



2018 Tuolumne County General Plan

Volume III: Community Identity Element and Community Plans



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



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Tuolumne County General Plan Volume III
Community Identity Element and Community Plans

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COMMUNITY IDENTITY ELEMENT

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

Introduction

Several of our vibrant and unique communities have established Community Plans. These plans work in concert with the larger countywide General Plan and provide additional detail and direction for development and services in those communities. Over the years, plans have been developed for Jamestown, Columbia, East Sonora, Tuolumne, and Mountain Springs. Update to community plans should include community leaders as well as residents, business owners, and service providers. As each community faces distinctive opportunities and constraints, the Community Plans are tailored to embrace community foundations and expand possibilities for residents and visitors alike. During this General Plan planning horizon, it is the goal of Tuolumne County to review each community plan to ensure it represents the natural ebb and flow of each community, while ensuring that any keystone traits are maintained when faced with growth, redevelopment, or infill opportunities.

Purpose

Ensure the success of areas subject to a Community Plan through the implementation of goals, policies, and programs that embraces keystone traits of a community, which pay homage to the natural, cultural, and economic heritage of local communities.

Overarching Vision

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

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

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



GOAL CI-A:

Maintain separation of communities through the establishment of open and buffer areas around urbanizing areas. (formerly 13.A)

POLICIES & IMPLEMENTATION PROGRAMS

Policy CI-A.1: Promote the conservation of the natural scenic quality of hillsides and hilltops surrounding identified communities. (formerly 13.A.1)

Implementation Program

CI-A.a - Consider providing an incentive program to encourage private landowners with visually significant property to grant or sell a conservation easement to protect the land as open areas. (formerly 13.A.b)

Policy CI-A.2: Encourage retention of features important to the context or setting of cultural resources such as mature trees, retaining walls, viewsheds, hills, bridges and old rock fences. (formerly 13.A.3)

Policy CI-A.3: Encourage new development, especially outside identified communities and urban and commercial centers, to be designed and located so that:

- Structures do not silhouette against the sky above ridgelines or hilltops; landscaping could be used as a buffer around the structure.
- Rooflines and vertical architectural features blend with and do not detract from the natural background or ridge outline.
- Structures fit the natural terrain.
- Structures utilize building materials, colors and textures that blend with the natural landscape and avoid high contrasts.
- Grading and topographical alterations are minimized. (formerly 13.B.7)

Policy CI-A.4: Maintain the integrity of separate, distinct communities and discourage inappropriately placed development between the identified community boundaries.

Policy CI-A.5: Maintain existing and create new buffer areas between identified communities through the use of agricultural lands, timberlands, open areas, rural density development, clustering of land uses, and recreational uses. (formerly 13.A.3)

Implementation Program

CI-A.b - Designate land between identified communities for non-urban land uses, except where there are recognized concentrations of urban uses outside of defined communities, to protect the individual character of each defined community and to maintain distinct boundaries between the communities. (formerly 13.A.d)



Policy CI-A.6: Discourage strip development along the County's arterials connecting communities. (formerly 13.A.4)

Policy CI-A.7: Encourage cluster development to promote the retention of open areas. (formerly 13.A.6)

Implementation Program

CI-A.c -Utilize the Planned Unit Development (PUD) Permit process to recognize and, where appropriate, promote cluster development through the use of acceptable design and construction standards for the creation of buffer areas and in support of compact development. (formerly 13.A.e)

Policy CI-A.8: Require new development at the entrances to rural communities be designed to include elements such as signage, landscaping and appropriate architectural detailing to help establish and maintain distinct identities for such communities. (formerly 13.A.7)

GOAL CI-B:	Advocate the master planning of new and existing communities to direct the development of integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents. (formerly 13.B)
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POLICIES & IMPLEMENTATION PROGRAMS

Policy CI-B.1: Consider each identified community as an urban core, surrounded by suburban residential development with a buffer between urban and rural areas. (formerly 13.B.1)

Implementation Programs

CI-B.a - Designate adequate land in and around existing and new identified communities for urban land uses to accommodate growth during the planning period of the General Plan and limit the future conversion of non-urban land to parcels immediately adjacent to the urban development boundaries established on the General Plan land use diagrams. (formerly 13.B.a)

CI-B.b - Provide for periodic review of land use designations within the identified communities to ensure sufficient land is available to accommodate the expansion of community areas, including sites for affordable housing. The County will continue to work with property owners in changing land use designations to meet future needs. (formerly 13.B.i)

CI-B.c - Maintain urban development boundaries within identified communities on the General Plan maps to promote the efficient use of urban infrastructure and services. This will also serve to promote the improvement of infrastructure within the communities to meet standards for infill development, such as fire flow. (formerly 13.B.d)



Policy CI-B.2: Encourage infill development within identified communities. New urban residential subdivisions should occur within or immediately adjacent to defined communities. (formerly 13.C.1)

Implementation Program

CI-B.d - Target public funds toward identified communities through strategies such as transit-oriented, mixed use development and infill projects to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.

Policy CI-B.3: Require new identified communities to meet the following objectives:

- Concentrate higher-density residential uses and appropriate support services in areas with access to public transportation and with adequate road access.
- Support the development of integrated mixed-use areas, including residential, recreational, retail, office, open space and public uses, while making it possible to travel by transit, bicycle or foot, as well as automobile.
- Provide buffers between residential and incompatible non-residential land uses.
- Enhance community identity by establishing design guidelines for non-residential development, such as commercial centers.
- Provide a bicycle path and pedestrian walkway network to link public facilities, housing, recreational facilities and commercial and community services. (formerly 13.B.2)

Implementation Programs

CI-B.e - Designate land for integrated mixed-use areas which may include residential, recreational, retail, office, open space and public uses to facilitate travel by transit, bicycle or foot, as well as automobile, and to promote a sense of community. (formerly 13.B.b)

CI-B.f - Designate land for neighborhood commercial development within walking distance of residential areas to encourage alternative methods of transportation and eliminate the dependence on automobile transportation. (formerly 13.B.g)

Policy CI-B.4: Require new identified communities to be comprehensively planned, rather than developed on an individual property by property basis. (formerly 13.B.3)

Implementation Program

CI-B.g - Develop, maintain and update as needed Community Plans for identified communities that wish to guide development activity over the General Plan's planning period in a way that is compatible with the cultural, historical and natural resources of the respective defined communities and that considers community size so that housing, jobs, daily needs, transit and other activities are within easy walking distance of each other. (formerly 13.B.c)

Policy CI-B.5: Require master planned communities to provide adequate public services and infrastructure to support the community. (formerly 13.B.4)



- Policy CI-B.6:** Identify and encourage community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points. (formerly 13.B.5)
- Policy CI-B.7:** Encourage the creation of specialized open areas in the form of squares, greens and parks whose frequent use is encouraged by their proximity to workplace and residential districts. (formerly 13.B.6)
- Policy CI-B.8:** Encourage, where feasible, the incorporation of publicly accessible open areas, including parks, courtyards and gardens, into public improvements and private projects. For example, private development bordering a public park should integrate with the park by providing a courtyard or garden to visually link the development to the park and provide access between the development and the park. (formerly 13.B.f)
- Policy CI-B.9:** Support the location of new school facilities that provide convenient and safe access for students; schools should be linked by footpaths to surrounding residential neighborhoods. (formerly 13.B.8)
- Policy CI-B.10:** Encourage and support programs and facilities that provide services to senior citizens in Tuolumne County, such as adult health, recreation and socialization.

