

# PROPOSED AMENDMENTS TO THE CULTURAL RESOURCES MANAGEMENT ELEMENT OF THE TUOLUMNE COUNTY GENERAL PLAN

## CHAPTER 9: CULTURAL RESOURCES MANAGEMENT ELEMENT

### INTRODUCTION

No community can hope to understand its present or plan for its future if it fails to recognize the importance of its past. The presence of the past endows a community with a sense of place and a feeling of belonging to all its citizens. The tangible presence of buildings and sites that speak of other people and other times is a form of history that enables us to chart some of the paths from the present to the future. By tracing its history, a community gains a clear sense of how it achieved its present form and character. More importantly, a community can use this knowledge to determine how it will continue to evolve. For these reasons, efforts directed at identifying, recording and preserving Tuolumne County's cultural resources, our tangible links to the past, should be undertaken to plan wisely for our future. And, as we move into the future, cultural resources preservation will continue to provide us with economic, social, and cultural benefits which enhance our quality of life and contribute to California's cultural continuum.

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.

### GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

**GOAL 9.A Identify incentives to strengthen the local economic base by providing and promoting a positive atmosphere for visitor, resident, business and industry activity compatible with an historic environment.**

#### Policies

- 9.A.1 Initiate, adopt, and promote the availability of monetary and other incentive programs to encourage the retention, reuse and restoration of historic structures.
- 9.A.2 Promote heritage tourism by highlighting Tuolumne County's cultural resources through support for programs emphasizing the recognition and/or use of cultural resources for the enjoyment, education and recreational use of visitors to Tuolumne County.

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

### Implementation Programs

9.A.a Mills Act

Continue to implement the Mills Act in Tuolumne County and update Resolution 171-92 to reflect legislative changes to the Mills Act when necessary to provide reductions in property taxes through historic preservation.

9.A.b 1986 Tax Reform Act

Prepare a list of properties in Tuolumne County, as inventories are completed, which could benefit from the 1986 Tax Reform Act and notify and assist property owners with information for taking advantage of this Act which provides federal income tax credit for income producing properties on or eligible for the National Register of Historic Places.

9.A.c Cultural Resources Lands Management Agency and/or Land Trust Formation

Identify an existing and/or support formation of an agency to accept resource donations for tax deductions or tax credits. The agency should carry an IRS 501(c)(3) designation and should be able to accept facade easement dedications, acquire property as gifts, implement restoration projects, raise funds for restoration through donations, and operate fund-raising projects. The agency should, to the extent feasible, be a multi-purpose organization which could receive both cultural and natural resource dedications.

9.A.d Marks Historical Rehabilitation Act

Support implementation of the Marks Historical Rehabilitation Act in Tuolumne County. Health and Safety Code Sections 37600-37883 authorize Tuolumne County and other local agencies to issue bonds for the rehabilitation of historic properties.

9.A.e Notify Private Parcel Owners of Available Incentives

Upon completion of each cultural resources inventory, provide **each** participating parcel owner with a copy of his or her property evaluation and a listing of incentive programs available for the property with listing on the National Register or Tuolumne County Register of Cultural Resources.

9.A.f Support Historic Marker Program/Walking, Driving and Bicycling Tours

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

9.A.g Assist in Identifying Areas Important to the Film Industry

Support the Tuolumne County Film Commission in consulting with film industry representatives to identify areas and resources in Tuolumne County considered most important to the film industry. Consider proposals to protect historic film areas and, when appropriate, support such proposals.

**GOAL 9.B Encourage historic preservation by adopting a consistent and predictable environmental review process for evaluating impacts to cultural resources.**

**Policies**

9.B.1 Adopt flexible and consistent environmental review procedures for new development entitlements including provisions for monitoring and enforcement.

9.B.2 Assist in retaining the special character of historic districts and promote compatible development within historic districts by reducing, adapting and/or modifying some development standards within historic districts.

**Implementation Programs**

9.B.a Fee Waiver

Maintain the current provisions for waiving fees for requests to zone to H and HDP and for waiving fees for Mills Act applications. ~~Consider expanding~~ **Expand** the fee waiver provisions to include waiving development permit fees for site review, site development, and conditional use permits for work done on Tuolumne County Register and National Register structures that is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Reduce or waive building fees for structures using the State Historical Building Code.

9.B.b Modified Development Standards

~~Amend the Tuolumne County Ordinance Code~~ **Continue** to provide for reduced and/or modified development standards on land zoned H and HDP or for buildings or structures classified as Priority 1, 2 or 3 in Appendix 9.D in any zoning district, ~~such as allowing payment of fees in lieu of providing parking on-site, allowing reductions in the number of required on-site parking spaces to avoid alterations or demolition of historic structures and features, allowing reduced building setbacks for historic structures and additions consistent with established setback lines in historic districts, allowing reduced roadway or driveway widths, reducing landscaping requirements and establishing a density bonus program for historic buildings.~~

9.B.c Protect Features

~~Include in the County Ordinance Code a provision~~ **Continue** to protect cultural resource features important to the context or setting of cultural resources such as mature trees and vegetation, retaining walls, and fences when considering development projects within H and HDP zoning districts.

