SERVICES
(Effective January 1, 2014)

Application		40%	50%
Pre-Application Review (fee to be credited towards fees under Section 3.40.010(K) [Planning Division] or (P)(4)(a) or (P)(4)(d) [Survey Division] for applications to pursue the Pre-Application project submitted within one (1) year of submittal date of Pre-Application)	$920	---	---
Planned Unit Development Permit			
a. Valuation of Improvements < $100,000	$2,164.50	$865.75	$1,082.25
b. Valuation of Improvements = $100,000 - $1,000,000	$3,160.50	$1,264.25	$1,580.25
c. Valuation of Improvements > $1,000,000	$6,148.00	$2,459.25	$3,074.00
Development Agreement			
a. Valuation of Improvements < $100,000	$2,164.50	$865.75	$1,082.25
b. Valuation of Improvements = $100,000 - $1,000,000	$3,160.50	$1,264.25	$1,580.25
c. Valuation of Improvements > $1,000,000	$6,148.00	$2,459.25	$3,074.00
General Plan Amendment	$4,877.50	$1,951.00	$2,438.75
Zone Change to O, D, H, HDP, MX, and AP Districts or not subject to CEQA (Waiver Provision)	$1,912.00	$764.75	$955.75
Zone Change to All Other Districts	$4,583.25	$1,833.25	$2,291.75
Use Permit Not Subject to CEQA			
a. Garage/Carport	$1,453.50	$581.50	$726.75
b. Sign	$1,376.00	$550.50	$688.00
c. Child Care Center	$562.00	$224.75	$281.00
d. Vegetation Removal in O/O-1 Zoning for Fire Protection Purposes	$ 0.00	---	---
e. All Other	$2,422.00	$969.00	$1,211.00
Use Permit Subject to CEQA			
a. Valuation of Improvements < $100,000	$4,551.00	$1,820.50	$2,275.50
b. Valuation of Improvements = $100,000 - $1,000,000	$6,593.00	$2,637.25	$3,296.75
c. Valuation of Improvements > $1,000,000	$8,577.25	$3,431.00	$4,288.50
d. Vegetation Removal in O/O-1 Zoning for Fire Protection Purposes	$94.75/acre up to $2,050	---	---

Use Permit for Exterior Alterations, Demolition or Removal in H or HDP Zoning District	$ 0.00	---	---
Special Use Permit for Outdoor Festivals a. Original Application b. Permit Renewal	 $2,996.75 $1,871.25	 $1,198.75 $748.50	 $1,498.25 $935.50
Variance	$1,784.00	$713.75	$892.00
Reasonable Accommodation for the Disabled	$271.00	$108.50	$135.50
Tentative Parcel Map (Fee collected by County Surveyor)	$ 0.00	---	---
Tentative Subdivision Map a. With Public Sewer b. With Private Sewage	 $6,346.00+ $54.00 lot $6,346.00+ $154.25 lot	 $2,538.50+ $21.50 lot $2,538.50+ $61.75 lot	 $3,173.00 + $27.25 lot $3,173.00 + $77.25 lot
Site Development Permit a. Valuation of Improvements < $100,000 b. Valuation of Improvements $100,000 - $1,000,000 c. Valuation of Improvements > $1,000,000	 $4,640.00 $6,708.25 $8,692.50	 $1,856.00 $2,683.50 $3,477.00	 $2,319.75 $3,354.00 $4,346.25
Site Review Permit	$2,134.75	$853.75	$1,067.25
Agricultural Preserve a. Establishment or Enlargement b. Disestablishment or Reduction	 $514.75 $3,277.00	 $206.00 $1,310.75	 $257.50 $1,638.50
Williamson Act Contract	$403.00	$161.25	$201.50
Mills Act Contract (Waiver Provision)	$323.75	$129.50	$161.75
**EIR Processing	$11,539.00+ 8.5% of contract	---	---
Reclamation Plan	$3,870.50	$1,548.25	$1,935.25
SMARA Inspection a. In-house, mine with less than 50 acres disturbed b. In-house, mine with more than 50 acres disturbed c. In-house, idle mine with approved interim management plan d. By consultant	 $573.75 $749.25 $320.00 $1,240.50	 --- --- --- ---	 --- --- --- ---
Interim Management Plan	$1,736.50	$694.75	$868.50
Film Permit Processing	$ 0.00	---	---
Environmental review conducted for projects not under application to Community Development Dept, excluding Grading Permits and Tentative Parcel Maps	Actual cost in time and materials	---	---
Studies performed on Geographic Information System (GIS)	Actual cost in time and materials	---	---
Appeal to Planning Commission or Board of Supervisors a. Appeal of a decision relative to any entitlement except as otherwise provided b. Appeal of decision relative to use permit in H or HDP zoning districts	 $141.00 $ 0.00	 --- ---	 --- ---
Designation and formation of heritage corridors pursuant to Section 14.12.050	$ 0.00	-- -	---

1. When two or more applications are submitted and processed concurrently, the fee shall be as follows: 100% of the largest fee plus 40% of all other fees.

2. When subsequent applications are submitted for the same development project on the same site within one year of payment of one of these fees, a 50% discount will be given for the fees for the subsequent application, except the 50% discount does not apply to the EIR processing fee.
3. The fees for applications for Planned Unit Development Permits, Development Agreements, General Plan Amendments, Zone Changes, Agricultural Preserves, or Williamson Act Contracts that are submitted concurrently with an application for a Tentative Parcel Map for which the application fees have been paid shall be waived as follows, provided that the applicant presents a copy of the payment receipt at the time the waiver is requested:
   a. 50% for an application submitted concurrently with an application for a Tentative Parcel Map that is subject to CEQA.
   b. 50% for a Tentative Parcel Map that is exempt from CEQA, provided the application for the planning entitlement is also exempt from CEQA or the potential impacts have been adequately addressed in a previously prepared environmental review in accordance with CEQA.
4. The Planning Division's application fees shall be waived 100% for public utilities, agencies and districts, schools of an academic nature, shelters for the homeless, crisis centers, church/worship facilities excluding camps, and museums that are open to the public without charge.
5. The application fees shall be waived on a one for one percentage basis for applications for affordable housing as defined in Title 17 of the Tuolumne County Ordinance Code. For example, if 25% of the housing units proposed in the application qualify as affordable housing then 25% of the fee shall be waived.
6. The fees for applications for Planned Unit Development Permits, Development Agreements, General Plan Amendments, Zone Changes, Use Permits, Special Use Permits for Outdoor Festivals, Variances, Reasonable Accommodations, Tentative Subdivision Maps, Site Development Permits, Site Review Permits, Agricultural Preserves, or Reclamation Plans shall be waived as follows for applications to rescind, amend, or revise approved entitlements that have not expired:
   a. 75% for applications to rescind the approval of an entitlement.
   b. 75% for applications to amend or rescind a condition of approval of an entitlement.
   c. 50% for applications to revise the project approved under an entitlement where the revision is not subject to CEQA.
   d. 25% for applications to revise the project approved under an entitlement where the revision is subject to CEQA.
   e. 100% of the per lot fee for applications to amend or rescind a condition of approval of a Tentative Subdivision Map, rescind the approval of a Tentative Subdivision Map, or revise an approved Tentative Subdivision Map where the revision does not require additional evaluation of the sewage disposal system.
7. New application fees must be paid to reactivate a file once it has been closed due to inactivity by the applicant/property owners and after the applicant has been notified in writing of the pending file closure and given a 30 day period to reactivate the file.
8. In addition to the application fees for projects subject to the California Environmental Quality Act (CEQA), the following State Department of Fish and Game environmental filing fees are required prior to the filing of a Notice of Determination on the Land Development Application as mandated by Fish and Game Code Section 711.4 et seq (AB 3158):

   Administrative Fee = $ 50.00
   Negative Declaration Fee = $2,181.25
   Environmental Impact Report Fee = $3,029.75

Application fees for discretionary land development entitlements are based on fee studies conducted by the County over time. The application fees are designed to recover the County's cost of processing each of the various entitlements based on the studies performed and are updated annually based upon the cost of living.

Construction of a 40 unit multi-family complex, intended for sale to individual homeowners, in the R-3 (Multiple Family Residential) zoning district would require an estimated payment of fees of approximately $12,090.50 as illustrated in the following figure.

FIGURE 3.G.5
TYPICAL COUNTY APPLICATION FEES FOR A 40 UNIT MULTI-FAMILY COMPLEX

APPLICATION	FEE
Tentative Subdivision Map	$2,538.50*
(with public sewer $21.50 per lot)	$860*
Site Development Permit (valuation > $1,000,000.)	$8,692

When two or more applications are submitted and processed concurrently, the fee shall be as follows, 100% of the largest fee and 40% of all other fees
*represents 40% of the total fee

If development of the site required a General Plan Amendment and Zone Change to facilitate the proposed development, the fees would be $1,951.00and $1,833.25, respectively. These additional fees would add $3,784.25 to the above estimate for a total estimated cost of $15,874.75 . Application fees are waved on a one for one percentage basis for applications for low- or median- income housing. For example, if 25% of the

housing units proposed in the development will be restricted to sale to low- or moderate-income households then 25% of the fee will be waived. The fees stated above are based upon the fee schedule effective January 1, 2014.

3.G.1.e. Mitigation Fees

As Proposition 13 budget cuts became more apparent in their effect on County provided services, the County adopted two mitigation fee programs. Both of the programs are based on the premise that new development creates cumulative impacts on existing facilities and requires the construction of new facilities to mitigate the impacts.

The County adopted the County Services Impact Mitigation Fee (CSIMF) program in October 1990. The CSIMF program is codified in Chapter 3.50 of the Tuolumne County Ordinance Code. The CSIMF is applied to residential development projects. The CSIMF provides the necessary financing required for the County to implement the County's General Plan policies that govern the provision of public services and improvements that adequately protect the public health, safety and welfare. At present, the CSIMF is $2,855 per residential unit, $2,093 if the project site is located within a fire protection district. The CSIMF is waived for low- or median- income housing.

In July 1987, the County adopted a Traffic Impact Mitigation Fee (TIMF) program. The TIMF program was revised in April 1991 and in November 1998 and the fees are adjusted annually on July 1 in response to the cost of living. The TIMF program is codified in Chapter 3.54 of the Tuolumne County Ordinance Code. The TIMF program provides funds for the County to construct transportation system improvements necessary to protect public health, safety and welfare from the cumulative impacts of County growth. Presently, the TIMF is $3,115 per single-family residential unit less than 2 acres and $4,210 if the parcel exceeds 2 acres. For multi-family attached units the fee is $2,256 per dwelling unit and $1,777 per dwelling unit for mobilehomes in mobilehome parks or dwelling units in retirement communities. Waivers of the TIMF are not available for affordable housing projects.

3.G.1.f. Infrastructure

Development standards for water, sewer, roads and fire in Tuolumne County are based on parcel size and residential density. Approximately 65% of the parcels in the County utilize private water wells for domestic water and on-site sewage treatment and disposal systems for wastewater disposal. Parcels created that are less than two acres in size require public water and paved roads; if the parcels are less than one third acre in size or residential density exceeds three units per acre, public water, public sewer and paved roads are all required. Fire flow, based upon the density of development, is required for projects with residential density of one dwelling unit per two acres or higher.

The cost of providing both public water and public sewer systems keeps many developers from initiating small lot subdivisions. This is the result of the cost of constructing service line extensions and improvements, as well as connection and other fees charged by service providers.

3.G.1.g. Recreational Facilities

Policy 8.A.1 of the Recreation Element of the Tuolumne County General Plan describes the goal of providing 30 acres of recreational facilities per 1,000 residents. Recreation Element Implementation program 8.D.a sets a minimum standard of 5 acres per 1,000 persons to serve the population of new communities in recognition of Government Code Section 66477. Pursuant to Section 16.26.120 of the Tuolumne County Ordinance Code, subdivisions which create five parcels or more must contribute to provision of recreational facilities for their residents. This requirement can be satisfied by the dedication of land for recreational improvements, provision of recreational facilities, or payment of in-lieu fees. Implementation Program 8.D.b of the General Plan requires new residential development of five or more units to participate in the provision of recreational facilities for the residents of the development either on site for multiple family housing developments or on site, through the dedication of land for public recreational facilities or the payment of in-lieu fees for other residential developments.

3.G.1.h. Housing Constraints for Disabled Persons

On December 3, 2002, the Tuolumne County Board of Supervisors adopted Ordinance 2479 amending the Uniform Zoning Ordinance by establishing procedures for requesting reasonable accommodations in the application of zoning regulations to provide equal opportunity to the disabled to use and enjoy a dwelling and to allow granting such reasonable accommodation in accordance with the Fair Housing Act and the California Fair Employment and Housing Act. Section 17.68.126 of the Uniform Zoning Ordinance states that reasonable accommodations shall provide for flexibility in the application of zoning regulations applicable to the development or use of permitted dwellings to address the needs of the disabled occupants to fully utilize a dwelling and shall not constitute a variance from the terms of the zoning ordinance. Section 3.40.010(K) establishes the application fee to request reasonable accommodation at $271.00.