Implementation Program

CI-B.h – Evaluate allowing communal living facilities for senior citizens in the Multiple-Family Residential and Medium Density Residential zoning districts in the Tuolumne County Ordinance Code.

GOAL CI-C: Recognize, preserve and enhance the character and identity of each of the County's individual communities. (formerly 13.C)

POLICIES & IMPLEMENTATION PROGRAMS

- Policy CI-C.1:** Encourage new development to be designed to be compatible with the pattern of surrounding development and in an architectural style which is aesthetically appealing and blends into the scale and architectural character of the area. (formerly 13.C.7)

Implementation Programs

CI-C.a - Establish buffer areas around existing residential neighborhoods to protect them from infringement of potentially incompatible land uses, such as agriculture, mining, industry, solid waste facilities, airports and sewage treatment facilities. These buffer areas may include building setbacks and/or limitations on land uses within an established distance of existing residences. (formerly 13.C.c)



CI-C.b - Work with those communities that wish to develop design guidelines for new development in order to retain and enhance community character and design. While these design guides should not require a specific architectural theme or style, the guidelines should address:

- Appropriate setbacks, building siting, building height and mass, landscaping, lighting and signage.
- How to balance streets and structures with the community's scale and character.
- Compatibility with historic structures and streetscapes.
- Placement of neighborhood commercial centers within convenient walking distance of most neighborhood residents.
- Integration of open areas into commercial development, including any natural amenities such as creeks, hillsides, and scenic views.
- Use of natural vegetation for buffers and screening for residential development.
- The type, size, location and planting of street trees.
- Locating public parks and spaces in proximity to workplace and residential neighborhoods. (formerly 13.C.d)

Policy CI-C.2: Promote the preservation of and discourage substantial alteration to historically or architecturally significant buildings which serve as focal points of community design. (formerly 13.C.4)

Implementation Programs

CI-C.c - Continue the County's program of surveying identified communities for cultural and historical features and resources which should be preserved and enhanced to protect the character of the community. Preservation of these resources shall be as provided in the Cultural Resources Element. (formerly 13.C.a)

CI-C.d - 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 reduction in property taxes through historic preservation. (formerly 13.C.g)

CI-C.e - Establish incentive programs for preservation, rehabilitation, restoration and reuse of historically and architecturally significant buildings and structures. (formerly 13.C.6)

CI-C.f - Establish provisions for reduced fees for requests to zone to :H (Historic Combining) and :HDP (Historic Design Preservation Combining). (formerly 13.C.h)

CI-C.g - Continue to provide reduced and/or modified development standards for work done on resources zoned Historic Combining (:H) or Historic Design Preservation Combining (:HDP) which is consistent with the Secretary of the Interior's Standards and applicable design guidelines. These reduced and/or modified standards include reduced setbacks, reduced landscaping requirements and in-lieu or off-site parking provisions. (formerly 13.C.i)



CI-C.h - Continue to allow building setbacks in historic communities to follow the same line as the historic structures to maintain a continuous commercial facade on all street frontages. (formerly 13.C.j)

CI-C.i - Continue to provide for off-site parking in historic districts encouraging parking for new commercial development to be consolidated in well-designed and landscaped lots or parking structures. (formerly 13.C.k)

Policy CI-C.3: Continue to explore the design and construction of bypass roads around historic communities. (formerly 13.C.9)

Implementation Programs

CI-C.k - Explore funding options for the design and construction of bypass roads around historic communities. (formerly 13.C.m)

CI-C.j - Develop standards which allow flexibility in design of new roads that will allow meandering roadways or roads that otherwise reflect a rural character, compatible with Tuolumne County Fire Safety Standards, when they are appropriate to create or maintain the character of existing communities or preserve natural and cultural features such as steep slopes, drainages, tree lines, and historic features for consistency with community design objectives. (formerly 13.C.l)

Policy CI-C.4: Encourage the continued use and enhancement of existing public facilities located within the communities. (formerly 13.C.2)

Policy CI-C.5: Encourage parking areas for new commercial, industrial and business park development to be located behind buildings or sufficiently screened from public roads by retaining or replanting native vegetation and/or through the use of topography or other natural features. Any landscaping shall enhance new commercial and industrial development. (formerly 13.C.8)

Policy CI-C.6: Preserve the existing nighttime environment by limiting the illumination of areas surrounding new development.

Implementation Program

CI-C.l - Require new lighting that is part of residential, commercial, industrial, or recreational development to be oriented away from off-site sensitive uses, and to be hooded, shielded, and located to direct light pools downward and prevent glare.



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JAMESTOWN COMMUNITY PLAN

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

Introduction

Jamestown's history reflects in microcosm the state's history beginning with the Gold Rush. Discovered in August 1848, the Woods Creek placers at Jamestown eventually yielded millions of dollars in gold. When the easily mined gold gave out, the town remained a trade and supply depot for mining higher in the foothills, with a prime location on the roads from the Central Valley, and agriculture flourished beginning in the 1860s with the aid of the ditches constructed to bring the water from the mountains.

The "Second Gold Rush" of the 1890s-1910s, the result of advancements in technology and the infusion of foreign capital, granted new life to the town, surrounded as it was by the Mother Lode itself. But it was the coming of the Sierra Railway in 1897 that cemented Jamestown's status. The railroad transported the bounty of Tuolumne County's natural resources, including minerals, cattle, produce, and in particular lumber, to the waiting markets in California and across the country. The railroad also facilitated the dam construction projects of the 1910s-1940s and brought film crews to the area, providing another relatively stable source of income. When a wave of nostalgia began in the 1930s for California's real and imagined romantic past, Jamestown was ideally situated to capitalize on it, and continues to be a destination for tourists seeking the "real" Mother Lode of California's past.