9.B.d State Historical Building Code

~~Adopt an ordinance establishing~~ **Continue to implement the Cultural Resources Ordinance so** that buildings on the Tuolumne County Register of Cultural Resources shall be deemed "qualifying structures," eligible to use the State Historical Building Code pursuant to Section

18955 of the Health and Safety Code. ~~The ordinance should further establish that structures must be listed by the Board of Supervisors on the Tuolumne County Register of Cultural Resources to qualify to use the State Historical Building Code unless the structure(s) is already listed on an existing or future national or state register or on an official national or state inventory.~~

9.B.e Streamline Application Review Process and Eliminate Area Review Committees in HDP Zoning

~~Continue to streamline~~ Streamline the development application review process by eliminating review by the Historic Preservation Review Commission for projects and alterations that have been listed as acceptable to that Commission and are consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and grant authority to the Community Development Resources Director to approve such projects in-house without additional review from the Tuolumne County Historic Preservation Review Commission. The project list should include these projects where consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings:

1. Color schemes acceptable for repainting (including acceptable trim combinations);
2. Maintenance projects involving replacement with like materials and like colors; ~~and~~
3. Replacement of doors or windows with doors or windows of the same size and of similar appearance.

~~In addition, revise Title 17 to eliminate references to historic preservation reviews by Area Committees.~~

9.B.f Priority System and Development Standards

~~Adopt~~ Continue to utilize the classification system and corresponding development standards contained in Appendix 9.D: Priority Classification System for Historic Buildings and Structures into the County Ordinance Code.

9.B.g Update Project Review Procedures

Update Continue to utilize existing written procedures for establishing when to conduct cultural resources reviews based on guidelines in Appendices 9.A, 9.B and 9.C; listing available resources to be consulted for existing cultural resources information (include GLO Plat Maps, pre-1950 United States Geological Survey (U.S.G.S.) topographic quadrangle maps, 1907 Thom Map, 1882 Beauvais Map, official townsite maps, Sanborn Insurance Maps, Skidmore Plats, GIS database) and including a list of advisory agencies to be notified during the CEQA consultation process including, at a minimum, the Tuolumne Band of Me-Wuk Indians, the Chicken Ranch Band of the Me-Wuk Indians, the Tuolumne County Historical Society Landmarks Committee, the Tuolumne Southern County Historical Society, the Tuolumne Heritage Committee and the Central California Information Center. ~~Incorporate~~ These updated procedures are located in the Cultural Resources Ordinance for project reviews into the County Ordinance Code.

9.B.h CEQA Exempt Projects

~~Adopt~~ Continue to provide for an Ordinance making well, septic, building, and other ministerial permits to become discretionary for the purposes of CEQA when a significant cultural resource may be impacted. ~~[Resolution 41-98 adopted March 24, 1998]~~

9.B.i Demolition Permits

Continue to require approval of a new development plan and issuance of required Grading and/or Building Permits and review by the Historic Preservation Review Commission or documentation of an imminent safety hazard (as defined by the Health and Safety Code) prior to issuance of a demolition permit in the H and HDP zoning ~~combining~~ districts ~~and adopt the demolition criteria related to the priority of the resource as established in Appendix 9.D: Priority Classification System for Historic Buildings and Structures.~~ The Historic Preservation Review Commission shall also review all demolition permits for buildings 50 years of age or older in any zoning district or a cultural resource study shall be required prior to approval of a demolition permit. ~~[Resolution 41-98 adopted March 24, 1998]~~

9.B.j Section 106 Consultation

Section 106 projects include activities involving direct or indirect federal assistance or involvement either monetarily or through issuance of federal permits at various stages of the activity. Housing and Urban Development (HUD) monies, which include Community Development Block Grants, are subject to this consultation. The Historic Preservation Review Commission will identify and contact federal agencies involved in Section 106 projects related to rehabilitation and restoration of housing units in Tuolumne County and request the opportunity to comment on these projects during the Section 106 consultation process. This request will exclude projects on federal lands and all projects on private lands not related to housing. ~~Include procedures for coordinating Section 106 reviews through the Tuolumne County Historic Preservation Review Commission in the County Ordinance Code.~~

9.B.k Professional Qualifications Standards for Resource Investigations

Require that cultural resource studies be conducted by qualified professionals with experience appropriate to the study being conducted and included on amend the County's consultants list to contain only certified professionals with these qualifications.

9.B.l Standards for Performing Cultural Resource Investigations and Contents of Reports

~~Adopt~~ Continue to require specific standards for performing cultural resource investigations and contents of reports in compliance with state and federal standards including the Secretary of the Interior's Standards and Guidelines for Identification, Evaluation, Documentation, Registration, Historical Documentation, Architectural and Engineering Documentation, and Archaeological Documentation. Require submission of results of these investigations to with the Central California Information Center per State guidelines. ~~Include these standards and requirements in the Tuolumne County Ordinance Code.~~

9.B.m Secretary of the Interior Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings

~~Adopt, as part of the County Ordinance Code,~~ Continue to require the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings as a guide for evaluating development proposals involving cultural resources, such as restoration, alteration of, and, additions to existing historic structures.

9.B.n Amendments to Design Guidelines

Review and recommend amendments to existing design guidelines which affect historic structures for consistency between local design guidelines and the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and consider preparing a design guide for new development in undesignated historic districts.