Through application of Sections 17.68.126 through 17.68.129 of the Uniform Zoning Ordinance, persons can request and the County can approve reasonable accommodations to allow flexibility in application of zoning regulations to allow disabled persons use and enjoyment of residential structures. An example of such accommodations could include allowing a reduction in building setbacks to permit disabled access improvements to a residence in order to allow a disabled person to enjoy the same size residence and property rights as others. Such an accommodation could allow necessary accessibility ramps to be constructed closer than six feet to side property boundaries or fifteen feet to front or rear property boundaries in order to achieve the required slope of the ramps. In 2004, the County approved a request for a reasonable accommodation that included an elevated deck and disabled access ramps in order to allow the homeowner full use of the residential structure.

Tuolumne County has adopted the 2013 California Building Standards Code. The Tuolumne County Division of Building and Safety enforces the disabled parking requirements found in Chapter 11 of Volume 1 of the California Building Code. This serves to insure that parking for disabled persons is provided throughout the unincorporated area of Tuolumne County. Similarly, the Division of Building and Safety enforces the disabled access requirements of Chapter 11A of the California Building Code to insure provision of disabled access in multi-family and commercial developments. The Division also maintains standards and assists designers and builders to construct improvements within residences specific to the needs of disabled residents, as needed.

As mentioned in Section 3.D.7 Supportive Housing, The Uniform Zoning Ordinance allows supportive housing within a permitted single-family dwelling for not more than eight persons, as a permitted use in all zoning districts with the exception of the O (Open Space) and O-1 (Open Space -1) zoning districts because a residence is not allowed, and the M-2 (Heavy Industrial) zoning district because it is not an appropriate environment for supportive housing.

The County intends to amend the Uniform Zoning Ordinance to remove the 8 person maximum size limitation for transitional and supportive housing as part of Implementation Program 3.G.f.

3.G.2. NON-GOVERNMENTAL CONSTRAINTS

The cost of land, construction costs, and availability of financing are factors which are not attributable to local government and are not factors which county government is likely to influence. In Tuolumne County, location, parcel size and infrastructure vary dramatically between residential areas. Prices for small lots currently range from $20,000 for a 0.85 acre lot in Crystal Falls to $199,950 for a 2.01 acre lot in the Phoenix Lake area. This wide fluctuation in price is a result of numerous factors including topography, infrastructure, utilities, and location. There are several large lot subdivisions with lots on the market. For example, there is a 2.9 acre parcel in Apple Valley Estates listed for $169,900 and a 5 acre parcel listed for $99,000 in the Curtis Creek Ranch Subdivision.

Construction costs per square foot for a stick-built, one- or two-family residence was estimated at $107.08 in the “Building Valuation Date – February 2013” sheet published by the International Code Council. The square foot construction cost for a multi-family residence (low rise) was listed at $97.29.

Interest rates have historically been a recognizable constraint to the buyer as well as the developer. Beginning in 2009, interest rates dropped in response to the economic recession. According to Freddie Mac, the average annual interest rate on a 30-year fixed-rate mortgage during 2009- 2012 ranged from a high of

6.03% in 2009 to a low of 3.66% in 2012.Lower rates serve to make home financing more affordable, especially for first time homebuyers. The low interest rates also make refinancing of mortgages feasible, thereby reducing monthly housing costs.

The cost of real estate in Tuolumne County has shifted significantly over the past decade. Home prices in the County peaked in 2006 at a median price of $332,000 and decreased dramatically beginning in 2009 as indicated in Figure 3.G.6. These past two years prices began inching back upward. The decline in home prices during the recession is viewed as a correction of an over-inflated housing market with the expectation being that housing prices in Tuolumne County will continue to increase over the current planning period as the housing market stabilizes. Increases in home prices and interest rates will have a negative affect on homeownership affordability.

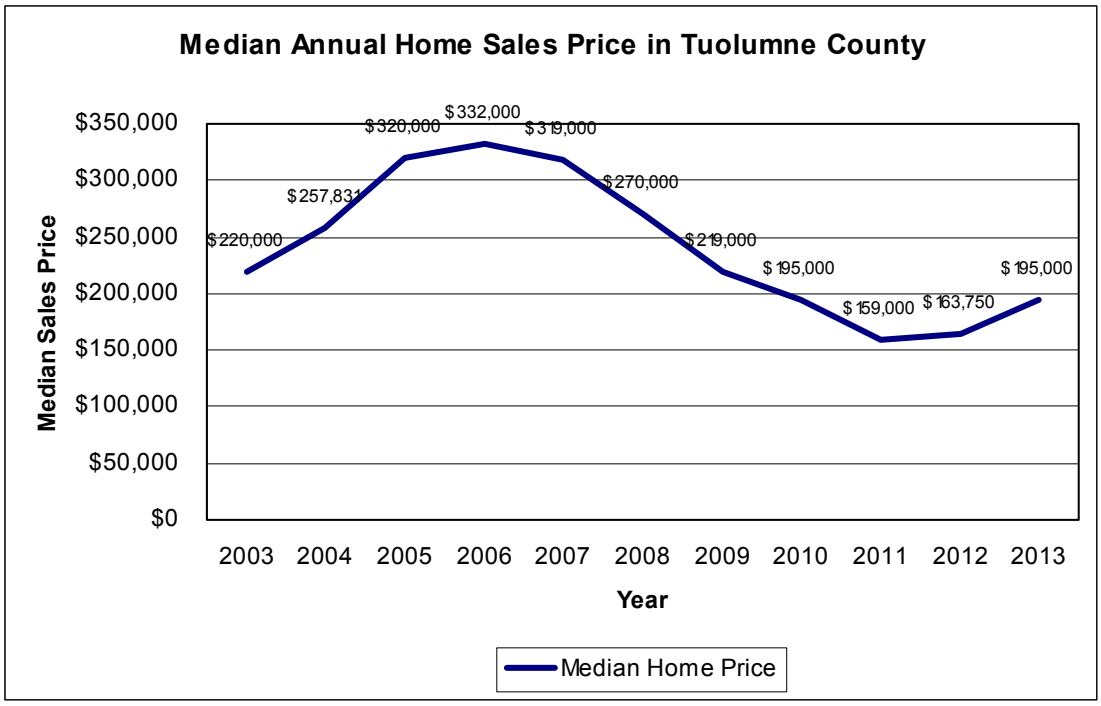
FIGURE 3.G.6

Tuolumne County Home Prices

Year	Median Price	Average Price
2003	$220,000	$244,700
2004	$257,831	$281,843
2005	$320,000	$366,242
2006	$332,000	$384,598
2007	$319,000	$366,664
2008	$270,000	$312,950
2009	$219,000	$247,199
2010	$195,000	$221,988
2011	$159,000	$186,729
2012	$163,750	$193,682
2013	$195,000	$214,376

Source: Tuolumne County Association of Realtors (Average Home Price & 2013 median home price. Note that in 2010 TCAR incorporated Groveland and Don Pedro into their association and began including these areas in their statistics) ; Tuolumne County Tax Assessor (Median Home Price for 2003 - 2012)

FIGURE 3.G.7


Median Annual Home Sales Price in Tuolumne County
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Median Sales Price
$220,000
$257,831
$320,000
$332,000
$319,000
$270,000
$219,000
$195,000
$159,000
$163,750
$195,000
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
Year
Median Home Price

APPENDIX 3.H: PUBLIC PARTICIPATION

Pursuant to Section 65583(c) of the Government Code, each local government is required to make a diligent effort to achieve the public participation of all economic segments of the community during updates of the Housing Element. Comments from interested persons, groups, organizations and agencies are essential to developing a comprehensive Housing Element. To this end, the Community Resources Agency solicited comments from numerous housing providers, advocacy groups, churches, schools, utility providers, local tribes, social service agencies and other interested parties in October, 2012. . Approximately 315 notices were mailed to the above referenced groups and any other interested party that requested notification. Thirty-one responses were received to the mailing. The primary issues raised were:

- Employee housing,
- Housing that is affordable to low-income households,
- Housing and services for seniors to allow them to age in place and remain in the community as their needs change,
- Programs for first-time homebuyers,
- Sober living transitional housing, emergency shelter beds, transitional housing, and a homeless youth shelter that can assist runaway youth,
- Need supportive housing for disabled & mentally ill, low-income housing for women and children, and shelter for men with substance abuse issues,
- Serve people with chronic, life-threatening diseases, people with physical & mental disabilities,
- Need for short-term rent, mortgage or utility assistance, permanent affordable rental housing close to services & public transportation,
- Program to repair affordable rental housing,
- Suggestion to provide incentives to cluster housing near service areas,
- Recognize mobilehome parks as a source of affordable housing,
- Update Housing Element data based on current trends, and
- Ensure that Regional Housing Needs figures accurately reflect economic and market trends in Tuolumne County.

The majority of these issues were addressed through appropriate policies and programs that were integrated into the update of the Housing Element. In order to aid access to the process, all changes and revisions along with updates to the progress of the Housing Element are made available on the County's website at www.tuolumnecounty.ca.gov.

Chapter 727 of the Government Code of the State of California encourages local governments to consult with local water and sewer service providers when updating their housing element in an effort to facilitate the effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, especially for lower-income households. Chapter 727 also requires local jurisdictions to provide a copy of the housing element to water and sewer providers. The questionnaire was sent to all local water and sewer providers along with information on accessing a copy of the County's approved housing element on the County's website. Once the Housing Element has been adopted, a letter will be sent to all water and sewer providers providing them the approved RHNA numbers and a link to the Housing Element which will be posted on the County's website.

The County consulted with the Native American Heritage Commission on November 8, 2012 to obtain a list of tribes to consult about the Housing Element update. The Chicken Ranch Rancheria of Me-Wuk, the Tuolumne Band of Me-Wuk and the Buena Vista Rancheria were each sent a consultation letter on December 19, 2012 asking for feedback within 90 days. No feedback was received.

The County Board of Supervisors Housing Policy Committee held two forums, one on workforce rental housing on June 20, 2012 and one on senior housing on February 20, 2013, to solicit information and input on housing needs. This information has been included in the Housing Element update.

The County Board of Supervisors Housing Policy Committee also reviewed the Housing Element update and solicited input from members of the public at their meetings on November 6, 2013, December 18, 2013, and January 15, 2014.

The Community Resources Agency will schedule a public hearing before the County Planning Commission once the Housing Element update has been reviewed by State HCD.

APPENDIX 3.I: GENERAL PLAN CONSISTENCY

In addition to the Housing Element, the Tuolumne County General Plan includes 12 elements and five community plans. This Housing Element has been prepared to be internally consistent with each of these other elements and plans. Through study, analysis, public review and comment, the programs contained in the Housing Element will be implemented consistent with the goals, policies and programs contained in the other elements and plans.

The General Plan is a dynamic document. If determined necessary to implement programs included in the Housing Element, other elements of the General Plan can be revised to insure consistency throughout the Plan. Consistency can be achieved through review by the County's planning agency, which includes the Planning Division of the Community Resources Agency, the Board of Supervisors Housing Policy Committee, the Board of Supervisors Planning Committee, the Tuolumne County Planning Commission, the Board of Supervisors, and the public.

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Appendix B

DEFINITIONS

A-Weighted Sound Level
All sound levels referred to in this document are in A-weighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, because it provides a high degree of correlation with human annoyance and health effects.

Acceptable Risk
Acceptable risk means a hazard which is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. Different levels of acceptable risk may be assigned according to the potential danger and the degree of critical use of the threatened structure. The levels may range from "near zero" for high occupancy or critical use areas to "moderate" for open space, agriculture and low-intensity warehouse use.

Access
Access is the ability to enter and exit a site or facility.

Accessory use
Accessory use means a secondary or subordinate use related to and on the same parcel or parcels of land as the principal use and conducted so as to not significantly change the character, appearance or operation of the principal use.

Acres, Gross
Gross acres means the entire acreage of a site including easements and rights-of-way.

Acres, Net
Net acres means the area of a parcel excluding areas within deeded or dedicated road easements and less any bodies of water that exceed twenty percent of the gross acreage.

Adaptive Reuse
Adaptive reuse means the conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of a former hospital or school building to residential use or the conversion of an historic single-family home to office use.

Adequate Housing
Adequate housing is housing which: (1) is structurally sound, water- and weather-tight, with adequate cooking and plumbing facilities, heat, light and ventilation; (2) contains enough rooms to provide reasonable privacy for its occupants; and, (3) is within the economic means of the households who occupy it.

Adverse Impact
Adverse impact means a negative consequence for the physical, environment resulting from an action or project.

Affordable Housing
Affordable housing means housing capable of being purchased or rented by a household with extremely low, very low, low or moderate income, based on a household's ability to make monthly payments for the housing as determined through criteria established by Tuolumne County.