A resurgence of commercial development has occurred along Main Street and State Highway 49/108 due to the efforts of a dedicated group of property owners, business people and other individuals in the Jamestown community. In order to direct the growth and preserve the historic Gold Rush character of Jamestown, local residents petitioned the Board of Supervisors to prepare specific development guidelines for the Jamestown community. In 1986, the Jamestown Area Planning Commission was appointed to prepare such guidelines. Their labor resulted in the adoption of the Jamestown Area Plan by the Tuolumne County Board of Supervisors on August 22, 1989. The Board of Supervisors adopted the Jamestown Community Plan on December 26, 1996. This Jamestown Community Plan is an updated version of the 1996 Jamestown Community Plan.

Vision Statement

The Jamestown Community Plan will promote the retention of our rural quality of life, allow for economic growth, promote the stewardship of our natural resources and respect our historical heritage.



What is the Jamestown Community Plan?

The Jamestown Community Plan is a part of the Tuolumne County General Plan that allows for greater local input into planning the growth and development of the community of Jamestown. This plan has been formulated to be consistent with the Tuolumne County General Plan but certain policies and implementation programs are more restrictive than the General Plan's in order to meet specific needs of the Jamestown Community. The Jamestown Community Plan has been formulated to complement the General Plan and, as such, its policies and implementation programs are to be implemented in addition to those contained in all of the elements of the General Plan. The long-range growth and development policies contained herein were framed to guide the Jamestown Community through orderly growth in the future.

Updating and Amending the Community Plan

Due to increases in growth rates, increases in demands for services and changes in planning philosophy, there will always be a need to update and amend the Jamestown Community Plan. These amendments must be adopted by the Tuolumne County Board of Supervisors.

Implementation of the Community Plan

Implementation of the Jamestown Community Plan shall be in accordance with the programs for such described herein and with County ordinances and resolutions establishing standards for growth and development. New County regulations adopted after the effective date of the Jamestown Community Plan, which are more restrictive than said plan, shall be incorporated herein without formal amendment to this Community Plan.

Tuolumne County General Plan Overarching Vision

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

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

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



**FIGURE JT-1
JAMESTOWN COMMUNITY PLAN
BOUNDARY**



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COMMUNITY DEVELOPMENT AND DESIGN

GOAL JT-A: Conserve the historic ambiance of Jamestown and maintain its rural, small town atmosphere. (formerly 14.A)

POLICIES & IMPLEMENTATION PROGRAMS

Policy JT-A.1: Maintain the existing rural character of the Jamestown Community by preserving the mixture of urban and non-urban land uses found in the area. (formerly 14.A.1)

Implementation Program

JT-A.a - Designate areas on the General Plan land use diagrams within the Jamestown Community Plan for a variety of urban and non-urban land uses to reflect the existing mixture of such uses that currently contribute to Jamestown's community identity. (formerly 14.A.a)

Policy JT-A.2: Encourage all new development in the Design Review and Historic Design Preservation Combining Districts and along the State Highway 49/108 corridor to be designed in a manner that is compatible with Jamestown's historic character. (formerly 14.A.3)

Implementation Programs

JT-A.b - Continue to recognize the historic character of Jamestown by maintaining the Historic Design Preservation Combining (:HDP) District zoning of the portion of Jamestown encompassing and immediately surrounding Main Street, and expand the :HDP combining district, as warranted. (formerly 14.A.b)

JT-A.c - Continue to maintain an area surrounding the Historic Design Preservation Combining District as a Design Review Combining District in order to encourage the design of new development in a manner that complements the character of the historic district. (formerly 14.A.c)

Policy JT-A.3: Require new development within the Design Review Combining District and encourage new development within the Historic Design Preservation Combining District to be compatible with the Jamestown Design Guidelines in order to preserve the historic character of Jamestown. (formerly 14.A.5)

Implementation Program

JT-A.d - Continue to maintain a design guide for new development and alterations of existing buildings or structures that reflects the historic charm of Jamestown. (formerly 14.A.d)



Policy JT-A.4: Encourage signs to be compatible with the historic character of Jamestown. (formerly 14.A.2)

Implementation Program

JT-A.e - Continue to utilize the design criteria for signage in the Jamestown Design Guidelines only in conjunction with a discretionary permit on property zoned Design Review Combining within the Jamestown Community Plan boundaries. (formerly 14.A.e)

Policy JT-A.5: Require new development to utilize landscaping for aesthetic and functional purposes. (formerly 14.A.4)

Implementation Programs

JT-A.f - Implement the following standards for landscaping new development within the Jamestown Community Plan boundaries:

- All trees proposed for removal shall be delineated on a vegetation removal plan. No tree removal shall commence until said plan has been approved. Trees to be removed from a particular site may be required to be replaced. The purchase, planting and maintenance of new plantings shall be the responsibility of the property owner. Drought resistant and native plantings are encouraged.
- The preferred species for use as street trees along Main Street include the following species: “Autumn Glory” or “October Glory” red maple (*Acer rubrum*), crape myrtle (*Lagerstroemia*), raywood ash (*Fraxinus oxycarpa*), and the tulip tree (*Liriodendron tulipifera*).
- The preferred species for use as street trees along State Highway 49/108 include the following species: the American sweetgum (*Liquidambar styraciflua*), “Autumn Glory” or “October Glory” red maple (*Acer rubrum*), Chinese pistache (*Pistachia chinensis*), and cottonless cottonwood (*Populus fremontii*).
- In addition to those listed above, the following trees are also encouraged throughout the Jamestown Community Plan: catalpa, Chinese evergreen elm (*Ulmus parvifolia*), crape myrtle (*Lagerstroemia*), deodar cedar (*Cedrus deodara*), ginkgo, hawthorn (*Crataegus*), mountain ash (*Sorbus*), oak (*Quercus*), redbud (*Cercis canadensis*), smoke tree (*Cotinus “Daydream”*), southern magnolia (*Magnolia grandiflora “Majestic Beauty”*), sycamore (*Platanus*), purple robe locust (*Robinia ambigua*), rose acacia, and the tamarisk tree (*Tamarix* spp.).
- Inclusion of these species in landscape plans shall be encouraged.
- The minimum required landscape area on parcels within the Historic Design Preservation Combining District shall only be 10 percent. The amount of the landscape area may be reduced if approved by the decision-making body for the new development.
- Spot lights or other light fixtures used to illuminate landscaping features shall be concealed from direct pedestrian or motorist view and shall be directed to light only the landscaping feature. (formerly 14.A.f)



JT-A.g - Establish outdoor lighting standards within the Jamestown community promoting a safe and pleasant environment for residents and visitors; protecting and improving safe travel for all modes of transportation; preventing nuisances resulting from unnecessary light intensity, direct glare or light trespass; protecting the ability to view the night sky by regulating unnecessary upward light projection through dark sky standards; phasing out non-conforming fixtures; and promoting lighting practices and systems that conserve energy; and promoting light standards that are of the post and lamp type of a historic appearance that are no taller than 14 feet. Spot lights or other light fixtures used to illuminate flags should be concealed from direct pedestrian or motorist view and shall be directed to light only the flag. Guidance may be found at the International Dark Sky Association website at www.darksky.org. (formerly 14.A.g)