9.B.o Enforcement of Cultural Resource Management Requirements for Projects and Resource Discovery During Construction

Include, for projects with conditions of approval related to management of cultural resources, a requirement for preconstruction meetings with project contractors, the developer or his representative, Native American representatives, the project's qualified cultural resources professional, the ~~Community Resources Agency Planning Division~~ and other agencies responsible for overseeing the construction phase of a development project as part of written procedures for conducting cultural resources investigations in Tuolumne County as required in ~~Implementation Program~~ 9.B.g. ~~These procedures shall be included in the County Ordinance Code.~~ Further, ~~continue to require adopt~~, as part of the County Ordinance Code, the existing requirement for stopping work and evaluating a resource pursuant to CEQA when a cultural resource is identified during the construction phase of a project.

9.B.p Penalty Fee Provisions

~~Continue to implement Amend~~ the County Ordinance Code to provide both criminal and civil penalty procedures and/or a penalty fee with mandatory monetary penalties for noncompliance with management standards and practices and for anticipatory demolition. ~~Penalty monies collected for disturbance or non-compliance activities may go to the Historic Preservation Review Commission for implementing cultural resources management programs.~~

9.B.q Subsurface Cultural Resources

~~Continue to condition Condition~~ discretionary entitlements for any new development which requires review under CEQA and which has the potential to impact subsurface cultural resources to require such development to comply with the provisions of Sections 21083.2 and 21084.1 of CEQA. Also require that if subsurface cultural resources are discovered during the construction process, construction shall cease until a qualified professional as defined in Title 14 of the Tuolumne County Ordinance Code has evaluated the site. If the resource is determined to be a unique archaeological resource, then the provisions of mitigation for impacts to archaeological resources contained in Section 21083.2 of CEQA shall be implemented. Construction work may continue on other parts of the construction site while archaeological evaluation and mitigation are being implemented.

**GOAL 9.C Maintain Tuolumne County's cultural heritage, through the identification, management, preservation, use, enhancement, restoration and study of its cultural resources.**

**Policies**

9.C.1 Survey, record, inventory, maintain and regularly update databases and archives of historic, cultural, architectural, and archeological resources for informational purposes.

9.C.2 Maintain the required certifications and memberships necessary to keep apprised of pending legislation, funding sources, and professionally-accepted standards and guidelines for historic preservation.

9.C.3 Identify historic districts and structures.

**Implementation Programs**

9.C.a Implementation of Cultural Resources Management Programs

~~Amend~~ ~~Continue to implement~~ the County Ordinance Code to enable the County to pursue its preservation policies through implementation of the programs described herein.

#### 9.C.b

#### Inventories

~~Complete the Twain Harte inventory and supplement~~ ~~Supplement~~ existing inventories of Columbia State Historic Park, Groveland, Big Oak Flat, Chinese Camp, Jamestown, Soulsbyville, Tuolumne, ~~Twain Harte~~ and Railtown 1897 State Park with inventories of the following defined community, thematic and miscellaneous inventories. Note: Parcel owner notification shall be required to inventory all private properties. Property owner's consent shall be required prior to entry upon the property. This requirement ~~is shall be~~ specified in the Cultural Resources ~~Management~~ Ordinance.

#### Defined communities

- ~~● Tuolumne~~
- ~~High Country: Twain Harte and Strawberry communities and including a 500 foot wide corridor on either side of Highway 108, measured from the centerline of the highway, between the two communities~~
- Jamestown Supplement: Areas not included in previous inventories.
- Columbia supplement: Areas not included in previous studies.
- Groveland/Big Oak Flat Supplement: Areas not included in previous studies.
- Confidence
- Shaw's Flat
- Standard
- East Sonora
- Other communities as may be recommended as appropriate to the Board of Supervisors by the Tuolumne County Historic Preservation Review Commission
- Update existing inventories

#### Thematic Inventories

- Transportation and Communications (Early Routes and Roads, Railroads, Communication)
- Gold Mining
- Water Development
- Ethnicity and Social Systems
- Agriculture
- Industry, Commerce and Tourism including logging, limestone and marble quarrying and non-gold mining
- Recreational residences (including second and retirement homes)
- Other themes as may be recommended as appropriate to the Board of Supervisors by the Tuolumne County Historic Preservation Review Commission.

#### Other

- County-owned properties including bridges, buildings, old roadways
- Property under the jurisdiction of the City and County of San Francisco

Inventory standards shall be as established by the State Office of Historic Preservation. This requirement and these procedures ~~are shall be~~ included in the County Ordinance Code. ~~[Resolution 41-98 adopted March 24, 1998]~~

#### 9.C.c

#### Parcel Owner Consent

~~Amend Title 17 of the County Ordinance Code~~ ~~Continue~~ to require parcel owner consent prior to zoning property to the H zoning district and require consent of a simple majority of property owners within a proposed HDP zoning district prior to zoning the property to HDP. The

determination of a majority of the property owners for zoning to HDP shall be based upon each parcel having one vote.

9.C.d Historic Districts

Upon completion and distribution of completed cultural resources inventories, identify potential historic districts. Schedule public hearings to gauge community interest in forming historic districts. When community support is forthcoming for a proposal, pursue HDP (historic district) zoning. This procedure ~~is shall be~~ included in the County Ordinance Code.