Agency
Agency means a governmental entity, department, office or administrative unit responsible for carrying out regulations.

Agricultural Building
An agricultural building is a structure designed and constructed to house farm implements, poultry, livestock, hay, grain, or other horticultural products.

Agricultural Labor Housing
Agricultural Labor Housing means temporary or permanent accommodations for employees engaged in agricultural operations on a working farm or ranch. The employees must obtain the majority of their compensation from the farm or ranch on which they reside during the time they reside there. Accommodations shall include any living quarters as provided in the Health and Safety Code. Agricultural Labor Housing on Williamson Act contract land is subject to recommendation by the Agricultural Advisory Committee and approval by the board of supervisors pursuant to Section 17.51.030 of the Tuolumne County Ordinance Code.

Agricultural Land Use
Agricultural land use means a commercial use of the land to produce food or fiber, and may include the packaging or processing of products originating on the land as well as compatible uses that are capable of co-existing with the current or future agricultural use without interfering with agricultural production.

Agricultural Lands
Agricultural lands are defined as those lands with a potential for crop production, or grazing, which combine suitable climatic, topographic, and soil conditions to produce food or fiber with or without irrigation and are capable of bringing a sufficient return to meet all production costs.

Agricultural Lands, High-value
High-value agricultural lands are agricultural lands which receive a score of 175 or higher as determined by the agricultural rating system matrix.

Agricultural Lands of Limited Importance
Agricultural lands of limited importance are agricultural lands which receive a score of 124 or less as determined by the agricultural rating system matrix.

Agricultural Lands of Local Importance
Agricultural lands of local importance are agricultural lands which receive a score of at least 125 but not more than 174 as determined by the agricultural rating system matrix.

Agricultural Preserve
Agricultural preserve means land designated for agriculture or conservation.

Agricultural Support Services
Agricultural support services are land uses which support local agricultural land uses through providing services or supplies necessary to the operation of an agricultural land use.

Agriculture
Agriculture means the use of land for the production of food, feed, fiber, nursery and apiary commodities, and their necessary accessory uses.

Agriculture-related Business
Agriculture-related business means businesses that support local agriculture, such as feed mills, poultry processing, creameries, auction yards, processing facilities, wineries and veterinarians.

Agritourism
Agritourism includes any income-generating activity conducted on a working farm or ranch for the enjoyment and/or education of visitors and which is compatible to the agricultural operation of the property. Agritourism in Tuolumne County allows visitors and local residents the opportunity to experience agriculture and a rural lifestyle first hand. Types of agritourism include, but are not limited to: farm or ranch tours; commercial gardens; tasting rooms; room and board opportunities such as farm stays, bed and breakfasts, and guest ranches; recreational uses such as hiking, fishing, hunting, trail riding, and wildlife viewing; sales of agricultural products and their promotional items; special events such as weddings, festivals, and other public gatherings; and agricultural education workshops and seminars.

Air Ambulance
An air ambulance is any rotor or fixed wing aircraft equipped and used for the primary purposes of responding to emergency calls and transporting critically ill or injured patients, whose medical flight crew has at a minimum two (2) attendants certified or licensed in advanced life support.

Air Pollution
Air pollution is the concentration of substances found in the atmosphere which exceed naturally occurring quantities and are undesirable or harmful in some way.

Airport Land Use Compatibility Plan
The Airport Land Use Compatibility Plan is a plan developed pursuant to Section 21675 of the California Public Utilities Code to provide guidelines for the ALUC to evaluate any new land uses under consideration by a public agency which may affect or be affected by airport activities to determine if these projects would be compatible with current and anticipated airport operations.

Airport Land Use Commission (ALUC)
The Airport Land Use Commission (ALUC) is a commission established by the Tuolumne County Board of Supervisors in May, 1977 pursuant to Sections 21670-21677 of the California Public Utilities Code to promote the orderly development of each public airport within the County and its area of influence in such a manner as to safeguard both the welfare of the inhabitants in such areas and the interests of the general public and to assure safety of air navigation as well as to encourage the growth of air commerce.

Airport Overlay (-AIR)
Airport overlay is an overlay applied on other (primary) land use designations, whose purpose is to provide for the orderly development of land surrounding the public use airports in the County and minimize the public's exposure to excessive noise and safety hazards associated with use of the airports.

Airport-related Use
Airport-related use means a use which supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction, and aircraft chartering.

Air Rights
Air rights are the rights granted by a property owner to use space above an existing right-of-way or other site.

Alley
Alley means a public thoroughfare not more than thirty feet in width which affords a means of access to abutting property and a link between

Alluvial
Alluvial means soils deposited by stream action.

Alteration
Alteration means any change or modification, through private or public action, to the character-defining or significant physical features of a cultural resource. Such changes may be changes to or modification of structure, architectural details, or visual characteristics, grading, surface paving, the addition of new structures, cutting or removal of trees, landscaping, and other natural features, disturbance of archaeological sites or areas, and the placement or removal of any significant objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings, and landscape accessories affecting the significant visual and/or historical qualities of the property.

Ambient
Ambient means surrounding on all sides. It is a term used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Amenity
Amenity is any service or facility which extends beyond the definition of adequate housing.

Annex
Annex means to incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Anticipatory Demolition
Anticipatory demolition is the intentional removal or disturbance of a cultural resource during the environmental review process or within three years or less of submitting a development proposal.

Apartment
Apartment means one or more rooms of a building used as a place to live in a building containing at least one other unit used for the same purpose. Apartment also means a separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Approach Zone
Approach zone means the air space at each end of a landing strip that defines the glide path or approach path of an aircraft and which should be free from obstruction.

Appropriate
Appropriate means an act, condition or state which is considered suitable.

Aquifer
Aquifer means an underground, water-bearing layer of earth, porous rock, sand or gravel through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Archaeological
Archaeological means relating to the material remains of past human life, culture or activities.

Archaeological Resource
See cultural resource.

Artesian
Artesian means an aquifer in which water is confined under pressure between layers of impermeable material. Wells tapping into an artesian stratum will flow naturally without the use of pumps. (See "Aquifer")

Base Flood
Base flood means a flood having a 1% chance of being equaled or exceeded in any given year (also called the “100-year flood”)

Bed and Breakfast
Bed and breakfast refers to a dwelling unit which provides lodging and breakfast for temporary overnight occupants for compensation.

Best Management Practices (BMP)
Best management practices mean any program, technology, process, siting criteria, operating method, measure or device which controls, prevents, removes, or reduces impacts from an action. The most effective, or "best" techniques are applied to each specific circumstance depending on the problem, physical or geopolitical setting.

Bikeway
Bikeway is a term that encompasses bicycle lanes, bicycle paths and bicycle routes.

Biological Resources
Biological resources include all vertebrate and invertebrate animal species and all plants and the habitats occupied by these plant and animal species.

Biomass
Biomass is plant material, used for the production of such things as fuel alcohol, non-chemical fertilizers, and electrical energy. Biomass sources may be plants grown especially for that purpose or waste products from livestock, harvesting, milling or from agricultural production or timber land processing.

Bond
A bond is an interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Buffer
Buffer means an area or band of land that serves to separate inherently or potentially incompatible land uses, such as residential areas and areas of intensive agriculture, and acts to soften or mitigate the effects of one land use on the other. Buffers may be an expense of undeveloped land, a water course, tree stand, landscape berm, roadway, ridge or other topographic feature.

Building
Building means any structure used or intended for supporting or sheltering any use or occupancy.

Buildout; Build-out
Buildout means the development of land to its full potential or theoretical capacity as permitted under current or proposed land use designations or zoning districts.

Business Incubator
A business incubator is a facility which provides inexpensive, appropriately-sized space, access to commonly required administrative support services, and access to management, financial and technical assistance for the purpose of reducing small business failures by making it easier for them to survive the critical early stages of business development.

California Department of Forestry and Fire Protection (CAL FIRE)
The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency that has primary responsibility for wildland fire protection on state and private lands within California pursuant to Sections 4102 and 4125-4127 of the State Public Resources Code. This is commonly referred to as the State Responsibility Area. Generally speaking, these are watershed lands which are not within incorporated cities, federal lands, or agricultural crop lands. CAL FIRE also has wildland fire protection responsibility on lands administered by the Bureau of Land Management, Bureau of Reclamation, and Army Corps of Engineers located within Tuolumne County through contract agreements with those federal agencies. CAL FIRE responds to structure and improvement fires during the fire season because they are a threat to its responsibilities and will act to extinguish these fires.

California Environmental Quality Act (CEQA)
The California Environmental Quality Act is a state law requiring state and local agencies to regulate activities with consideration for environmental protection.

California Forest Practice Rules
The California Forest Protection Rules are rules established under Title 14 of the California Code of Regulations Sections 895-1115.41 which set forth best management practices for timber harvesting activities.

California Forest Stewardship Program-Stewardship Incentive Program
This voluntary program is implemented through the California Department of Forestry and Fire Protection and encourages and financially assists land owners to manage private forest lands to provide economic and environmental benefits for themselves and future generations.

California Register of Historical Resources
The California Register of Historical Resources is a comprehensive listing of California's historical resources including those listed in or formally determined eligible for the National Register of Historic Places, California Registered Historical Landmarks No. 770 onward, and CA Points of Historical Interest that have been evaluated by the State Office of Historic Preservation. To be listed, a resources must be associated with events contributing to the broad patterns of the state's history and culture, or with historically important people; or it must embody distinctive characteristics of type, period, region, or construction method, or represent the work of a creative individual; or it must have a potential for yielding important information in California's history or prehistory.

Caltrans
Caltrans means the California Department of Transportation.

Capital Improvement Program (CIP)
A Capital Improvement Program is a plan, adopted by a city or county, that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the jurisdiction. The program should be reviewed annually for conformance to and consistency with the General Plan.

Carbon Dioxide
Carbon dioxide is a colorless, odorless, non-poison gas that is a normal part of the atmosphere.

Carbon Monoxide
Carbon monoxide is colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

Census
Census means the official decennial enumeration of the population conducted by the federal government.

Central Business District (CBD)
The Central Business District is the major commercial downtown center of a community.

Central California Information Center (CCIC)
The Central California Information Center (CCIC) is the resource inventory maintained by the Central California Information Center at California State University at Stanislaus, in Turlock.

Central Sierra Economic Development District (CSEDD)
The CSEDD is an Economic Development District formed by a joint powers agreement between the Counties of Alpine, Amador, Calaveras, Mariposa and Tuolumne and the Cities of Angels Camp, Sonora and the five cities of Amador County.

Certified Local Government Program
The Certified Local Government Program is a program sponsored by the California Office of Historic Preservation (SHPO) and the United States Department of the Interior that provides funding and technical assistance for local historic preservation programs and requires adoption of a county cultural resources protection ordinance and maintenance of a cultural resource inventory.

Channelization
Channelization means (1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands which limit the paths that vehicles may take through the intersection.

Character
Character means special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

Circulation Element
Circulation element is one of seven State-mandated elements of a local general plan, it contains adopted goals, policies and implementation programs addressing the circulation of people, goods, energy, water, sewage, storm drainage, and communications, all correlated with the land use element of the general plan.

City
City, with a capital "C," generally refers to the government or administration of a city. City, with a lower case "c" may mean any city, or may refer to the geographical area of the city (e.g., the city's bikeway system.)

Clear Zone
Clear zone is that section of an approach zone of an airport where the plane defining the glide path is 50 feet or less above the center line of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

Climate Adaptation
Climate adaptation is the adjustment or preparation of natural or human systems to a new or changing environment that moderates harm or exploits beneficial opportunities.

Clustered Development
Clustered development means development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open area.

Code Enforcement
Code enforcement is the power of the local government to require that all properties meet certain standards of construction, maintenance, health, and safety.

Commercial
Commercial is a land use classification which permits facilities for the buying and selling of commodities and services.

Commercial Stable
Commercial Stable means a building or enclosed area where horses are offered for rent or boarded for compensation.

Commercial Strip
Commercial Strip means commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores.

Community Care Facility
Community Care Facility means elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but not nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")

Community Development Block Grant (CDBG)
CDBG is a grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Facilities District
Community Facilities District means, under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 *et seq*), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Services District
Community Services District means an agency formed for the local performance of governmental or proprietary functions within limited boundaries. A Community Services District may provide services such as water, sewer, fire, recreation and street lighting.

Community Garden
Community Garden means any piece of land (publicly or privately held) that is cultivated by a group of people rather than a single family or individual. Unlike public parks and other green spaces maintained by local governments, community gardens are generally managed and controlled by a group of unpaid individuals or volunteers.

Community Noise Equivalent Level (CNEL)
Community Noise Equivalent Level means a 24-hour energy equivalent level derived from a variety of single-noise events, with weighing factors of approximately 4.8 and 10 decibels applied to the evening (7:00 PM to 10:00 PM) and nighttime (10:00 PM to 7:00 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Plan
A Community Plan is a geographically-specific element of the Tuolumne County General Plan.