GOAL JT-B:

Provide a mechanism for growth in an orderly manner that balances the needs and interests of the Jamestown community. (formerly 14.B)

POLICIES & IMPLEMENTATION PROGRAMS

Policy JT-B.1: Require urban development to occur in an orderly, contiguous manner around the Jamestown townsite and discourage inappropriately placed urban development outside the identified community in order to maintain a compact development pattern and to avoid premature extension of public facilities and structures. (formerly 14.B.2)

Implementation Program

JT-B.a - Utilize identified community boundaries established in Figure JT-1 to synchronize growth and planned infrastructure improvements. (formerly 14.B.b)

Policy JT-B.2: Support mixed use development within the Jamestown Community Plan boundaries to promote infilling by providing for flexibility and innovation in such development. (formerly 14.B.1)

Implementation Programs

JT-B.b - Designate areas within the Jamestown Community Plan on the General Plan land use diagrams as Mixed Use (MU) to provide for flexibility and innovation in developing infill areas. (formerly 14.B.a)

JT-B.c - Identify and encourage community focal points to serve as gathering and/or destination points and provide a mixture of residential and neighborhood-serving commercial uses.

Policy JT-B.3: Encourage new development that may have public transit impacts to locate in current service areas with pedestrian access to bus stops. (formerly 14.E.b)



Policy JT-B.4: Require, where appropriate, any new large developments, such as urban density subdivisions, multiple-family housing complexes, commercial centers or business parks, to provide amenities, such as shelters and benches for transit users. (formerly 14.E.b)

Policy JT-B.5: Require public services to be provided at their existing or higher level of service to all residents of the Jamestown community as the community continues to grow. (formerly 14.G.1)

Implementation Program

JT-B.d - Consider the formation of a community services district, or a similar type district, within the Jamestown Community Plan boundaries to administer fees collected from new development and funds from other sources for acquisition, construction and maintenance of pedestrian walkways, bicycle paths, street lights, park and recreational facilities, public parking and other community facilities, and to consolidate the various service districts existing in Jamestown for greater efficiency and coordination. (formerly 14.B.b)

GOAL JT-C: **Accommodate the housing and related amenity needs of all income groups residing within the community of Jamestown.**
(formerly 14.C)

POLICIES & IMPLEMENTATION PROGRAMS

Policy JT-C.1: Encourage planned neighborhoods and master planning as a means of achieving innovative and varied approaches to meeting housing needs and creative solutions in siting new housing developments. (formerly 14.C.1)

Implementation Program

JT-C.a - Designate adequate areas on the land use diagrams in the Jamestown Community Plan boundaries to provide for a variety of housing densities and types and to meet the housing needs of the Jamestown community. (formerly 14.C.a)

Policy JT-C.2: Require new urban residential development to provide amenities such as pedestrian walkways, bicycle paths, street lights, landscaping and recreational facilities. (formerly 14.C.2)

Implementation Programs

JT-C.b - Require new residential development with a density of three (3) dwelling units per acre or greater to provide the following:

- Pedestrian walkways along one side of all on-site access roads.
- Street lights in all areas where pedestrian walkways are required and in additional areas as required for safety and crime deterrent.



- Shade trees along all street frontages with a maximum spacing of 50 feet on center and a minimum of two (2) trees per parcel. Said trees shall be of a minimum one (1) inch caliper in size as measured four and one-half (4½) feet above ground level at the time of planting.
- Street trees should be installed pursuant to Tuolumne County Community Resources Agency requirements. (formerly 14.C.b)

JT-C.c - Require new residential development of five (5) parcels or more to participate in the provision of recreational facilities in accordance with Tuolumne County General Plan Parks and Recreation Element. Property owners abutting Woods Creek can use dedicated recreational access easements towards fulfillment of the requirement for recreational facilities or payment of in-lieu fees. (formerly 14.C.c)

GOAL CP-2.D: **Meet the present and future commercial needs of Jamestown's residents and visitors, provide jobs, and encourage economic vitality.** (formerly 14.D)

POLICIES & IMPLEMENTATION PROGRAMS

Policy JT-D.1: Encourage neighborhood commercial development within the Jamestown Community Plan boundaries to provide necessary services within walking, bicycling or short driving distances and to reduce traffic congestion on State Highway 49/108 and County roads. In particular, promote neighborhood commercial development in suitable residential areas to serve the residents of those neighborhoods. (formerly 14.D.1)

Implementation Programs

JT-D.a - Designate land within residential neighborhoods in the Jamestown Community Plan boundaries for neighborhood commercial development to primarily serve the residents. (formerly 14.D.b)

JT-D.b - Require new commercial development to provide the following:

- Pedestrian walkways along one side of on-site access roads or access roads as they front on the site.
- Street lights or other types of exterior lighting in all areas where pedestrian walkways are provided and in additional areas as required for safety and crime deterrent. (formerly 14.D.d)

Policy JT-D.2: Encourage new commercial development to be located within the existing central business district by utilizing existing historic buildings or structures and constructing on vacant parcels to infill between buildings. (formerly 14.D.2)



Implementation Program

JT-D.c - Continue to require a Conditional Use Permit for outdoor sales and storage on land zoned General Commercial (C-1) within the Historic Design Preservation Combining (:HDP) District. Outdoor displays of not more than five (5) samples of merchandise sold on-site are allowed. (formerly 14.D.e)

Policy JT-D.3: Discourage the spread of strip commercial development along State Highway 49/108. (formerly 14.D.3)

Implementation Programs

JT-D.d - Continue to limit new heavy commercial development along State Highway 49/108 by zoning commercially designated areas to C-1 (General Commercial) or C-O (Neighborhood Commercial). (formerly 14.D.a)

JT-D.e - Discourage the expansion of strip commercial development along State Highway 49/108 by prohibiting new commercial development along both sides of the highway northeast of Wigwam Road and southwest of Rolling Hills Boulevard. Commercial development that is part of a business park or an accessory or incidental use in an industrial park may be allowed southwest of Rolling Hills Boulevard. (formerly 14.D.c)

Policy JT-D.4: Promote the development of new industrial or business parks to provide jobs for the residents of Jamestown and to boost the local economy. (formerly 14.D.5)

Implementation Program

JT-D.f - Designate areas within the Jamestown Community Plan boundaries on the General Plan land use diagrams for new industrial complexes or business parks to provide employment opportunities for Jamestown's residents and to promote diversity in the local economy. (formerly 14.D.f)



TRANSPORTATION

GOAL JT-E:

Enhance the lifestyle of the residents of Jamestown through the provision of an adequate, safe, efficient and economically feasible transportation system that is consistent with the social, cultural, economic and environmental needs of the Jamestown community. (formerly 14.E)

POLICIES & IMPLEMENTATION PROGRAMS

Policy JT-E.1: Provide a transportation system that is safe, efficient, convenient and coordinated to meet the needs of the Jamestown community in regard to both the transport of people and material to the degree that it is compatible with other community resource needs. (formerly 14.E.1)

Implementation Programs

JT-E.a - Develop a transportation plan in the Jamestown community that is financially feasible. (formerly 14.E.3)

JT-E.b - Coordinate the streets and highways improvement projects in the Jamestown community listed in Tables JT-1 and JT-2 with those throughout the County in terms of priority and funding opportunities. (formerly 14.E.c)

JT-E.c - Seek grants and other funding mechanisms for a circulation study of the Jamestown area to identify additional appropriate road projects. (formerly 14.E.d)

Policy JT-E.2: Provide transportation facilities which will facilitate the future growth needs of the Jamestown community. (formerly 14.E.2)

Implementation Program

JT-E.d - Develop transportation facilities in the Jamestown area that are compatible with the location of industry, commercial centers, employment centers, residential areas and community facilities. (formerly 14.E.a)

Policy JT-E.3: Support the continued provision of the County's bus transit system. (formerly 14.E.4)

Policy JT-E.4: Support the use of the Sierra Railroad for expanded freight and passenger transportation services as well as the continued provision of excursion trains and use by the film industry. (formerly 14.E.5)

Policy JT-E.5: Encourage the development of new parking facilities to meet the demands along Main Street. (formerly 14.E.7)



Implementation Program

JT-E.e - Evaluate the formation of a Jamestown Community Services District, or a similar type district to develop and maintain a community parking area to minimize the existing parking deficit in the Jamestown central business district. (formerly 14.E.8)

Policy JT-E.6: Provide for off-site parking agreements or leased parking to facilitate the expansion of existing or provision of new businesses in the Historic Design Preservation Combining (:HDP) District on parcels which cannot accommodate the required parking. (formerly 14.E.f)

Implementation Program

JT-E.f - Consider developing an off-site parking credit system to allow business owners an alternative to providing on-site parking in order to address the need for parking in the Jamestown central business district, to encourage new businesses into the district, to maintain the pedestrian nature of the district, and to preserve the existing small-scale retail buildings within the district. As part of this system, develop a formula for determining appropriate off-street parking credits for businesses based upon the actual number of parking spaces available within the Jamestown central business district. (formerly 14.E.9)

Policy JT-E.7: Continue to provide for reduced parking standards within the Historic Design Preservation Combining (:HDP) District to acknowledge the small sizes of parcels that typically characterize such areas and recognize the land uses in the :HDP District as a commercial center rather than individual uses. (formerly 14.E.e)

Policy JT-E.8: Encourage the development of bicycle and pedestrian transportation systems. (formerly 14.E.9)

Implementation Programs

JT-E.g - Develop a comprehensive bicycle and pedestrian facility plan for the Jamestown community which includes linking Jamestown to other communities via non-motorized vehicle routes and includes the bicycle and pedestrian projects listed in Table JT-3. The plan should include adequate access from parking areas to sidewalks and properly separate and delineate pedestrian use areas from vehicular traffic. The construction standards for such facilities shall be the same as those contained in the Transportation Element of this General Plan except in the Historic Design Preservation Combining (:HDP) District. Within the :HDP District, the use of traditional sidewalk materials shall be encouraged. Wooden sidewalks shall be constructed to the standards contained in "Plans and Specifications for Old Sacramento State Historic Park; Railroad Museum Boardwalk Replacement," Department of Parks and Recreation, The Resources Agency of California, November, 1988, as amended. Stamped concrete sidewalks should be constructed in accordance with the Jamestown Beautification Plan adopted by the Board on Supervisors on April 13, 2004. (formerly 14.E.h)



JT-E.h - Seek grants and other funding mechanisms to construct bicycle routes and pedestrian facilities in accordance with the comprehensive bicycle and pedestrian facility plan. (formerly 14.E.i)

JT-E.i - Notify each agency involved in road and highway maintenance that the Jamestown Community Plan promotes development of bicycle and pedestrian paths as street and road improvements occur. (formerly 14.E.k)

JT-E.j - Develop standards for roads within the Jamestown Community Plan boundaries that include the provision of shoulders wide enough to accommodate bicycle and pedestrian facilities except in the Historic Design Preservation Combining (:HDP) District. Require the facilities for this purpose to be painted on the shoulder(s) of the roads when new roads are first constructed or existing roads are improved. (formerly 14.E.l)

Policy JT-E.9: Encourage the provision of easements to provide for bicycle and pedestrian paths. (formerly 14.E.k)

Policy JT-E.10: Encourage developers, employers, businesses and agencies to provide safe and secure bicycle storage facilities in order to promote the bicycle as a viable transportation alternative. (formerly 14.E.j)

Policy JT-E.11: Encourage the provision of shade trees along all bicycle and pedestrian facilities in accordance with any applicable regulations or guidelines. (formerly 14.E.o)

Implementation Program

JT-E.k - Expand upon the existing area equipped with historic lighting along all pedestrian facilities within the Historic Design Preservation Combining (:HDP) District utilizing turn of the century styling and consistent with the Community Identity Element. (formerly 14.E.m)

Policy JT-E.12: Maintain compliance with the Americans with Disabilities Act. (formerly 14.E.10)

Implementation Program

JT-E.l - Develop a plan for sidewalk intersection improvements within the Jamestown Community Plan to meet accessibility requirements. (formerly 14.E.p)



TABLE JT-1. Proposed Streets and Highways Improvement Projects

Road	Project Description
Main Street	• Realign the northern intersection of Main Street with State Highway 49/108. • Realign the southerly intersection of Jamestown Road and State Highway 49/108.
Rawhide Road	• Realign intersection with State Highway 49/108. • Construct a new bridge at alternative location and retain existing historic bridge. • Install permanent traffic signalization at intersection with State Highway 49/108.
Jamestown Road/ Fifth Avenue	• Realign Jamestown Road with the northerly end of Fifth Avenue and make improvements to both roads. • Spot improvements and hazard elimination.