9.C.e Additions to the Tuolumne County Register of Cultural Resources

Add to the Tuolumne County Register of Cultural Resources, by resolution, all properties contained within existing and future cultural resources inventories which have been or are assigned a National Register designation of 1 (listed on the National Register), 2 (determined eligible for listing by formal process involving federal agencies), 3 (appears to be eligible for listing in the judgment of the person completing the form), 4 (might become eligible for listing) or 5 (ineligible for listing, but of local interest and eligible for the Tuolumne County Register of Cultural Resources). The resolution shall specify that inclusion on the Register qualifies properties to use the State Historical Building Code, to enter into a Mills Act Contract for qualifying rehabilitations and maintenance, and for alternative development standards. Individual property owners shall be notified of the Resolution prior to public hearing and those submitting written notifications to withhold properties from the Register shall be honored.

9.C.f National Register of Historic Places Nominations

Upon completion of each cultural resource inventory, create a list of properties within Tuolumne County eligible for nomination to the National Register of Historic Places and provide written notice to property owners of these historic properties advising them of the benefits of the National Register program and of local incentives available for their properties. ~~Include this provision in the County Ordinance Code.~~

9.C.g GIS Database

Maintain, expand and update the existing GIS cultural resources database to include all areas inventoried within the County, all individual parcels known to include cultural resources and regions and parcels with a high potential for containing cultural resources based on natural landscape, historic maps, and oral histories. ~~This requirement shall be included in the County Ordinance Code.~~

9.C.h County Archive

In consultation with the Tuolumne County Historical Society, Tuolumne County Historian, Tuolumne County Museum Board of Governors and Tuolumne County Historic Preservation Review Commission, locate and designate a repository for cultural resources documents, maps, surveys, photos, and other information and provide staffing to organize, maintain, make accessible and update information received at this archive. ~~This provision shall be included in the County Ordinance Code.~~

9.C.i Heritage Corridors

Designate corridors, or portions of corridors, which:

1. Are examples of historic trade, water distribution or transportation routes, conveyance systems or trails, or
2. Are lined with visible cultural resources, or



3. Pass through historic or design review districts, or
4. Are representative of a major period in Tuolumne County or California history.

Designation of Heritage Corridors shall only be approved by the Board of Supervisors after consent of the owners of a minimum of 51% of the property area and 51% of the property owners included within a proposed Heritage Corridor. The determination of the consent of the property owners for the formation of Heritage Corridors shall be based upon each parcel having one vote. In conjunction with the designation of a Heritage Corridor, a cultural resources conservation program for the area within the proposed corridor shall be formulated as a cooperative effort by the owners of the property within the corridor and the County and adopted by the Board of Supervisors. ~~[Resolution 41-98 adopted March 24, 1998]~~

9.C.j Maintain CLG Certification

Update, as necessary, Title 17 and Chapter 2.38 of the Tuolumne County Ordinance Code as required by the U.S. Department of the Interior, National Park Service, and maintain professional standards for appointments to the Tuolumne County Historic Preservation Review Commission as established in the Secretary of the Interior's Professional Qualification Standards.

9.C.k Funding

Maintain membership in the California Preservation Foundation and the National Trust for Historic Preservation to keep apprised of pending legislation, workshops, publications, available funding, educational opportunities and incentives for implementing historic preservation programs. Schedule items quarterly at Technical Advisory Committee Meetings to discuss using historic preservation to bolster applications to fund transportation projects including bicycle/pedestrian pathways along historic corridors, grants to purchase historic railroad grades for trails, acquisition/enhancement of parks incorporating cultural resources etc.

**GOAL 9.D Recognize and use cultural resources management as a tool for implementing other goals and policies of the General Plan.**

**Policies**

9.D.1 Use the Cultural Resources Management Element of the General Plan to assist in implementing the Housing, Recreation, Economic Development and Conservation and Open Space elements of the General Plan.

**Implementation Programs**

9.D.a Coordination of Community Development Block Grants (CDBG) and Loans<sup>1</sup>, Affordable Housing and Historic Preservation

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<sup>1</sup> CDBG grants and loans are available for neighborhood revitalization activities; economic development and improving community facilities and services. Priority must be given to activities which will benefit low and moderate-income families or aid in the prevention or elimination of slums and blight or for other community development needs that present a serious and immediate threat to the health and welfare of the community. Specific activities funded by CDBG grants and loans include acquisition of real property; rehabilitation of residential and nonresidential properties; provision of public facilities and improvements, such as water and sewer, streets, and neighborhood centers; and assistance to profit-motivated businesses to help with economic development activities. No less than 60 percent of the funds must be used for activities which benefit low and moderate-income persons. The CDBG program includes the Historic Loan Program. In general, these funds are distributed as low-interest loans and are available to property owners whose structures are listed on a local inventory. These funds normally target lower income neighborhoods deemed to be historic. Funds are only for improvements related to health and safety rather than general improvements.