Community Water System
A community water system is a public water system which serves at least 15 service connections used by yearlong residents or regularly serves at least 25 yearlong residents. (Section 64400.10 of the California Code of Regulations)

Commute-shed
A Commute-shed is the area from which people do or might commute from their homes to a specific workplace destination, given specific assumptions about maximum travel time or distance.

Compatible
Compatible means, capable of existing together without conflict or ill effects.

Complete Streets
A design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, cycling, driving automobiles, riding public transportation, or delivering goods.

Comprehensive Hazardous Waste Management Plan
The Comprehensive Hazardous Waste Management Plan, developed pursuant to Sections 25135 et seq. of the California Health and Safety Code, intended to identify hazardous waste producers within Tuolumne County and the flow of wastes produced; identify means of handling the waste on or off site; and to determine if safe, effective, and economical facilities for the management of hazardous wastes are available when they are needed, and that these facilities are of the type, and operated in a manner, which protect public health and the environment.

Congestion Management Plan (CMP)
A Congestion Management Plan is a plan, required by law to be adopted by cities and counties, to control and/or reduce the cumulative regional traffic impacts of development. The plan employs growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming.

Congregate Care
Congregate Care is apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Conservation
Conservation means the management of natural and cultural resources to prevent waste, destruction, or neglect.

Conservation Element
Conservation Element is one of the seven State-mandated elements of a local general plan; it contains adopted goals, policies and implementation programs for the conservation, development, and use of natural resources

including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

Conservation value
The conservation value is the relative value of an area, if managed for the protection of one or several species, to the overall or long-term survival of those species and their habitats.

Conserve
Conserve means to manage or utilize in order to prevent waste, destruction or neglect.

Consistent
Consistent means free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation programs such as the zoning ordinance.

Cottage Industry
Cottage industry means any activity conducted for economic gain entirely within a dwelling or private garage, and carried out exclusively by the inhabitants thereof and which is merely incidental to the residential use of the parcel and does not change its residential character or appearance. (See "Home Occupation")

Council of Governments (COG)
The COG is an organization created to undertake planning and whose membership is composed of elected officials of local governments in the planning area; recognized as an areawide planning organization by the U.S. Department of Housing and Urban Development and/or state agencies.

County
County, with a capital "C," generally refers to the government or administration of a county. County, with a lower case "c" may mean any county, or may refer to the geographical area of a county (*e.g.*, the county's road system.)

County Integrated Waste Management Plan
The County Integrated Waste Management Plan is a plan developed pursuant to Section 40000 et seq. of Division 30 of the California Public Resources Code to provide for planned management of solid waste within Tuolumne County. The Plan includes provisions for reduction of solid waste, recycling, management of household hazardous waste, and siting of solid waste facilities.

County Services Impact Mitigation Fee (CSIMF)
The County Services Impact Mitigation Fee (CSIMF) is a fee charged by Tuolumne County pursuant to Chapter 3.50 of the Tuolumne County Ordinance Code to mitigate the impact caused by new development and construction projects on public facilities and public services required to serve such new development.

Covenants, Conditions, and Restrictions (CC&Rs)
CC&Rs is a term used to describe restrictive limitations which may be placed on property and its use, and which usually are made a condition of **a** holding title or a lease.

Criterion
Criterion is a standard upon which a judgment or decision may be based. (See "Standards.")

Critical-use structures
Critical-use structures are buildings or other structures that are critical for use during and immediately after disasters, particularly seismic-related events. Examples of critical-use buildings are hospitals, fire stations, police stations, and jails or prisons. Examples of critical-use structures are dams, sewage treatment plants, and water treatment or storage facilities.

Cul-de-sac
A cul-de-sac is a short street or alley with only a single means of ingress and egress at one end with a large turnaround at its other end.

Cultural Resource
Cultural resources relate only to remains and sites associated with human activities and include the following: prehistoric and ethnohistoric Native American sites, historic archaeological sites, historic buildings and elements or areas of the natural landscape which have traditional cultural significance to the citizens of Tuolumne County, the State of California, the foothill region, or the nation.

Cumulative Impact
Cumulative impact is the total impact resulting from the accumulated impacts of individual projects or programs over time and is a term used in the California Environmental Quality Act (CEQA).

Day/Night Average Sound Level (L_{dn})
The day/night average sound level (L_{dn}) is the average equivalent sound level during a 24-hour day, obtained after addition of ten (10) decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

Decibel (dB)
Decibel means a unit used to express the relative intensity of a sound as it is heard by the human ear. The decibel scale expresses sound level relative to a reference sound pressure of 20 micronewtons per square meter, which is the threshold of human hearing. Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 10 decibels represents a 10-fold increase in acoustic energy, and an increase of 20 decibels corresponds to 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

dBA
dBA is the "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Dedication
Dedication means the turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Dedication, In lieu of
In lieu of dedication means cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Defensible space
Defensible space means the area within the perimeter of a parcel where basic wild-land fire protection practices and measures are to be implemented and maintained, including but not limited to removing brush, flammable vegetation, or combustible growth that is located from 30 feet to 100 feet from a building or structure measured from the eaves, porches, decks and balconies to the property line, to provide the key point of defense from an approaching wildfire or an escaping structure fire.

Demolition
Demolition is any act or process that destroys all or part of one or more cultural resources.

Density, Residential
Residential Density means the number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per gross acre. (See "Acres, Gross," and Acres, Net.")

Density Bonus
Density Bonus is the allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density Transfer
Density transfer is a way of retaining open space by concentrating densities--usually in compact areas adjacent to existing urbanization and utilities--while leaving unchanged historic, sensitive, or hazardous areas.

Department of Housing and Community Development (HCD)
The HCD is the State of California's department responsible for housing policy and programs. Establishes guidelines for preparation of local housing elements, prepares the statewide housing plan, and offers technical assistance to local jurisdictions.

Department of Housing and Urban Development (HUD)
HUD is the federal government department responsible for administration of federal housing programs including, FmHA, Section 8 and Community Development Block Grants. Provides annual estimate on median and other income levels for Tuolumne County.

Design Review
Design Review is the comprehensive evaluation of an improvement to a parcel and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of guidelines. Under Design Review, projects are reviewed against certain guidelines and criteria.

Detention Dam/Basin/Pond
Dams may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate that will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a Retention Pond, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks of gravel strata in the

foundation. This latter type is sometimes called a Water-Spreading Dam or Dike because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called Debris Dams.

Deteriorated
Deteriorated refers to a housing unit which exhibits evidence of exterior wall, foundation, roof, chimney and doorway deficiencies which are physically capable of repair.

Developable Land
Developable land means land that is suitable as a location for structures and that can be developed without significant impact on natural and/or cultural resource areas.

Developer
A developer is any person or entity who carries out development.

Development
Development is defined as the approval of a discretionary permit or entitlement by the County of Tuolumne, including but not limited to, Variance, Conditional Use Permit, Site Development Permit, Site Review Permit, Development Agreement, Planned Unit Development Permit, Final Subdivision Map and Parcel Map. Approval of ministerial permits or entitlements, such as a Building Permit, Septic Permit, Well Permit, lot merger, lot line adjustment, or resubdivision resulting in four or fewer parcels, does not constitute development. Development does not include routine repair and maintenance activities.

Development Fee
A Development Fee is a fee, also called an impact fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, et seq, specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund. (See "Impact Fee.")

Development Rights
Development rights mean the right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zoning districts.

Diameter at Breast Height (dbh)
Diameter at breast height is a standard measure of tree size equal to the trunk diameter measured in inches at a height of 4 1/2 feet above the ground level on the uphill side of the tree.

Dilapidated
Dilapidated refers to a housing unit which exhibits severe defects of exterior wall, foundation, roof, chimney and doorway, and no longer provides safe shelter. Such units may require demolition if cost of rehabilitation exceeds subsequent value of structure.

Disadvantaged Legacy Community
A Disadvantaged Legacy Community means a community with an annual median household income that is less than 80 percent of the statewide annual median household income that is a geographically isolated community that is inhabited with no less than 10 dwellings adjacent or in close proximity to one another and that has existed for at least 50 years.

Discontiguous Water Systems
Discontiguous water systems are water systems that serve geographically separate areas with no direct infrastructure connections. (BOSPC)

Discourage
Discourage means to advise or persuade to refrain from.

Distinctive Communities Scenario
Distinctive Communities Scenario means communities are separate and distinct with urban development centralized within the urban development boundaries of a community with rural development radiating outward to the defined community boundaries. Surrounding rural development serves as buffers between communities to keep the communities separate and distinct.

Discretionary Decision
Discretionary decision is a term used in the California Environmental Quality Act (CEQA), which means an action taken by a governmental agency which calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

District
District means (1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone. (3) An agency of the state, formed pursuant to general law or special act, for the local performance of governmental or proprietary functions within limited boundaries, and which meet the definitions, limitations and exclusions found in Section 56036 of the California Government Code.

Diversion
Diversion means the direction of water in a stream away from its natural course. For example, a diversion that removes water from a stream for human use.

Diversity
Diversity means differences among otherwise similar elements that give them unique forms and qualities. For example, housing diversity can be achieved by differences in unit size, or cost.

Dwelling Unit
Dwelling unit means a room or group of rooms, including sleeping, eating, cooking and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household. Dwelling unit does not include a recreational vehicle.

Earth-tone (color)
Earth-tone color is a color that is similar to that of the sky, native vegetation or native soils and stones occurring in Tuolumne County. These colors include, but are not limited to various shades of tans and browns, greens, grays, brick red, and sky blue.

Easement
Easement is usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation
A conservation easement is a tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land) or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Ecology
Ecology means the interrelationship of living things to one another and their environment; the study of such interrelationships.

Economic Base
Economic Base is the theory that essentially holds that the structure of the economy is made up of two broad classes of productive effort--basic activities which produce and distribute goods and services for export to firms and individuals outside a defined localized economic area, and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity exports goods and services and brings new dollars into the area; non-basic activity recirculates dollars within the area.

Economic Development
Economic development is the process by which human, financial, capital, physical, and natural resources are mobilized to produce marketable goods and services.

Economic Development Authority (EDA)
The Economic Development Authority (EDA) is a Joint Powers Authority (JPA) charged with the responsibility of performing economic development functions for the County of Tuolumne and the City of Sonora.

Employment Development Department (EDD)
The Employment Development Department (EDD) is an agency of the State of California that prepares annual estimates of wage and salary employment by industry from employer reports.

Ecosystem
An ecosystem is an interacting system formed by a biotic community and its physical environment.

Egress
Egress is a means of exiting a site or area.

Eminent Domain
Eminent domain is the right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.

Emission Standard
Emission standard is the maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Encourage
Encourage means to stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Endangered Species
An endangered species is a species of animal or plant that is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes as defined in Sections 670.2 or 670.5, Title 14, California Administrative Code relative to the California Endangered Species

Engineering Study of Soils and Geology
An engineering study is a report prepared by a California Registered Civil Engineer or a California Registered Geologist. This report shall include an adequate description of the soils and geology of the site, conclusions and recommendations regarding the effect of soil or geologic conditions on future development and recommended design criteria if clearly identifiable hazards are noted.

Enhance
Enhance means to improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Entrepreneur
An entrepreneur is one who organizes, manages, and assumes the risks of a business or enterprise.

Ephemeral drainage
Ephemeral drainage is a dry channel throughout most of the year, bearing water only during and immediately after a rain.

Environment
Environment is defined under the California Environmental Quality Act (CEQA) as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

Environmental Impact Report (EIR)
Environmental Impact Report is a detailed evaluation of the effect upon a jurisdiction of a project (such as a General Plan Amendment or permit for a shopping center) as required by the California Environmental Quality Act (CEQA). The report, which is circulated among citizens and government agencies for comment, identifies potential significant impacts and their effects, reviews mitigation measures proposed as part of the project to minimize those impacts, and discusses possible alternatives to the proposed project. The EIR is intended to ensure that a proposed project takes into consideration all factors and is implemented in a way that provides the most benefits and creates the least adverse impacts possible.

Environmental Impact Statement (EIS)
An Environmental Impact Statement is a study prepared under the National Environmental Policy Act (NEPA) to address the effect of development proposals and other major actions which significantly affect the environment.

Erosion
Erosion means (1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of the earth.

Evacuation Route
An evacuation route is a road network provided to allow persons to withdraw from an area threatened by a disaster, such as a flood or wildland fire.

Exaction
Exaction is a contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Expansive Soils
Expansive soils are soils which swell when they absorb water and shrink as they dry.

Extremely Low-Income Household
Extremely Low-Income Household means a household with an annual income no greater than 30 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD).