TABLE JT-2. Jamestown Area Regional Transportation Plan Roadway Projects

Tier	Project Description
Tier 1A (by 2020)	State Route 49/108 southern Woods Creek Bridge to southern Main Street intersection: provide a continuous left turn lane.
	State Route 49/108 Rawhide Road to Fifth Avenue: replace Rawhide Road bridge; realignment of Rawhide, Jamestown and northern Main Street; widen to five lanes from Rawhide Road to Fifth Avenue; signalize Fifth Avenue and State Route 49/108.
	Various locations to be determined: construct bus stops, shelters and pull-outs.
	Location within Jamestown to be determined: construct a park and ride facility.
Tier 2 (to be determined)	State Route 49/108: widen to five lanes from Chicken Ranch Road to northern Main Street.
	State Route 49/108: widen to five lanes from State Route 49 (Montezuma Junction) to Chicken Ranch Road.
	State Route 49/108: initiate western bypass study of alternative alignments between the Jamestown area and State Highway 49 north of Sonora.
	Bell Mooney Road/Jacksonville Road: construct an alternative travel way along Bell Mooney Road and a portion of Jacksonville Road from State Route 49/108 to Seco Street.
	Jacksonville Road: study alternative routes for a new two-lane arterial between Jacksonville Road and State Route 49/108.



TABLE JT-3. Proposed Combination Bicycle/Pedestrian Projects

1.	Construct a Class I ^a and Class II ^b facility from Sonora to Jamestown utilizing portions of State Route 49/108, the Sierra Railroad ^c , or Woods Creek.
2.	Seco Street from Jim Brady Drive to Main Street.
3.	Preston Lane from Seco Street to terminus.
4.	Southern side of Willow Street from Fifth Avenue to Main Street.
5.	Easterly side of Fifth Avenue from Eight Street to State Highway 49/108.
6.	Westerly side of Fifth Avenue from Willow Street to State Highway 49/108.
7.	Southern side of Ninth Street from Third Street to Seco Street.
8.	Sierra Avenue from Tenth Street to Ninth Street.
9.	South side of State Highway 49/108 from southerly intersection with Main Street to Fifth Avenue
10.	North side of Bell Mooney Road from Woods Creek to the Sierra Railroad.
^a Class I/Bike Path: Facilities completely separated from motorized traffic in a right-of-way designated for use by bicycles. These facilities could be located along railroad corridors, within utility easements or be parallel to, but separated from, existing roadways.	
^b Class II/Bike Lane: A restricted right-of-way designated for exclusive or semi-exclusive use of bicycles – usually located on the shoulder of an existing roadway or utilizing a sidewalk. Generally, these facilities are constructed as striped shoulders of the roadway and are therefore easier to maintain.	
^c The Sierra Railroad easement as it passes through Railtown 1897 State Historic Park is owned by the Park.	

TABLE JT-4. Proposed Pedestrian Facility Projects

1.	Main Street along the west side of Main Street between Humbug and Willow and along the east side of Main Street from south of Donovan to Willow.
2.	Main Street to the Railtown 1897 State Historic Park along Seco and Donovan Streets to Ninth Street.



TABLE JT-5. Proposed Bicycle Facility Projects

1.	Entire length of State Highway 49/108 within the boundaries of the Jamestown Community Plan.
2.	Entire length of Seco Street.
3.	Entire length of Rawhide Road within Jamestown Community Plan boundaries.
4.	Construct a Class II facility from Jamestown to Columbia via the vicinity of Jamestown Road to Shaws Flat Road, to Springfield Road to Parrotts Ferry Road ^a .
5.	Entire length of Campo Seco Road within Jamestown Community Plan boundaries.

^aProposed development projects along Golf Links Road will be required, when constructed, to make improvements along Golf Links Road to provide access to Jamestown Road. Capital improvement projects along Jamestown Road and Fifth Avenue will install sidewalks and bicycle facilities between Golf Links Road and the proposed new signal at the intersection of Fifth Avenue and State Highway 49/108.

CONSERVATION & OPEN SPACE

GOAL JT-F: Conserve the natural features and resources of Jamestown and its surrounding landscape. (formerly 14.F)

POLICIES & IMPLEMENTATION PROGRAMS

Policy JT-F.1: Protect outstanding scenic resources, including hillsides and hilltops, which contribute to the scenic quality, recreational enjoyment and rural character of the Jamestown community. (formerly 14.F.2)

Implementation Program

JT-F.a - Continue to apply the Tuolumne County Hillside and Hilltop Development Guidelines to new development within the Jamestown Community Plan boundary requiring discretionary entitlements from the County subject to the California Environmental Quality Act. (formerly 14.F.a)

Policy JT-F.2: Minimize the inherent conflict between development and wildlife habitat by encouraging future development to locate in the less sensitive, or less important, habitat areas or on sites adjacent to previously developed and disturbed areas. (formerly 14.F.6)

Implementation Programs

JT-F.b - Preserve natural resource and wildlife habitat areas, reduce exposure to risk in hazardous areas, and enable recreational opportunities to be maintained or provided by designating



hazardous areas, such as floodways, and biological and water resources areas as Open Space. (formerly 14.F.8)

JT-F.c - Require as a condition of approval of discretionary entitlements for new development that surface runoff from the development be filtered through sedimentation basins, or similar devices, as needed, prior to discharge into downstream drainages to minimize degradation, related to the water quality and quantity, of downstream water bodies. (formerly 14.F.b)

JT-F.d - Limit the number of road crossings of streams, creeks and other drainages and require the design of crossings to be perpendicular to Woods Creek and other drainages to minimize impacts of riparian habitat as a condition of approval of entitlements for new development. (formerly 14.F.c)

Policy JT-F.3: Protect Woods Creek for the valuable opportunities it provides, such as nature study, scientific research, education, open space, and recreational pursuits such as hiking and mining, which attract visitors, a major source of revenue for the local economy. (formerly 14.F.4)

Policy JT-F.4: Maintain Woods Creek and the riparian vegetation along its banks as part of the continuous network of valuable wildlife habitat throughout the County in order to provide habitat corridors for wildlife that move back and forth between the larger tracts of high quality habitat. (formerly 14.F.5)

Implementation Programs

JT-F.e - Discourage, through the land development application review process, the culverting, piping or lining of Woods Creek by private entities unless no alternative is feasible. Where valuable riparian habitat is destroyed by such necessary action, alternate habitat improvements may be required on or off-site. (formerly 14.F.d)

JT-F.f - Require appropriate mitigation for impacts to biological resources from new development along Woods Creek. (formerly 14.F.e)

Policy JT-F.5: Encourage and support voluntary efforts to protect and enhance Woods Creek and to educate the citizens of Jamestown on its values of historic resource, wildlife and wildlife conservation. (formerly 14.F.3)

Policy JT-F.6: Plan new development so as to not preclude the utilization of targeted mineral lands. (formerly 14.F.7)



CULTURAL RESOURCES

GOAL JT-G: Retain the historic Gold Rush character and cultural resources of Jamestown. (formerly 14.I)