Target CDBG monies for historic preservation activities which can fulfill affordable housing goals established in the General Plan Housing Element. Obtain CDBG grants and loans in areas which have completed cultural resources inventories and identify deteriorating resources which could benefit from CDBG programs. Require Tuolumne County Historic Preservation Review Commission review of projects undertaken through the CDBG program to insure good stewardship of cultural resources and to insure that participants are provided with an opportunity to enhance CDBG grants and loans with additional incentives including the Mills Act, use of the State Historical Building Code and alternative development standards.

9.D.b Integrate Cultural Resources Management with Goals in the Recreation Element to Enhance Funding Opportunities

Make acquisition of historic resources including railroad grades and ditch trails a priority for designation and management as recreational trails in the Recreation Element of the General Plan and use the historic nature of these resources as a means to enhance funding opportunities, ~~in particular, funding through the Transportation Enhancement Activities (TEA) program.~~

9.D.c Economic

Adopt incentive programs, flexible land use standards and improve the permitting process as detailed in the programs contained in this Element.

Allow mitigation measures to overlap, such that Open Space areas could be used for multiple purposes, including, but not limited to cultural resource preservation, wildlife habitat mitigation, oak tree mitigation, and agricultural mitigation.

9.D.d Protect Table Mountain

Recognize that Table Mountain has significant cultural, scenic and natural resource values and is a County landmark and, as such, adopt regulations and incentives for conserving the significant areas of Table Mountain. In the interim, emphasize Table Mountain's conservation in reviewing and evaluating land development projects which require a discretionary entitlement from the County. ~~[Resolution 41-98 adopted March 24, 1998]~~

**GOAL 9.E Promote community appreciation for Tuolumne County's cultural resources through community education and involvement to insure the continued proper private and public stewardship of cultural resources in Tuolumne County.**

**Policies**

9.E.1 Provide cultural resources education and enhancement programs targeting those who work with, have knowledge of, can benefit from ownership of, can learn from, and can enjoy the recreational, aesthetic and social benefits of cultural resources.

**Implementation Programs**

9.E.a Public Information/Materials to Aid in Contractor Selection/Available Programs Brochure

~~Prepare a~~ Provide public brochures/informational leaflets including:

1. An outline of key provisions of the Cultural Resources Management Element
2. A brief description of programs available for historic properties, incentives, and process necessary for designations.

3. Technical guidance pertinent to Tuolumne County including criteria to aid in selection of a building contractor, architect or designer to perform historic rehabilitation work and include illustrations from *Rehab Right* or similar texts which describe the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

~~Arrange to d~~Distribute the brochures at public counters at the Community ~~Resources Agency Development Department~~, real estate agencies, building contractors, and building industry headquarters, etc. Investigate distributing the handouts at community events such as the annual Home and Garden Show and the County Fair. Contact the local news media to run focus stories describing available programs.

9.E.b Cultural Resources Inventories

Continue to provide a copy of cultural resources inventories to local schools, the Tuolumne County Historical Society, Tuolumne County Library, the Tuolumne County Association of Realtors, Southern Tuolumne County Historical Society, Visitor's Bureau, Chambers of Commerce, the Tuolumne Chapter of the Building Industry Association of Central California, Assessor's Office, Columbia College Library, and similar organizations. NOTE: Cultural resources inventories distributed under the program include inventories formally published by the Tuolumne County Historic Preservation Review Commission which exclude confidential site records for sensitive resources.

9.E.c ~~Presentation Slide Show~~

Prepare a ~~presentation slide show~~ of the County's Cultural Resources to illustrate the need for preservation of, mechanisms for managing and incentives for maintaining, those resources and advertise the availability of ~~the slide show and~~ speakers to the public library, local schools and other interested organizations.

9.E.d Public Workshop

Sponsor Cultural Resources Management Workshops to discuss issues including but not limited to historic preservation, preservation incentives and restoration.

9.E.e Oral Histories

Support Columbia College's efforts in reestablishing an oral history course at the College with provisions to record completed oral histories with the County archive/database.

**GOAL 9.F Set an example for good cultural resource management through proper private and public stewardship of the County's cultural resources.**

**Policies**

- 9.F.1 Promote good cultural resources management practices by demonstrating proper stewardship of the County's cultural resources.

**Implementation Programs**

- 9.F.a Tuolumne County Historic Preservation Review Commission as an Advisory Agency for Projects on or Involving County Property.

Retain the Tuolumne County Historic Preservation Review Commission as an advisory agency to review County projects with the potential to impact cultural resources. ~~Include this provision in the County Ordinance Code so that all County-owned properties containing or adjacent to historic resources are constructed or modified in a manner that is consistent with best preservation practices.~~