Facade Easement
A facade easement is an agreement between the owner of an historic structure or cultural resource and a government agency or preservation organization pursuant to which the agency or organization is given the right to review and approve changes to the exterior of the historic structure or resource before such changes may be sought or commenced. In exchange for granting a facade easement, the property owner may receive tax benefits in the form of a charitable contribution for conservation purposes.

Farm Stay
Farm Stay means a farm or ranch which produces agricultural products as its primary source of income and which provides overnight transient accommodations as an accessory use to the commercial agricultural use so that members of the public may experience a rural lifestyle. Food service is limited to registered guests with the price of food included in the price of the overnight transient occupancy accommodation. The establishment can have no more than six guest bedrooms.

Farmers Home Administration (FmHA)
Farmers Home Administration is a federal agency providing loans and grants for improvement projects and low-income housing in rural areas.

Fast Track Project Review
The fast track project review is a process of prioritizing development projects which will result in job creation/expansion and business retention.

Fault
Fault means a fracture in the earth's crust forming a boundary between rock masses that have shifted. Because rock in fault zones is crushed, even under static conditions, fault rupture zones are prone to ground water seepage and settlement problems.

Fault, Active
Active fault means a fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Fault, Capable
Capable fault means either an active or potentially active fault which is capable of generating an earthquake which could cause significant damage to structures in proximity to the fault.

Fault, Inactive
Inactive fault means a fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Fault, Potentially Active
Potentially active fault means (1) a fault that had its latest movement within the Quaternary Period (the last 2,000,000 years) but before the Holocene Epoch (the last 11,000 years); (2) a fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Fault Zone
Fault zone means a band along an existing trace where surface rupture has previously occurred in geologic time, and/or where physical movement of the ground surface from a few inches to a few feet can be anticipated to occur in the future. Many of the faults in Tuolumne County are part of the Foothills fault zone, which are a system with multiple branches and sub-parallel fractures that have been located or mapped in a general sense. Due to the scale of previously existing interpretive mapping and the Geotechnical Interpretive Mapping project itself, the locations identified on the Geotechnical Interpretive Maps should be considered approximate.

Feasible
Feasible means capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically
Technically feasible means capable of being implemented because the industrial, mechanical, or application technology exists.

Findings
Findings are the result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to explain action taken by the entity.

Fire Hazard Area
A fire hazard area is one where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Fire Prevention
Fire prevention is practices designed to eliminate fire starts.

Fire Protection
Fire protection refers to measures designed to help preserve life and property in the event of a fire.

Fire Protection District
A fire protection district is a governmental agency established to provide life and property fire protection within their respective jurisdiction.

Fire-resistive
Fire-resistive means able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.

Fire Suppression
Fire suppression is planning, operations, and support services utilized to extinguish a wildland or structural fire.

First Responder Medical Aid
First responder medical aid is a program which allows Tuolumne County Fire Department personnel who have received training in emergency medical aid to provide care for patients until Emergency Medical Technicians arrive.

Fiscal Impact Analysis
Fiscal Impact Analysis is a projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

Flood, 100 Year
100 Year Flood means the magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Flood Damage Prevention Ordinance
The Flood Damage Prevention Ordinance is an ordinance adopted by Tuolumne County to provide regulations regarding the ability to develop property within special flood hazard areas, as delineated on Flood Insurance Rate Maps. Adoption of this Ordinance is a requirement of the Federal Emergency Management Agency to qualify for the National Flood Insurance Program.

Flood, Flooding or Flood Water
A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface water.

Flood Hazard Area, Special
The special flood hazard area is an area having the probability of being inundated by a one hundred-year flood, and shown on a Flood Insurance Rate Map for Tuolumne County as Zone A or AE.

Flood hazard areas
Flood hazard areas are those areas subject to inundation.

Flood Insurance Rate Map (FIRM)
The Flood Insurance Rate Map (FIRM) is the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to Tuolumne County.

Floodplain
The Floodplain is the relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Floodplain, 100 Year
100-year floodplain means an area that has a one percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.

Floodplain Management
Floodplain management regulation and regulatory method of flood control. The floodplain management regulation and regulatory method of flood control is the use of zoning ordinances, subdivision regulations, building codes, health regulations, and special purpose ordinances (such as the "Flood Damage Prevention Ordinance").

Floodproofing
Floodproofing is any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Wet and dry flood proofing are the two basic types of floodproofing.

Floodproofing, dry
Dry floodproofing is measures (relocation, elevation, barriers) taken to keep the structure dry.

Floodproofing, wet
Wet floodproofing allows water to enter the structure where changes have been made to minimize any damages due to water. Proper wet floodproofing leaves only cleaning up after the flood waters recede.

Floor-Area-Ratio (FAR)
Floor-area-ratio is the ratio of the gross building square footage permitted on a parcel to the square footage of the parcel. For example, on a parcel with 10,000 square feet of land area, an FAR of 1.00 will allow 10,000 gross square feet of building floor area to be built, regardless of the number of stories in the building, e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor. On the same parcel, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

Forest Practice Rules
Forest practice rules are the provisions that govern commercial timber production as regulated by the State Board of Forestry and administered by the California Department of Forestry and Fire Protection (CAL FIRE). Special forest practice rules may be proposed by Counties to modify the general rules and address local concerns.

Freeway
A freeway is a high-speed, high-capacity, limited-access transportation facility serving regional and county wide travel.

Friction Factor
Friction factor is a constraint applied in a traffic model to introduce an approximation of conditions that exist on streets in the city or county. These conditions reduce the speed of traffic and the desirability of specific links in the network upon which the traffic model distributes trips. Examples are, frequency of low-speed curves, frequency of driveways, narrowness of lanes, and lack of turning lanes at intersections.

Fuelbreak
A fuelbreak is an area where vegetation has been manipulated to reduce the rate of wildland fire spread.

Fuel Reduction
Fuel reduction is the reduction of natural vegetation for the purpose of reducing the structure and amount of fuel for wildland fire.

Gateway
A gateway is a point along a roadway entering a community or county at which a motorist gains a sense of having left the environs and of having entered the community or county.

General Plan
General Plan means a comprehensive, long-term framework for the physical development of a jurisdiction, required by State law, consisting of a statement of development policies and the proposals to implement those policies, together with appropriate diagrams. The General Plan must address at a minimum the following seven issues or elements: land use, circulation, housing, conservation, open space, safety and noise. Optional issues of concern to the County may be included. All development regulations, such as zoning, and physical improvement projects, must be consistent with the policies of the General Plan. The General Plan can be amended and should be reviewed and updated on a regular basis.

Geographic Information System (GIS)
The Geographic Information System (GIS) is an integrated computer system for the collection, storage, manipulation and presentation of geographical data.

Geologic Review
Geologic review is the analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Geological
Geological means pertaining to rock or solid matter.

Goal
Goal means the ultimate purpose of an effort stated in a way that is general in nature and incapable of measurement.

Granny Flat
A granny flat is a self-contained living unit, in addition to, the primary residential unit on a single lot. (See "Secondary dwelling unit.")

Greenhouse Gas
Greenhouse Gas means any of various gaseous compounds, including carbon dioxide, methane, nitrous oxide, chlorofluorocarbons, hydro chlorofluorocarbons and halons, that absorb infrared radiation, trap heat in the atmosphere, and contribute to the greenhouse effect.

Groundwater
Groundwater is water under the earth's surface that supplies wells, streams and rivers.

Groundwater Recharge
Groundwater recharge is the natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks which provide underground storage ("aquifers").

Group Quarters
Group quarters include all persons not living in households. Two general categories of group quarters are recognized: (1) institutionalized persons and (2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

Guest Ranch
Guest ranch means a farm or ranch where the primary use is a commercial agricultural operation and where members of the public may stay for compensation to experience a rural lifestyle as an accessory use to the commercial agricultural use and where the guest facilities, including but not limited to the lodge, bunkhouse or cottages, recreational activities, food and beverage service, and entertainment, are limited to use or consumption by registered overnight guests of the guest ranch.

Guidelines
Guidelines are general statements of policy direction.

Habitat
Habitat is the physical location or type of environment in which an organism or biological population lives or occurs.

Hazardous Material
Hazardous Material is any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Hazardous Materials Business Plan
The Hazardous Materials Business Plan is a plan required to be developed by each business which handles hazardous materials in reportable quantities pursuant to Chapter 6.95 (Sections 25500 et sequitur) of the California Health and Safety Code. The Plan generally includes a hazardous material inventory, site sketch, emergency response plans, and training in hazardous material handling.

Hazardous Materials Disclosure
The Hazardous Materials Disclosure is an inventory form for hazardous materials required to be completed by businesses and submitted to the Tuolumne County Environmental Health Division for determination of the need to prepare a Hazardous Materials Business Plan.

Hazardous Waste
Hazardous waste means a waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may do either of the following: (1) Cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness. (2) Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

Hazardous Waste, Household
Household Hazardous Waste are those wastes resulting from products purchased by the general public for household use which, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may pose a substantial known or potential hazard to human health or the environment when improperly treated, disposed, or otherwise managed.

Hazardous Waste Element, Household (HHWE)
The Household Hazardous Waste Element (HHWE) is one element of the County Integrated Waste Management Plan prepared pursuant to Section 41510 of the California Public Resources Code which identifies programs for the safe collection, recycling, treatment, and disposal of hazardous wastes
generated by households which should be separated from the waste stream.

Helittack
Helittack is a wildland firefighting unit which utilizes helicopter transport or assault, and includes helicopter support services.

Heritage Corridor
Heritage Corridor means a historic trade route, water distribution route, transportation route, conveyance system, or trail, that is lined with visible cultural resources, or passes through historic or design review areas, or is representative of a major period in Tuolumne County or California history.

Heritage tourism
Heritage tourism is tourism generated by the heritage and cultural resources of the County.

Heritage Tourism Program
The Heritage Tourism Program is a National Trust for Historic Preservation initiative that provides technical and monetary support for tourism programs that focus on preserving and utilizing an area's cultural resources to attract tourists and tourist revenues.

High Occupancy Structures
High occupancy structures are those which are capable of being occupied by a large number of persons at any one time. Examples of high occupancy structures include schools, theaters, large stores, health care facilities, and hotels or apartment houses.

Highway
A highway is a high-speed, high-capacity transportation facility serving regional and county wide travel.

Historic; Historical
Historical refers to a historic building or site that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts dating from and after 1750.

Historic Preservation
Historic Preservation is the preservation of historically significant structures, features and neighborhoods.

Home Occupation
Home occupation means any activity conducted for economic gain entirely within a dwelling or private garage, and carried out exclusively by the inhabitants thereof and which is merely incidental to the residential use of the parcel and does not change its residential character or appearance. (See "Cottage Industry".)

Household
Household means all the persons--related or unrelated--who occupy a single housing unit. Persons not living in households are classified as living in group quarters.

Household, Low-Income
A low-income household means a household with an annual income no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Household, Moderate-income
A moderate-income household is a household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Householder
Householder is the head of the household.

Households, Market-Rate
Market-rate households are households who, on the basis of their income level, have the financial capability to meet housing needs without sacrificing other essential needs and without governmental assistance.

Households, Number of
Number of households is the count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit

be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Households, Overcrowding
Overcrowding households are households which have more than one person per room; excluding bathrooms.

Household, Very Low-income
A very low-income household is a household with an annual income no greater than 50 percent of the area median family income adjusted by household size, as determined by survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the last available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Housing Authority
A housing authority is a local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing and Community Development Department of the State of California (HCD)
HCD is the State agency that has principal responsibility for assessing, planning for, and assisting communities with affordable housing.

Housing Element
Housing Element is one of seven State-mandated elements of a local general plan; it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under the California Government Code, Housing Elements must be updated every five years.

Housing Units, Seasonal, Recreational, or Occasional Use
Seasonal, recreational, or occasional use housing units include vacant housing units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year.

Housing Units, Vacant
A vacant housing unit is a housing unit that is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant.

Housing and Urban Development, U.S. Department of (HUD)
HUD is a cabinet-level department of the federal government which administers housing and community development programs.

Housing Unit
A housing unit is the place of permanent or customary abode of a person or family. A housing unit may be a single family dwelling, a multi-family dwelling, a condominium, a modular home, a mobilehome, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit, and "Household.")

Hydrocarbons
Hydrocarbons are a family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

Identity
Identity is a consistent quality that makes a community, place, area, or building unique and gives it a distinguishing character.

Image
Image means the mental picture by impression of a community or place taken from memory and held in common by members of the community.

Impact
Impact is the effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical conditions.

Impact Fee
Impact fee is a fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, *et seq,* specifies that the development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impaired Waterway
An impaired waterway is a body of water listed under Section 303(d) of the Federal Clean Water Act as having environmentally-caused damage, such as high pesticide level, which results in the elimination of a beneficial use, such as fishing.

Impervious Surface
An impervious surface is a surface through which water cannot penetrate, such as a roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation Program
Implementation program means an action, procedure, measure or technique that carries out a General Plan policy.