POLICIES & IMPLEMENTATION PROGRAMS

Policy JT-G.1: Evaluate all historic buildings or structures, significant archaeological sites and other landmarks that provide a tie with the past and, where appropriate, preserve and/or monument the significance of, these cultural resources. (formerly 14.I.2)

Implementation Programs

JT-G.a - Update the Jamestown Historical Survey on a regular basis to evaluate structures for historic significance when they become fifty (50) years old, and continue to utilize the survey in zoning individual structures as Historic Combining (:H) and in evaluating new development for historic compatibility within the Jamestown Community Plan boundaries. (formerly 14.I.a)

JT-G.b - Continue to zone all parcels not in the Historic Design Preservation Combining (:HDP) District which have significant historic buildings, structures or features to Historic Combining (:H). (formerly 14.I.c)

JT-G.c - Consider expanding the Historic Design Preservation Combining (:HDP) District to include parcels on which structures become historically significant as Jamestown continues to age by zoning groups of historically significant structures to :HDP. Although not all structures in the :HDP district are historically significant, the structures collectively constitute an area worthy of preservation and enhancement. (formerly 14.I.d)

JT-G.d - Consider designating Main Street in Jamestown as a Heritage Corridor pursuant to the provisions of the General Plan Cultural Resources Element. (formerly 14.I.j)

Policy JT-G.2: Require all new development within the Jamestown Community Plan boundaries to be reviewed for its compatibility with and its impact on the historic buildings or structures within the Historic Design Preservation Combining (:HDP) District. (formerly 14.I.h)

Implementation Program

JT-G.e - Continue to require new construction and structural modifications resulting in a change in the exterior appearance of any structure in the Historic Design Preservation (:HDP) and Historic (:H) Combining Districts to be subject to review by the Tuolumne County Historic Preservation



Review Commission (HPRC), unless the modification is exempt from the Tuolumne County Ordinance. The evaluation of the proposed project shall be based on its compatibility with the surrounding neighborhood. (formerly 14.I.e)

Policy JT-G.3: Encourage the rehabilitation and restoration of historic buildings or structures. (formerly 14.I.3)

Policy JT-G.4: Encourage rehabilitation projects within the Historic Design Preservation (:HDP) and Historic (:H) Combining Districts to comply with the Secretary of the Interior's Standards for rehabilitation, which are as follows:

- A building or structure shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.
- The historic character of a building or structure shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each building or structure shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most buildings or structures change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of buildings and structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize a building or structure. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building or structure and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic building or structure and its environment would be unimpaired. (formerly 14.I.f)



Policy JT-G.5: Encourage the owners of property featuring historic buildings or structures to investigate tax incentive opportunities, such as the Mills Act, when designing remodeling or renovation projects for those structures. (formerly 14.I.g)

PARKS AND RECREATION

GOAL JT-H: Serve the recreational needs of residents of the Jamestown community and Tuolumne County. (formerly 14.H)

POLICIES & IMPLEMENTATION PROGRAMS

Policy JT-H.1: Provide or promote the expansion of existing parks and recreational facilities or the development of new such facilities with the Jamestown community of varying size, function and location to provide recreational opportunities for Tuolumne County's citizens as well as the residents of Jamestown. (formerly 14.H.1)

Implementation Program

JT-H.a - Require 15 percent of the gross land area of new mobilehome parks, RV parks, campgrounds and multiple family housing developments to be designated as open space or recreation area. Within this 15 percent area, developed recreational area shall be provided at a ratio of 200 square feet per unit. An in-lieu park fee may be paid for the development of community parks instead of providing on-site recreational facilities. Recreational facilities within the developed area may include, but shall not be limited to, the following: swimming pool, putting green, clubhouse, soccer field, lawn bowling area, volleyball court, basketball court, tennis court, picnic area, and children's play area. New developments which allow children shall be provided with developed and equipped tot lots and children's play areas with a total area equaling ten (10) square feet per unit. (formerly 14.H.d)

Policy JT-H.2: Encourage the development of the following passive and active recreational facilities to benefit and to serve the entire Jamestown community:

- Lighted tennis courts
- Bicycling paths
- Playing fields - soccer, softball
- Picnic areas
- Equipped children's play areas
- Museum
- Youth center (formerly 14.H.2)
- Swimming pool
- Hiking trails
- Lighted basketball courts
- Community/senior center
- Library
- Western film set
- Path of history and historic architecture walks



Policy JT-H.3: Recognize the existence of the Mother Lode Gun Club and establish measures for its preservation and continued use. (formerly 14.H.3)

Implementation Program

JT-H.b - Require the granting of a recreational easement to the Mother Lode Gun Club at the time of development of parcels lying contiguous to Assessor's Parcel No. 59-010-13, the site of the Gun Club. The recreational easement shall be granted to the Gun Club to preserve the right for recreational activities on that site as a Gun Club due to the introduction of residential parcels into the immediate area. It is recognized that the existing Gun Club and its associated activities are not now a nuisance nor have they been in the past. (formerly 14.H.a)

Policy JT-H.4: Encourage recreational use along Woods Creek. (formerly 14.H.5)

Implementation Program

JT-H.c - Encourage the design of new development along Woods Creek to accommodate the provision of trails along the Creek for recreational opportunities. The future provision of easements and trails along Woods Creek shall not in any manner authorize trespass upon private property, or increase the right of public agencies to gain access to private property unless expressly authorized by the property owner. (formerly 14.H.c)



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COLUMBIA COMMUNITY PLAN

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

Introduction

Dramatic landscapes dotted by worn and weathered limestone outcrops provide outstanding examples of the hydraulic mining operations of the 1800s; this is the foundation from which the community of Columbia arose.

In the early 1850s, Columbia, "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. Columbia missed becoming the state capital by only two legislative votes.

Water was the life blood of Columbia's population. When water was abundant, mining occurred and Columbia was prosperous. When water was scarce, miners were forced to wait or go elsewhere. Between 1854 and 1857, the community installed an underground water system for domestic and fire fighting use¹. Between 1854 and 1866, six major fires ravaged the townsite of Columbia. By that time, the community's spirit of rebuilding was lost, Columbia's gold fields were depleted, and her population dwindled from over 10,000 to less than 500.

In 1945, the town of Columbia was brought into the California State Park System with the distinguishing fact of having the largest single collection of existing Gold Rush-era (1850-1860) structures. Recognized as a historic resource of state and national significance, Columbia is listed on the National Register of Historic Places and noted as California Historical Landmark No. 123.

Today, in addition to being the home of Columbia State Historic Park, the community of Columbia is also home to Tuolumne County's Columbia general aviation airport, California Department of Forestry and Fire Protection's Air Tanker Base; Columbia College; Columbia Elementary School; many permanent residents and businesses; and hosts over 500,000 annual visitors. There are no large scale commercial centers within the boundaries of the community plan. The City of Sonora provides the closest general commercial services. Ranching activities are

Purpose

Create long-range growth and development policies framed to guide the Columbia community through orderly growth in the future that is sensitive to the rich history of the community.