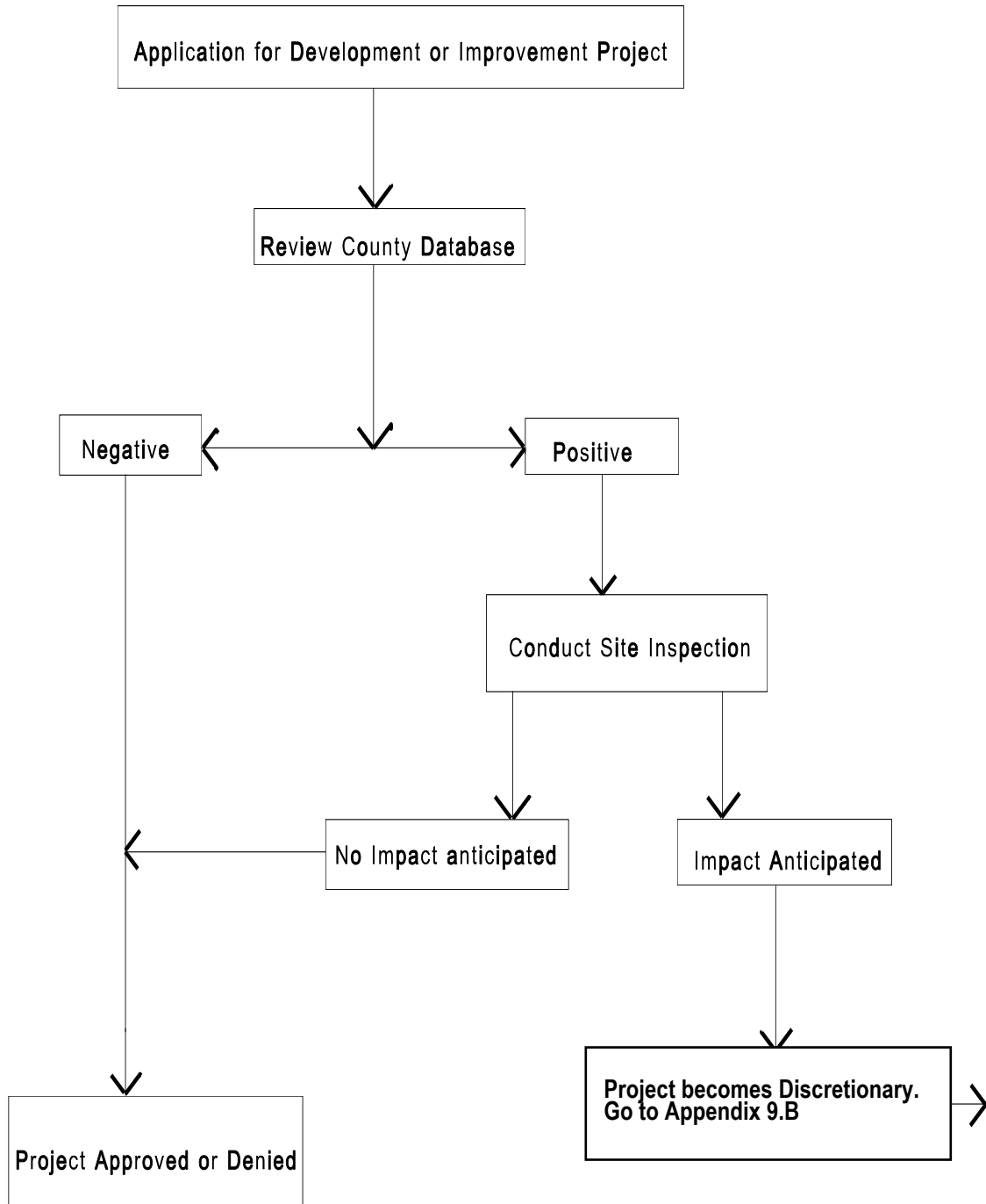
- 9.F.b List Eligible County Properties on the National, California and Tuolumne County Registers
- Enlist the Tuolumne County Historic Preservation Review Commission to prepare applications for listing all eligible County-owned properties to the National, California and Tuolumne County Registers.
- 9.F.c Prepare County Inventory
- Enlist the Tuolumne County Historic Preservation Review Commission to inventory all County-owned properties in excess of 45 years old.
- 9.F.d Implement Best Preservation Practices in Storing County Owned Property
- Formulate best preservation practice standards in consultation with the Tuolumne County Historic Preservation Review Commission and implement them in storing all County owned property that is in excess of 45 years of age and has been deemed significant by the Historic Preservation Review Commission.
- 9.F.e Use Federal and State Standards in Maintaining or Restoring County Owned Buildings
- Use the Secretary of the Interior Standards and Guidelines for Historic Preservation Projects and the State Historical Building Code in maintaining or restoring County owned buildings that are in excess of 45 years of age.

**Responsibility for Programs:** Administration of the Implementation Programs listed in this element is the shared responsibility of the Board of Supervisors, ~~Community Resources Agency Planning Division, Department of Public Works, Division of Building and Safety, Division of Environmental Health~~ and the Tuolumne County Historic Preservation Review Commission with the ~~Community Resources Agency Planning Division~~ serving as the primary administrator at the direction of the Board of Supervisors. Cooperating agencies include the ~~Tuolumne County Visitors Bureau Central Sierra Planning Council, the Tuolumne County Film Commission~~, the Tuolumne County Historical Society and the California Office of Historic Preservation.