Improvement
Improvement means a change in a parcel of land that adds value to the real property, such as the addition of a structure, utility or landscaping.

Incidental take
Incidental take refers to the disturbance or removal of a plant or animal species listed or designated as a candidate for listing under the State or Federal Endangered Species Acts where such take is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity.

Income
Income is salary and/or wages, interest from assets, tips, pensions, and assistance grants.

Income Limits
Income limits are as defined by the Department of Housing and Community Development:

- Extremely Low: Income not exceeding 30% of the median family income of Tuolumne County.
- Very Low: Income not exceeding 50% of the median family income of Tuolumne County.
- Other Low: Income between 50% and 80% of the median family income of Tuolumne County
- Moderate: Income between 80% and 120% of the median family income of Tuolumne County.
- Above Moderate: Income above 120% of the median family income of Tuolumne County.

Incorporation
Incorporation is the creation of a new city.

Incubator Space
Incubator space means retail or industrial space that is affordable to new, low-margin businesses.

Industrial
Industrial means the manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial' uses, such as research and development and less intensive warehousing and manufacturing.

Industry, Basic
Basic industry is the segment of economic activity that brings dollars to a region from other areas. Traditional examples are manufacturing, mining and agriculture. The products of all of these activities are exported (sold) to other regions. The money thus brought into the local economy is used to purchase locally-provided goods and services as well as items that are not available locally and that must be imported from other regions. Other, less traditional examples of basic industry are tourism, higher education, and retirement activities that also bring new money into a region.

Industry, Non-basic
Non-basic industry is the segment of economic activity that is supported by the circulation of dollars within a region. Examples are the wholesale, retail, and service functions that supply goods and services to local sources of demand such as businesses, public agencies, and households.

Infill Development
Infill development means development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure
Infrastructure means public services and facilities, such as sewage disposal systems, water supply systems, other utility systems, and roads.

Ingress
Ingress is a means of entering a site or area.

Insurance Services Office (ISO)
The Insurance Services Office (ISO) is an organization which provides rating and insurance underwriting information to insurance companies throughout the country. An ISO survey evaluates the fire protection and fire defense systems of a particular jurisdiction. The results of the survey are then used as a basis for the establishment of fire insurance rates in the area.

Inter-agency
Inter-agency indicates co-operation between or among two or more discrete agencies in regard to a specific program.

Interest, Fee
Fee interest entitles a land owner to exercise complete control over use of land, subject only to government land use regulations.

Intermittent Stream
An intermittent stream is a stream channel that carries water for at least thirty (30) days after the last major rain of the season and is dry a large part of the year. This type of channel receives groundwater flow when it is available.

Inundation
Inundation means covered or overwhelmed with water.

Issues
Issues are important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, policies, and implementation programs.

Jobs/Housing Balance; Jobs/Housing Ratio
Jobs/housing balance; and jobs/housing ratio mean**s** the availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Joint Powers Authority (JPA)
Joint Powers Authority is a legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Jurisdictional Wetlands
Jurisdictional wetlands are those areas subject to Section 404 of the Clean Water Act (aka The Federal Water Pollution Control Act, 33USC 1251-1387) and areas subject to Sections 1600-1607 of the California Fish and Game Code.

Land Banking
Land banking is the purchase of land by a local government for use or resale at a later date. "Banked lands" can be used for development of affordable housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Landmark
Landmark (1) Refers to a building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping
Landscaping is planting--including trees, shrubs, and ground covers--suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Landslide
Landslide is a general term for a falling mass of soil or rocks.

Land Trust
A land trust is a private, nonprofit organization that, as all or part of its mission, actively works to conserve land by undertaking or assisting in land or conservation easement acquisition, or by its stewardship of such land or easement

Land Use
Land use means the occupation or utilization of land for any human activity or any purpose defined in the General Plan.

Land Use Element
A Land Use Element is a required element of the General Plan that uses text and diagrams to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

Land Use Regulation
Land use regulation is a policy, rule or law enacted by the local legislative body for the regulation of any aspect of land use and community resource protection, including, but not limited to zoning, subdivision, and other development requirements, and any other regulation that prescribes the appropriate use of property in the scale, location or intensity of development.

Large Family
A large family is a family of five or more persons.

Lease
A lease is a contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leasehold Interest
Leasehold interest means (1) The interest which the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same period time period.

Level of Service (LOS) Standard
Level of service (LOS) is a standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility such as police, fire and library service.

Level of Service, Traffic
The traffic level of service means a scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

- *Level of Service A*
- Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
- *Level of Service B*
- Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
- *Level of Service C*
- Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- *Level of Service D*
- Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and vehicles may have to wait through one cycle during short peaks.
- *Level of Service E*
- Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- *Level of Service F*
- Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Liquefaction
Liquefaction is the transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCO)
LAFCO is a statutorily-required five-member commission in Tuolumne County that reviews and evaluates all proposals for changes in organization, such as formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Local Transportation Commission (LTC)
The Local Transportation Commission (LTC) is also known as the Tuolumne County and Cities Area Planning Council (TC/CAPC) and designated under Section 29532(b) of the California Government Code. The LTC acts as the lead planning and administrative agency for transportation projects and programs in Tuolumne County.

Long Term Care Facility
Long Term Care Facility means any skilled nursing facility, intermediate care facility, or congregate living health facility licensed pursuant to the provisions of the California Health and Safety Code.

Lot
A lot is a parcel of land used or intended for one use or a group of uses. (See "Site.")

Maintain
Maintain means to keep in an existing state.

Mandatory Element
Mandatory Element is a component of the General Plan required by State Law. The California Government Code requires that a General Plan include elements dealing with seven subjects--circulation, conservation, housing, land use, noise, open space, and safety--and specifies to various degrees the information to be incorporated in each element.

May
May means that which is permissible.

Medi-flight
Medi-flight means medical evacuation using a helicopter to transport injured persons from remote locations, which are inaccessible by ground ambulance, or to distant hospital facilities, which would require excessive time by ground ambulance.

Mello-Roos Bonds
Mello-Roos Bonds are locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. The name Mello-Roos is derived from the program's legislative authors.

Mercalli Intensity Scale
Mercalli Intensity Scale is a subjective measure of the observed effects, such as human reactions, structural damage, geologic effects of an earthquake. Expressed in Roman numerals from I to XII.

Microclimate
Microclimate is the climate of a small, distinct area, such as a street or a building's courtyard which can be favorably altered through functional landscaping, architecture, or other design features.

Mills Act
The Mills Act is State legislation that provides an alternative tax formula for assessing and taxing qualified historic properties if the owner is willing to restore and maintain the property.

Mineral Occurrence
A mineral occurrence means any ore or economic mineral in any concentration found in bedrock or as float; especially a valuable mineral in sufficient concentration to suggest further exploration.

Mineral Resource
A mineral resource is a concentration of naturally occurring solid, liquid, or gaseous material in or on the Earth's crust in such form and amount that economic extraction of a commodity from the concentration is currently or potentially feasible.

Mineral Resource Classification
A mineral resource is land on which known deposits of commercially viable mineral or aggregate deposits exist. This classification is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Mineral Resources, Large Scale
Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of one thousand cubic yards or greater, or that disturbs more than one acre.

Mineral Resources, Small Scale
Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than one thousand cubic yards in any one location of one acre or less.

Minimize
Minimize means to reduce or lessen, but not necessarily to eliminate.

Mining
Mining is the act or process of extracting resources, such as coal, oil, or minerals, from the earth.

Mineral Preserve Zone (-MPZ)
Mineral Preserve Zone is an overlay applied on other (primary) land use designations, whose purpose is to protect lands best suited for mineral or aggregate extraction from the encroachment of incompatible land uses and to preserve such land for resource production.

Ministerial Decision
A ministerial decision is an action taken by a governmental agency which follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate
Mitigate means to ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use
Mixed-use is a land use designation which allows properties to have various uses, such as office, commercial, institutional, and residential, combined in a single building or on a single site in an integrated development project with significant functional inter-relationships and a coherent physical design. A "single site" may include contiguous properties.

MRZ-2a
MRZ-2a is a classification for areas underlain by mineral deposits where geologic data indicate that significant measured or indicated resources are present. As shown on the California Mineral Land Classification Diagram located at the end of the Mineral Resource Section of the Natural Resources Element, MRZ-2 is divided on the basis of both degree of knowledge and economic factors. Areas classified as MRZ-2a contain discovered mineral

deposits that are either measured or indicated reserves as determined by such evidence as drilling records, sample analysis, surface exposure, and mine information. Land included in the MRZ-2a category is of prime importance because it contains known economic mineral deposits.

MRZ-2b
MRZ-2b is a classification for areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present. Areas classified as MRZ-2b contain discovered mineral deposits that are either inferred reserves as determined by limited sample analysis, exposure, and past mining history or are deposits that presently are sub-economic. Further exploration work and/or changes in technology or economics could result in upgrading areas classified MRZ-2b to MRZ-2a.

MRZ-3a
MRZ-3a is a classification for areas containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ-2a or MRZ-2b categories. As shown on the California Mineral Land Classification Diagram located in the Natural Resources Element, MRZ-3 is divided on the basis of knowledge of economic characteristics of the resources.

Multiplier Effect
The multiplier effect is the recirculation of money through the economy which multiplies its impact on jobs and income. For example, money paid as salaries to industrial and office workers is spent on housing, food, clothes and other locally-available goods and services. This spending creates jobs in housing construction, retail stores (*e.g.,* grocery and drug stores) and professional offices. The wage paid to workers in those industries is again re-spent, creating still more jobs. Overall, one job in basic industry is estimated to create approximately one more job in non-basic industry.

Must
Must means that which is mandatory.

National Ambient Air Quality Standards
The National Ambient Air Quality Standards are the prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Environmental Policy Act (NEPA)
NEPA is an act passed in 1970 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

National Fire Protection Association (NFPA)
The National Fire Protection Association (NFPA) is an organization formed to promote the science and improve the methods of fire protection and prevention, electrical safety, and other related safety goals; to obtain and circulate information on these subjects; and to secure the cooperation of its members and the public in establishing proper safeguards against loss of life and property. Compliance with NFPA documents is required in the Tuolumne County Fire Safety Standards (Tuolumne County Ordinance Code, Chapter 15.20).

National Flood Insurance Program
The National Flood Insurance Program is a federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act
The National Historic Preservation Act is a 1966 federal law that established the National Register of Historic Places and the Advisory Council on Historic Preservation, and which authorized grants-in-aid for preserving historic properties.

National Register of Big Trees
The National Register of Big Trees is a publication by the American Forester's Association which includes the Bennett Juniper and the Douglas Picnic Area's Jeffrey Pine.

National Register of Historic Places
The National Register of Historic Places is the official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

National Register Designation 1 - listed on the National Register

National Register designation 2 - determined eligible for listing by formal process involving federal agencies.

National Register designation 3-appears to be eligible for listing in the judgment of the person completing the form

National Register designation 4-might become eligible for listing

National Register designation of 5 - ineligible for listing, but of local interest and eligible for the Tuolumne County Register of Cultural Resources.

Natural State
Natural state means the condition existing prior to development.

Necessary
Necessary means essential or required.

Need
Need means a condition requiring supply or relief. The County may act upon findings of need within or on behalf of the community.
New Community

New community means an area designated in the Tuolumne County General Plan for urban development for which a community plan must be prepared and adopted prior to development.

Nitrogen Oxide(s)
Nitrogen oxide(s) is a reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

Noise
Noise is any sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation
Noise attenuation means the reduction of the level of noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour
Noise contour is a line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 L_{dn} contour (measured in dBA) require noise attenuation in conjunction with development of noise sensitive land uses.

Noise Element
Noise Element is one of the seven State-mandated elements of a local general plan; it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise.

Noise Sensitive Uses
Noise sensitive uses are those land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt activity. Noise sensitive uses include urban residential land uses, transient lodging, schools, theaters, churches, hospitals, nursing homes and other similar uses.

Noise Source, Stationary
A stationary noise source is any fixed or mobile source not preempted from local control by federal or state regulations. Examples of such sources include agricultural, industrial and commercial facilities, and vehicle movements on private property.

Noise Source, Transportation
Transportation noise source refers to traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by federal or state regulations. However, the effects of noise from transportation sources may be controlled by regulating the location and design of adjacent land uses.

Non-attainment
Non-attainment means the condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-conforming Use
Non-conforming use is a use which was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Nontransient-noncommunity Water System
A Nontransient-noncommunity Water System is a public water system that is not a community water system and that regularly serves at least the same 25 persons over 6 months of the year. An example would be an office

building served by a well that provides water supply to the same group of people daily during working hours. (Section 64400.80 of the California Code of Regulations)

Notice
A Notice is a legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Oak Woodland
A woodland stand with 10% or greater native oak canopy cover**.**

Open Space Element
An Open Space Element is one of the seven State-mandated elements of a local general plan; it contains an inventory of privately and publicly owned open-space lands, adopted goals, policies, and implementation programs for the conservation and management of open space lands.

Open Area
Open area is any parcel or area of land or water which is essentially unimproved and devoted to a use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Ordinance
An ordinance is a law or regulation set forth and adopted by the County of Tuolumne.

Outdoor Activity Areas
Outdoor activity areas are areas such as, patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwellings and other areas which have been designated for outdoor activities and recreation.

Outer Approach Zone
An Outer Approach Zone means airspace in which an air-traffic controller initiates radar monitoring for incoming flights approaching an airport.

Ozone
Ozone is a tri-atomic form of oxygen (O_3) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

Parcel
Parcel means a lot, unit or tract of real property which is legally separate from any adjacent property.

Park
A park is an open space lands whose primary purpose is recreation.

Park, Community
A Community Park is land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Park, Neighborhood
Neighborhood park means land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Park, Regional
A regional park is a park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Patrol Person
Patrol person is a sworn law enforcement officer of the Tuolumne County Sheriff's Department.

Peak Hour/Peak Period
Peak Hour/Peak Period is for any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods.

Perennial stream
A perennial stream is a stream channel that carries water the year round, being fed by a fairly stable water flow. May be small or large, however when large, it may be referred to as a river.

Performance Standards
Performance standards are regulations that permit uses based on a particular set of standards of operation rather than one particular type of use. Performance standards typically provide specific criteria such as limiting noise, air pollution, fire hazards, wastes, traffic impacts, and visual impact.

Policy
Policy means a specific statement in which the legislative body expresses a clear commitment to take a particular course of action.

Pollutant
Pollutant means any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution
Pollution means the presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pollution, Non-Point
Non-point pollution refers to sources of pollution which are less definable and usually cover broad areas of land, such as agricultural land with fertilizers which are carried from the land by runoff, or automobiles.

Pollution, Point
Point pollution refers to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, or an industrial waste pipe.

Poverty Level
Poverty level means, as used by the U.S. Census, families and unrelated individuals classified as being above or below the poverty level based on a poverty index which provides a range of income cutoffs or "poverty

thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Prehistoric
Prehistoric means pre 1750.

Preserve
Preserve means (1) An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve"), (2) To keep safe from destruction or decay; to maintain or keep intact. (See Maintain)

Principle
Principle is an assumption, fundamental rule, or doctrine that will guide general plan policies, and implementation programs. "Adjacent land uses should be compatible with one another" is an example of a principle.

Principal Dwelling
Principal dwelling means a single family detached dwelling that generally is established first and is the largest dwelling on a parcel.

Program
Program means an action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Pro Rata
Pro rata refers to the proportionate distribution of something to some thing or some group, such as the cost of infrastructure improvements associated with new development apportioned to the users of the infrastructure on the basis of projected use.

Protect
Protect means to maintain and preserve beneficial uses in their present condition as nearly as possible.

Public Agency
Public agency means any city, county, city and county, special district or other political subdivision of the State, including a joint powers entity created pursuant to Chapter 5 (commencing with Section 6500) of Division 7 of Title 1 of the California Government Code.

Public and Quasi-public Facilities
Public and quasi-public facilities mean**s** institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Public Sewer System
A public sewer system is a community or regional system for the collection, treatment and disposal of sewage which meets all applicable State and local laws.

Public Utility
Public utility means any agency that, under public franchise or ownership, or under certificate of convenience and necessity, or by grant of authority by a governmental agency, provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage collection, or other similar service.

Public Water Distribution System
A Public Water Distribution System is a public water system that is either publicly or privately owned, and distributes water from a common source or sources to multiple residences or facilities. Public water systems which provide water to single or a very small number of facilities, such as transient-noncommunity water systems or nontransient-noncommunity water systems are not considered public water distribution systems. Community water systems, utility districts, private water companies regulated by the Public Utilities Commission (PUC) and similar examples of public water systems are considered public water distribution systems.

Public Water System
A public water system is a system of obtaining water from a groundwater or surface water source, storing, and distributing the water to customers either paying -or non-paying, usually after some sort of treatment to render the water potable. A system that provides water for a total of four or fewer residential households is not considered a public water system. Systems which distribute water to greater than four residential households, community water systems, transient-noncommunity water systems and nontransient-noncommunity water systems are all examples of public water systems.

Qualified Professional
A qualified professional is a professional qualified to perform cultural resource investigations for Tuolumne County as specified in Title 14 of the Tuolumne County Ordinance Code.

Rare, Threatened or Endangered Species
Rare, threatened or endangered species means a species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code relative to the California Endangered Species Act; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Reclamation
Reclamation is the reuse of resources, usually those present in solid wastes or sewage. In surface mining, reclamation means the combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization or other measures.

Recognize
Recognize means to officially (or by official action) identify or perceive a given situation.

Recreation, Active
Active recreation is a type of activity which requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive
Passive recreation is a type of activity which does not require the use of organized play areas.

Recreational Facilities
Recreational facilities are structures, buildings, or land improvements that allow for activities for amusement or diversion. Areas may be dedicated for active or passive recreation activities.

Recycle
Recycle is the process of extraction and reuse of materials from waste products

Redevelop
Redevelop means to demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional
Regional pertains to activities or economics at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Plan
The Regional Housing Needs Plan is a qualification by a Council of Government (COG) or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regional Transportation Plan (RTP)
The Regional Transportation Plan (RTP) is prepared pursuant to Chapter 2.5 (Sections 65080 et sequitur) of the California Government Code and serves as the base document for all transportation planning in Tuolumne County. The RTP is updated periodically and establishes policy direction for all transportation projects and programs in the County.

Regulation
Regulation means a rule or order prescribed for managing government.

Rehabilitation, Needing
Needing rehabilitation refers to a housing unit which in its present state endangers the health, safety, or welfare of its occupants; and is economically feasible to repair.

Residential, Multiple Family
Multiple family residential is usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single Family
Single family residential is a single dwelling unit on a building site.

Resilience
Resilience is the ability of a social or ecological system to absorb disturbances while retaining the same basic structure and ways of functioning, the capacity for self-organization, and the capacity to adapt to stress and change.

Response Time
Response time is the time required for emergency equipment (fire, law enforcement, ambulance) to arrive at the scene of an emergency call (when an emergency dispatcher has obtained sufficient information, such as call back number, location, and symptom(s)/type of incident so that a proper dispatch can be determined and made) to arrive at the scene. The time of arrival is defined as the time at which the responding personnel and equipment is not greater than 200 feet from the location of the incident and/or has checked into a staging area.

Restore
Restore means to renew, rebuild, or reconstruct to a former state.

Restrict
Restrict means to check, bound, or decrease the range, scope, or incidence of a particular condition.

Retail Leakage
Retail leakage occurs when members of a community spend money outside that community. For example, purchasing goods in another community forgoes the same purchase that could have been made inside the community.

Retrofit
Retrofit means to add materials and/or devices to an existing building or system to improve its operation or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Revolving Loan Fund
A revolving loan fund is usually a government sponsored loan program in which specific amounts of public funds are set aside to make loans for specific purposes. As loans are repaid, the funds are loaned out again.

Rezoning
Rezoning means an amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Richter Scale
The Richter Scale is a measure of the size of energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

Rideshare
Rideshare means a travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Ridgeline
Ridgeline means a line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-way
Right-of-way means a strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Habitat or Community
Riparian habitat means the land, plants and animal life bordering a stream, river or lake.

Risk
Risk means the danger or degree of hazard or potential loss.

River
A river is a relatively large perennial stream, main stream, or larger branches of a drainage system.

Road, Through
Through road means an arterial road, a collector road, or any other road or road segment on which it is possible to enter at one end via any route from an arterial or collector road and to depart at the other end and reach an arterial or collector road without retracing any portion of the ingress route, with all portions of the ingress/egress route meeting the minimum design standards for roadways as established by the County of Tuolumne.

Roadways, Functional System
Functional System of Roadways refers to Tuolumne County's network of transportation routes which are classified as follows:

Rural Principal Arterial
Rural principal arterial refers to a network of routes functioning primarily for the movement of through traffic, usually on continuous routes, with trip length and capacities suitable for substantial statewide of interstate travel. The State Department of Transportation is the agency responsible for improving and maintaining these routes.

Rural Minor Arterial
Rural minor arterial functions in conjunction with the principal major arterials to form a network providing high speed, high volume travel corridors for movement between traffic generators such as cities, large towns and resort areas and uninterrupted intercounty travel. Rural minor arterials are spaced consistent with population density to provide a relatively high level of service to all developed areas of the State.

Rural Collector
Rural collector routes provide service between local roads and the arterial system and are primarily important for intracounty travel. These routes are subclassified as follows:

Major Collector
Major collector routes function as corridors for through traffic within local areas providing service to towns and other major traffic generators within the County which are not directly served by the arterial system. They also serve to link minor collectors and local access roads with nearby towns and communities or the arterial system.

Minor Collector
Minor collector routes generally serve lower density areas and therefore, do not have the traffic volume that major collectors do. Minor collector routes often serve to funnel traffic from groups of local roads onto the major collectors and arterial routes. Minor collectors should be spaced to bring all developing areas of the County within reasonable distance of major collectors or arterial routes.

Rural Local Road
Rural local roads provide direct access to residential property and other areas which are not directly served by the collector or arterial system. Local roads make up a major portion of the County's functional system of roadways. Rural local roads are all those County roads not classified under the Arterial or Collector categories.

Runoff
Runoff refers to that portion of rain or snow which does not percolate into the ground and is discharged into streams instead.

Rural
Rural means areas generally characterized by agricultural, timberland, open areas, and residential development that is less than one dwelling unit per two acres, and generally is not served by public water or sewer.

Safety Element
The Safety Element is one of the seven State-mandated elements of a local general plan; it contains adopted goals, policies, and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires.

Sanitary Landfill
Sanitary landfill means the controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material.

Sanitary Sewer
A sanitary sewer is a system of subterranean conduits which carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (which carry surface water) and septic tanks or leach fields (which hold refuse liquids and waste matter on-site).

Scenic Quality
Scenic quality is the tangible and intangible elements of a vista which contribute to its appearance. Vegetation (especially large trees), geological formations, rolling hills, old barns, openness, rock walls, canyons and other topographic features are a few of the elements which contribute to scenic quality.

Scenic Route
Scenic Route means a road which, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest.

Secondary Dwelling Unit
Secondary dwelling unit means a self-contained living unit in addition to, the primary residential unit on a single lot.

Secretary of the Interior's Standards and Guidelines
The Secretary of the Interior's Standards and Guidelines are prepared by the U.S. Department of the Interior, National Park Service, for rehabilitating, preserving, identifying, evaluating, registering, reviewing and managing cultural resources.

Section 8 Rental Assistance Program
Section 8 is a federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income. "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Sections 8, 23, 202, 502 and 515
These sections are Federal Housing Programs which serve the following functions:
Sections 8 & 23 - provides assistance to renters;
Section 202 - direct loans for elderly or disabled housing;
Section 502 - rural home ownership assistance program;
Section 515 - rural rental assistance program.

Seiche
Seiche means an earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

Seismic
Seismic means caused by or subject to earthquakes or earth vibrations.

Seismic Ground Response Zone
Seismic ground response zone is an area in which a uniform level of relatively strong ground shaking can be expected to occur from a given earthquake. The level of ground shaking would vary with the magnitude of the earthquake and its distance from the zone.

Seniors
Seniors generally means persons age 62 and older, but senior housing developments may use age 55 as the qualifying criterion.

Sensitive Watershed
A sensitive watershed is one that has been officially designated, subject to a nomination, as sensitive pursuant to Title 14 of the California Code of Regulations (Sections 916.8, 936.8 or 956.8). Sensitive watersheds normally are associated with drinking water resources.

Septic System
A septic system is a sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual home waste disposal where an urban sewer system is not available.

Service Corps. of Retired Executives (SCORE)
The Service Corps. of Retired Executives (SCORE) is management assistance for small businesses provided by retired business people who are identified and registered by the Small Business Administration to provide such services.

Setback
Setback means the distance from a parcel boundary or property line to the nearest exterior wall of the building.

Settlement
Settlement means (1) the drop in elevation of a ground surface caused by settling or compacting, (2) the gradual downward movement of an engineered structure due to compaction. Differential settlement is uneven settlement, where one part of a structure settles more or at a different rate than another part.

Shall
Shall means that which is obligatory or mandatory.

Shared Living
Shared living means the occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Shopping Center
Shopping center means a group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.

Should
Should signifies a directive to be honored if at all possible.

Sign
Sign means any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

Significant Cultural Resource
A significant cultural resource is a resource which is important in terms of integrity, research potential, and/or public benefit as defined in Appendix G of CEQA or a resource of special interest or value as part of the development, heritage or cultural character of the County, State or Nation.