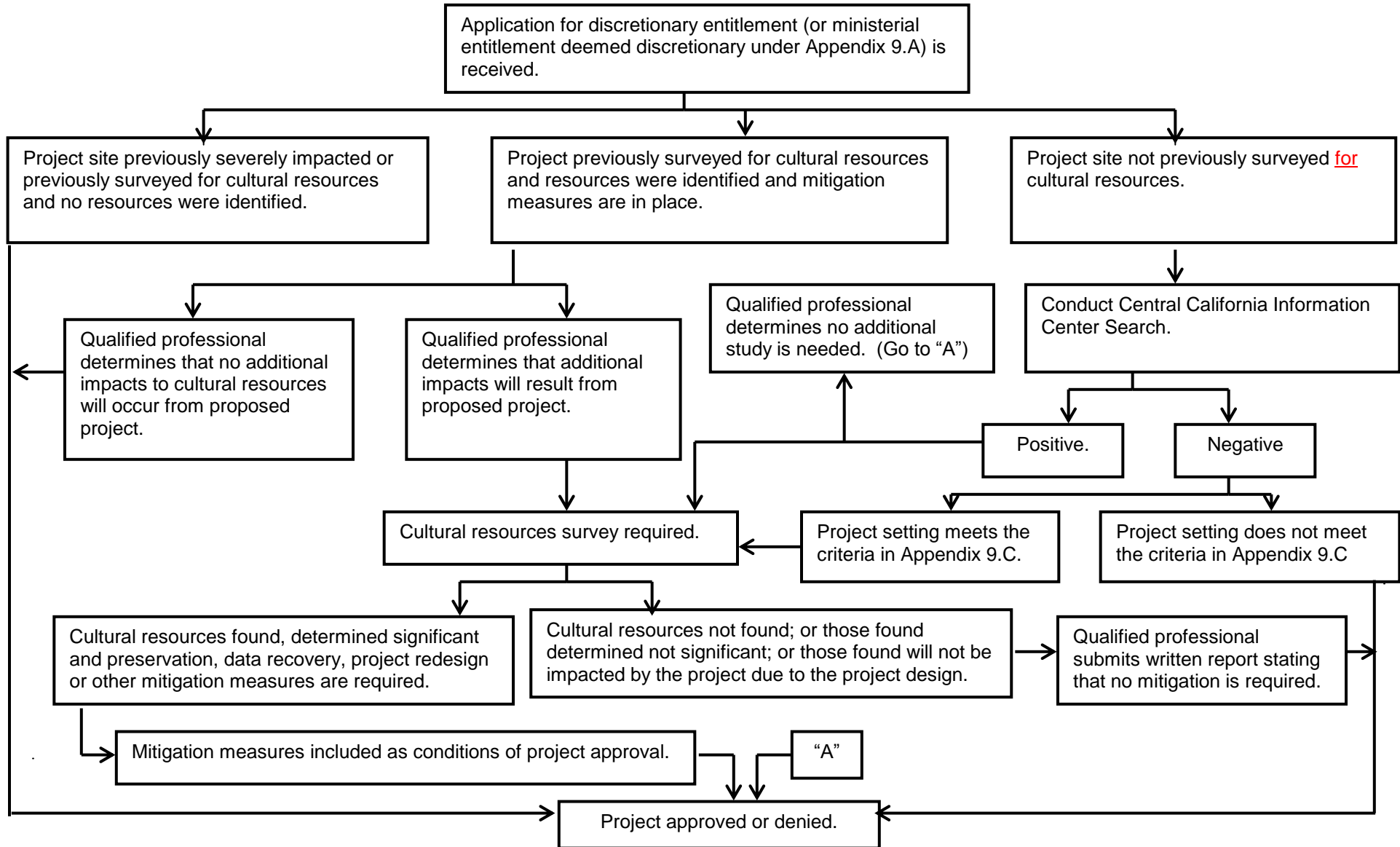
**Funding Sources:** Administration of the Programs listed herein will be funded through the County's General Fund, Health Fund and Cultural Resources Code Compliance Trust Fund. Additional funding is available from local, state and federal grant sources and donations.

**Time Frame for Implementation:** ~~The target date for implementation of the programs listed in this Element section related to development of cultural resources management programs and the provision of public information is FY 97-98; all other programs~~ are ongoing.

**APPENDIX 9.A:  
PROCESS FOR CULTURAL RESOURCES EVALUATION - MINISTERIAL**



**APPENDIX 9.B  
PROCESS FOR CULTURAL RESOURCES INVESTIGATIONS FOR DISCRETIONARY ENTITLEMENTS**



**APPENDIX 9.C:  
CRITERIA FOR CONDUCTING CULTURAL RESOURCES INVESTIGATIONS**

A survey for cultural resources for discretionary permits shall be required if one of the following applies to the project site: (BOSPC)

- ✓ The project site contains or is adjacent to a parcel that contains known archaeological or historic sites based on the County's Geographical Information System Database, or confirmation from an advisory agency, or US Geological Survey topographical maps, or the 1882 Beauvais Map, or the 1907 Thom Map, or the 1879 Dart Map, or Assessor's Parcel Maps, or GLO Plat Maps, or Sanborn Maps, or Skidmore Plats, or other recognized reference resource.
- ✓ The project site includes Table Mountain, tunnels, adits, shafts, mills, surface workings, waste rock piles, ditches, linear terrain modification (e.g. ditches or roads no longer in use), structure pads, rock retaining walls, concrete foundations or similar indications of mining or historic-era activities.
- ✓ The project site contains physical evidence of prehistoric and/or historic features and artifacts found during site inspections by the Planning Division. This evidence includes, but is not limited to: bedrock mortars; petroglyphs; flaked or ground stone; dark soil in comparison to surrounding soils; historic-era artifacts of glass, ceramic, or metal; buildings or structures 50 years of age or older; foundations or other portions of buildings or structures 50 years of age or older; or mature non-native vegetation (e.g. Chinese trees-of-heaven with 8" or larger diameter at breast height, black locust trees, orchards, roses, periwinkle or similar non-native vegetation) indicating historic or prehistoric human habitation, farmsteads, and burial sites.
- ✓ The project site contains or is within 328 feet (100 meters) (~~328'~~) of a river, spring, or perennial or intermittent stream (identified as a blue line stream on the USGS quadrangle maps). (BOSPC)

**APPENDIX 9.D:  
PRIORITY CLASSIFICATION SYSTEM FOR HISTORIC BUILDINGS AND STRUCTURES**

**PRIORITY 1:**

Building or structure is on the National Register of Historic Places

**PRIORITY 2:**

1. Building or structure is rated as eligible or potentially eligible for the National Register of Historic Places (assigned a designation of 1, 2, 3, or 4) based on a study or inventory completed by a professional archaeologist, historian, or other cultural resource professional, or
2. The building or structures is on or officially designated as eligible for the California Register of Historic Places, or
3. The building or structure:
  - Is 50 years of age or older, and
  - Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and
  - Is almost entirely unmodified from its original exterior appearance, and
  - Has original design features peculiar to the style still in place

**PRIORITY 3:**

1. The building or structure has been inventoried and assigned a National Register designation of 5, or
2. The building or structure has not been previously inventoried and the building or structure:
  - Is 50 years of age or older, and
  - Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and,
  - Has been modified from the original exterior appearance but not greatly, and
  - Has some or most of its original design features in place, and
  - Could easily be restored to near its original exterior appearance.

**PRIORITY 4:**

The building or structure has not been previously inventoried and the structure:

- Is 50 years of age or older, and
- Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and,



- Has been substantially modified from the original exterior appearance, and
- Is difficult to restore to original appearance

**PRIORITY 5:**

1. The building or structure has been inventoried and has been determined to be ineligible for the National Register of Historic Places (Designation of 6 or 7) and has been determined ineligible for listing on the California Register of Historical Resources and the Tuolumne County Register of Cultural Resources, and/or
2. The building or structure is less than 50 years old, or
3. The building or structure:
  - Is 50 years of age or older, and
  - Has had major alterations from the original appearance, and
  - Cannot be restored to its original appearance without reconstruction of more than half of the building or structure

TABLE 9.D.1

Management of Historic Buildings and Structures

Priority	Mills Act Contract	Modified Development Standards	Use of State Historical Building Code	Historic Marker Program	Demolition**	Additions/Rehabilitations required conformance with Secretary of the Interior's Standards and Guidelines for Rehabilitation and Historic Preservation Projects	Tuolumne County Historic Preservation Review Commission Review of Alterations/Demolitions
1	Automatic with qualifying rehab or maintenance project	Eligible	Automatic	Automatic	Requires CEQA Review and 6 mos. waiting period prior to issuance of demo permit	Required conformance	Required for alterations and required for demolitions.
2	Automatic with qualifying rehab or maintenance project	Eligible	Requires listing on the Tuolumne County Register of Cultural Resources	Automatic for structures within :HDP district; may request for structures outside :HDP district	Requires CEQA Review and 6 mos. waiting period prior to issuance of a demo permit.	Conformance required if rehabilitation is for an incentive program*** or structure is located within an historic district or zoned :H. If structure does not meet these criteria, parcel owner must be notified of and formally decline participation in incentive programs prior to issuance of an alteration permit.	Required for alterations of structures within historic district, zoned :H or if applying for incentive program and required for demolitions within historic district, zoned :H or if structure is 50 years of age or older.
3	Requires professional evaluation to determine eligibility and qualifying rehab and maintenance project	Eligible	Requires listing on the Tuolumne County Register of Cultural Resources	May apply for structures within :HDP district	Requires CEQA review.	Conformance required if rehabilitation is for an incentive program*** or structure is located within an historic district or zoned :H. If structure does not meet these criteria, parcel owner must be notified of and formally decline participation in incentive programs prior to issuance of an alteration permit.	Required for alterations of structures within historic district, zoned :H or if applying for incentive program and required for demolitions within historic district, zoned :H or if structure is 50 years of age or older.
4	Ineligible*	Eligible in :H or :HDP districts	Ineligible	Ineligible	Requires photo-documentation and completion of DPR 523 forms.	Conformance not required unless structure applying for incentive program***.	Not required for alterations but required for demolitions within historic district, zoned :H or if structure is 50 years of age or older.
5	Ineligible	Eligible in :H or :HDP districts	Ineligible	Ineligible	Requires photo-documentation and completion of DPR 523 forms.	Conformance not required.	Not required for alterations but required for demolitions within historic district, zoned :H or if structure is 50 years of age or older.

\* Unless rehab consistent with Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings is completed and professional evaluation reveals new information making the structure eligible for the Tuolumne County Register of Cultural Resource.

\*\* All demolition permits require a specific plan prior to issuance

\*\*\* Incentive Program: Adaptive reuse, reduced development standards, Mills Act, etc.