Significant Effect
Significant effect on the environment means substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by development including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Siltation
Siltation means (1) the accumulating deposition of eroded material, (2) the gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single Family Dwelling, Attached
An attached single family dwelling is a dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single Family Dwelling, Detached
A detached single family dwelling is a dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

Site
Site means a parcel of land used or intended for one use or a group of uses.

Site Class
Commercial timber land is graded by two different site class curves, the Dunning scale, developed in 1942, and the Arvanitis scale, developed in 1964. The Dunning scale is based upon the average height the dominant trees reach at 300 years of age measured in 25-foot class intervals. The Arvanitis scale is based on the average height the dominant trees reach at 100 years of age measured in 20-foot class intervals.

Skilled Nursing Facility
Skilled nursing facility means any establishment which provides nonhospital skilled nursing care administered by licensed registered or vocational nurses.

Slope
Slope is the land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil
Soil is the unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solar Access
Solar access means the provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solar System, Active
An active solar system is a system using external sources of energy to power blowers, pumps, and other types of equipment to collet, store and convert solar energy for the purpose of heating or cooling the interior of a building.

Solar System, Passive
A Passive Solar System is a system that uses direct heat transfer from thermal mass instead of mechanical power to distribute collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.

Solid Waste
Solid waste is any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials.

Sound Level, Average (L_{dn})
The average sound level means the energy equivalent, defined as the average sound level on the basis of sound energy or sound pressure squared. The L_{dn} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Sound Level, Equivalent (L_{eq})
The equivalent sound level is the sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1,8 and 24-hour sample periods.

Sound Level, Maximum (L_{max})
The maximum sound level is the energy equivalent level for the peak sound events measured for any period of time no matter how brief, on the basis of maximum sound energy measured during a noise event higher than the background noise. L_{max} is similar to L_{eq}, but instead of an *average* over the period of time, the L_{max} is determined by the instantaneous *peak* during any sound event that exceeds the background sound level.

Specific Plan
Specific plan means a State-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan. A specific plan may include all detailed regulations, conditions, programs and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Speed, Average
Average speed means the sum of the speeds of the cars observed divided by the number of cars observed.

Sphere of Influence (SOI)
Sphere of Influence means the probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Tuolumne County Local Agency Formation Commission (LAFCO).

Standard
Standard is a specific, quantified guideline defining the relationship between two or more variables. Standards are often translated into regulatory controls. An example standard is the density limitations of one (1) dwelling unit per two (2) acres for the Estate Residential land use designation.

Standardized Emergency Management System (SEMS)
Standardized Emergency Management System (SEMS) is a set of regulations, codified as Sections 2400 through 2450 of Title 19 of the California Code of Regulations, which provide for standardized response to emergencies involving multiple jurisdictions or multiple agencies. SEMS is intended to be flexible and adaptable to the needs of all emergency responders in California.

State Responsibility Area (SRA)
State Responsibility Area means an area of the State in which the financial responsibility for preventing and suppressing fires has been determined by the State Board of Forestry to be primarily the responsibility of the State.

Storm Runoff
Storm runoff means the surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Strategic Fire and Resource Protection Planning
Strategic Fire and Resource Protection Planning is a broader and more comprehensive approach to fire protection planning than traditionally practiced, the fundamental aim of which is resource protection, whether those be

natural resources or private property improvements. The process addresses the total fire environment and describes ways to assure that the planning results in cost-effective fire defense systems.

Structure
Structure means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Structural Fire
Structural fire is fire which relies on buildings or structures, or their contents, for fuel.

Subdivision
Subdivision means the division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code.

Subdivision Map Act
The Subdivision Map Act is Division 2 (Sections 66410 et seq) of the California Government Code. This act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subregional
Subregional means pertaining to a portion of a region.

Subsidence
Subsidence means the gradual settling or sinking of an area with little or no horizontal motion. (See "Settlement.")

Subsidize
Subsidize means to assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsides may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substantial
Substantial means considerable in importance, value, degree, or amount.

Surface Water
Surface water means water on the earth's surface, as distinguished from subterranean water, typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Thermal Mass
Thermal mass means large quantities of heavy or dense material with a high heat capacity, used in solar buildings to absorb heat, which is then stored and re-radiated as needed for heating and cooling.

Timberland
Timberland means a commercially viable land producing fiber or forest products or capable of producing a crop of trees with an aggregate growth potential in excess of 20 cubic feet per acre per year.

Timberland Production Zone (TPZ)
Timberland Production Zone is a land use designation in the general plan that identifies nonfederal timber producing lands for special County tax assessments, as required by the State Forest Taxation Reform Act of 1976. This Act was amended and replaced by the Timberland Productivity Act of 1982.

Timberland Use
Timberland use means commercial use of the land to produce fiber or forest products upon the land and may include the packaging or processing of products originating on the land as well as compatible uses that are capable of co-existing with the current or future timberland use without interfering with timber production.

Topography
Topography means the configuration of a surface, including its relief and the position of natural and man-made features.

Tuolumne County Register of Cultural Resources
The Tuolumne County Register of Cultural Resources is the list of properties within the County which have been determined, by the Board of Supervisors, after formal review by the Tuolumne County Historic Preservation Review Commission, to be worthy of preservation and eligible to participate in cultural resources incentive programs.

Tourism
Tourism is the business of providing services for persons traveling for pleasure.

Trafficking
Trafficking is the unlawful and knowing possession, selling, buying or transport or offer to sell, buy or transport any human remains or cultural resources which have been acquired in violation of state law or the County ordinance.

Traffic Model
A traffic model is a mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

Transient Occupancy Tax (TOT)
TOT is a tax levied on the occupancy of a room or rooms in a hotel, inn, tourist home or house, or other lodging for a period up to 30 days; also known as a room occupancy tax, hotel/motel tax or bed tax.

Transit
Transit means the conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transit-dependent
Transit-dependent refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transit, Public
Public transit means a system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transitional Housing
Transitional housing means housing with supportive services with occupancy not to exceed 24 months that is exclusively designated for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible.

Transportation Demand Management (TDM)
TDM is a strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking.

Tree
A tree is a woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.

Trees, Heritage
Heritage trees are individual trees of outstanding scenic, historic or biological value and/or a tree unique in terms of age and/or size when compared to other trees of the same species.

Trees, Street
Street trees are trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the visual quality of a street.

Trip
A trip is a one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination). (See "Traffic Model.")

Trip Generation
Trip generation means the dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Truck Route
A truck route is a path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Tuolumne County Biological Resources Maps
The Tuolumne County Biological Resources Maps are base maps maintained by the Tuolumne County Planning Division, derived from aerial photographs, indicating the vegetation types over private lands in Tuolumne County.

Tuolumne County Emergency Plan
The Tuolumne County Emergency Plan is a plan developed pursuant to Section 2.40.100 of the Tuolumne County Ordinance Code which provides for the mobilization of all of the resources of Tuolumne County, both public and private, to meet any condition constituting a local emergency, or a state of war emergency; which provides for the organization, powers and duties, services, and staff of the emergency organization.

Tuolumne County Fire Department (TCFD)
The Tuolumne County Fire Department (TCFD) is the fire protection agency responsible for life and property fire protection in all areas of Tuolumne County not within a fire protection district or under jurisdiction of a federal agency. TCFD is administered by the California Department of Forestry and Fire Protection (CAL FIRE) through a contract with Tuolumne County.

Tuolumne County Office of Emergency Services (OES)
The Tuolumne County Office of Emergency Services (OES) is staffed by the Tuolumne County Emergency Services Coordinator and is responsible for the preparation and implementation of plans for the protection of persons and property within Tuolumne County in the event of an emergency; the direction of the emergency organization; and the coordination of the emergency functions of Tuolumne County with all other public agencies, corporations, organizations, and affected private persons.

Underground Resource
Underground resource means a naturally occurring substance located below the surface level of the earth that is considered valuable to humans, including but not limited to water, minerals, and soil

Undue
Undue means improper, or more than necessary.

Unified School District
A unified school district is a public school district which provides curriculum for elementary and high school grades.

Universal Design
The concept of designing the built environment to be usable to the greatest extent possible by everyone, regardless of their age or ability.

Urban
Urban means areas that are characterized by residential densities exceeding one (1) dwelling unit per two acres and commercial development except on land designated on the General Plan land use diagrams as Special Commercial (SC).

Urban Services
Urban services are utilities (such as water and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Urban Sprawl
Urban sprawl means haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

Urban Street
An urban street provides access for automotive vehicles as well as increased pedestrians and bicyclists to the urbanized areas of the County, such as the City of Sonora. Urban streets are all those portions of County roads within one mile of a traffic signal/stop control and/or have eight (8) or more access points per mile.

Use
Use means the purpose for which a parcel or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the County's zoning ordinance and General Plan land use designations.
Use, Non-conforming
(See "Non-conforming Use.")

Use Permit, Conditional
Conditional Use Permit means the discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Utility Corridors
Utility corridors means rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.")

Vacant
Vacant refers to lands or buildings which are not actively used for any purpose.

Variance
Variance means a departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Vehicle-Miles Traveled (VMT)
VMT is a key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

Vernal Pools
Vernal pools are basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Viewshed
Viewshed means the area within view from a defined observation point.

Visual Quality
See Scenic quality

Warehousing
Warehousing is a use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment.

Watercourse
Watercourse means a natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Water Purveyor
A water purveyor is a public utility, water company or municipality that supplies drinking water to a population.
Water Resource
A water resource includes rivers, lakes, ponds, reservoirs, springs, seeps, marshes, wet meadows, vernal pools and perennial, intermittent or ephemeral drainages and groundwater aquifers.

Water System, Transient-noncommunity
A Transient-noncommunity Water System is a public water system that is not a community water system or a nontransient-noncommunity water system. An example is a motel served by a well that provides water supply to a population that changes essentially every day. (Section 64401.85 of the California Code of Regulations)

Watershed
A watershed is defined to be a region or area bounded peripherally by physical features separating the drainage of a watercourse or body of water from other water course drainages. Watershed means the total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse which drains into a lake, or reservoir. For example, the Tuolumne River watershed is all area and streams contributing flows to the Tuolumne River and the Curtis Creek watershed is all area and streams contributing flow to Curtis Creek.

Waterway
A Waterway is a natural or once natural channel in which water flows perennially or intermittently, including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Wetlands
Wetlands are transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water, Under a unified methodology used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation and soils" as defined in US Code 33 USC 1344, Part 328; the "Corps of Engineers Wetland Delineation Manual", Dept. of Army, Technical Report Y-87-1, January, 1987; Section 5902 of the California Public Resources Code; or Section 5812 of the Public Resources Code.

Wetland Mitigation Bank
Wetland mitigation bank means a program designed to mitigate impacts to wetlands by identifying wetland areas that would be restored or enhanced and preserved as "banks" for which "credits" would be available to compensate for loss of wetlands associated with planned development activities. Wetlands "banks" provide for consolidated and efficient management of wetlands areas to mitigate the loss of numerous incremental wetland losses in areas where avoidance or preservation is infeasible.

Wildland
Wildland means an undeveloped area characterized primarily by natural topography and vegetation.

Wildland Fire
Wildland fire is fire which consumes natural vegetation for fuel and is carried by natural vegetation.

Wildlife Management Plan
The Wildlife Management Plan is a plan, prepared by a parcel owner in consultation with the California Department of Fish and Wildlife, detailing the activities and methods that will be used to enhance the value of a biological resource.

Williamson Act/Land Conservation Contracts
Williamson Act Contracts are agreements between the County and the owners of agricultural lands pursuant to Sections 51200-51295 of the Government Code. Upon signing the contract, the development rights of the landowners are restricted for a period of ten years in exchange for preferential tax assessments. These contracts are also known as Land Conservation Contracts.

Woodland Stand
A woodland stand is a spatially continuous area of tree-dominated vegetation in which trees occur in relatively low density and with crowns that generally do not overlap (usually with 10% to 60% canopy cover). A woodland stand may support an understory of shrubs and herbaceous plants including grasses.

Working Landscape
Property from which income is derived from the management of natural resources present on the land.

Zoning
Zoning means the primary tool for implementing the General Plan. All privately owned property in a jurisdiction is classified as belonging in one of a number of Zoning Districts within which allowable uses and development standards are defined and prescribed. The zoning ordinance consists of a text defining the requirements for each district and map(s) which delineate the districts.

Zone, Combining
A Combining Zone is a special purpose zone which is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, historic designation, or design review. Also called "overlay zone."

Zone, Traffic
Traffic zone refers to an area to be studied in a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Zoning District
Zoning District is a designated section of the County for which prescribed land use requirements and building and development standards are uniform.

Zoning Map
A Zoning Map refers to Government Code Section 65851 which permits a legislative body to divide a county, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.