¹ This system remained in existence and operation until 1950, when a modern system with a main reservoir was installed; the original system is still in place today.



prevalent in the western portions of the community while viticulture is beginning to prosper in the eastern portions of the community. The mining of gold and Columbia Marble, once a prized commodity and used in the construction of the State Capitol, have been replaced by the extraction of limestone and dolomite.

The Community Plan's boundaries begin at the North Fork of the Stanislaus River canyon, extend to Big Hill on the east, State Route 49 on the south, and almost reaches the South Fork of the Stanislaus River to the north. Considerable territory, considerable resources and considerable visitors, were all taken to heart and given their due in the preparation of the Columbia Community Plan to ensure the economic viability and natural beauty of the Community of Columbia for the years to come.

Special Planning Issues

Columbia State Historic Park

The townsite of Columbia is an outstanding historic resource that provides economic benefits to the County by encouraging tourism in a manner that does not conflict with the existing quality of life. The significance of Columbia State Historic Park is that it is a living Gold Rush town; one that is able to demonstrate its own importance in the history of the California Gold Rush. As noted in the Resource Management Plan for the Park, State ownership of the land does not mean fencing off or isolating the land from its surroundings. The Park continues to be one with the community and as such, it is important for the community to work towards creating an environment that is compatible with the Park.

The Columbia Community Plan seeks to aid in the preservation and vitality of the State Historic Park through the conservation of both the natural and cultural environments that surround the park. The Community Plan seeks to facilitate not only commercial and residential needs but also to balance those needs by providing for uses and designs compatible with the State Park.

Columbia Airport

Dedicated in 1935 as Ralph Field, Columbia Airport is one of the oldest operating airports in the State. The airport is an integral part of Columbia, and an essential component in Tuolumne County's transportation system as a general aviation facility. In addition, the airport provides a base of operations for local pilots as well as a popular flying destination. Since the early 1960s, the airport has served as a fire attack base responsible for initial aerial attack on wildland fires.

Columbia Airport attracts visitors to Columbia in part because it allows pilots and passengers to camp on-site within walking distance of the State Park. The key to maintaining the airport's longevity is through the regulation of compatible land uses as defined by the Airport Land Use Commission's boundaries.

Columbia College

Columbia College provides education and recreational opportunities for a variety of ages and interests within Tuolumne County. The Community Plan seeks to maintain the unique setting that surrounds the College, providing safe access for those attending the College.



Parrotts Ferry Road Bypass

Parrotts Ferry Road is the main traffic route to the township of Columbia and also serves as a connection between State Route 49 in Tuolumne County and Route 4 in Calaveras County. As a result, commercial and industrial traffic patterns mix with local residential and recreational traffic often times resulting in conflict with pedestrian traffic in and around the Columbia State Historic Park and Columbia Elementary School. Since the adoption of the 1978 Columbia State Historic Park Resource Management Plan, a Parrotts Ferry Road Bypass has been discussed. The goal of the Bypass would be to reroute through traffic away from the park and reduce the impact of motor vehicles on the park. The Community Plan encourages creating a Bypass route to provide for the safety of visitors and residents of the Columbia community.

What is the Columbia Community Plan?

The Columbia Community Plan is a part of the Tuolumne County General Plan that allows for greater local input into planning the growth and development of the community of Columbia. This plan has been formulated to be consistent with the Tuolumne County General Plan but certain policies and implementation programs are more restrictive than the General Plan's in order to meet specific needs of the Community. The Columbia Community Plan has been formulated to complement the General Plan and, as such, its policies and implementation programs are to be implemented in addition to those contained in all of the elements of the General Plan. The long-range growth and development policies contained herein were framed to guide the Columbia community through orderly growth in the future.

Updating and Amending the Community Plan

Due to increases in growth rates, increases in demands for services and changes in planning philosophy, there will always be a need to update and amend the Columbia Community Plan. These amendments must be adopted by the Tuolumne County Board of Supervisors.

Implementation of the Community Plan

Implementation of the Columbia Community Plan shall be in accordance with the programs for such described herein and with County ordinances and resolutions establishing standards for growth and development. New County regulations adopted after the effective date of the Columbia Community Plan, which are more restrictive than said plan, shall be incorporated herein without formal amendment to this Community Plan.

Overarching Vision

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

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

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



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FIGURE CB-1
COLUMBIA COMMUNITY PLAN BOUNDARY



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COMMUNITY DEVELOPMENT AND DESIGN

GOAL CB-A: **Preserve and enhance the community identity of the Columbia area.** (formerly 15.A)

POLICIES & IMPLEMENTATION PROGRAMS

Policy CB-A.1: Maintain the rural, small-town atmosphere of the Columbia area by preserving the mixture of urban and non-urban land uses found in the area. (formerly 15.A.2)

Policy CB-A.2: Retain the historic Gold Rush character of the Columbia community. (formerly 15.A.1)

Implementation Programs

CB-A.a - Continue to maintain areas surrounding the State Historic Park and within the Columbia Community Plan boundaries with Design Review Combining (:D) District zoning in order to encourage the design of new development in a manner that complements the character of the State Park. (formerly 15.A.b)

CB-A.b - Consider establishment of a Historic Design Preservation Combining (:HDP) District to recognize the historical importance of the privately owned parcels within the Historic State Park boundaries through the zoning of the portion of Columbia encompassing and immediately surrounding Main Street. (formerly 15.A.c)

Policy CB-A.3: Encourage new signage and development to be designed in a manner that is compatible with Columbia's historic character and architectural heritage. (formerly 15.A.5)

Implementation Program

CB-A.c - Continue to utilize the design criteria for signage in the Columbia Design Guidelines only in conjunction with a discretionary permit on property zoned Design Review Combining (:D) within the Columbia Community Plan boundaries. (formerly 15.A.g)

Policy CB-A.4: Require new development within the Design Review Combining (:D) District that is subject to a discretionary entitlement to comply with the Columbia Design Guidelines to preserve the historic character of Columbia. (formerly 15.A.6)

Implementation Program

CP-3.A.d - Continue to maintain a design guide for new development that reflects the historic charm of Columbia. (formerly 15.A.a)



Policy CB-A.5: Require new development within the Design Review Combining (:D) District to utilize landscaping for aesthetic and functional purposes and preserve native vegetation where possible. (formerly 15.A.7)

Implementation Programs

CB-A.e - Require new development within the Columbia Community Plan boundaries to comply with the County's landscape ordinances and guidelines except as provided as follows:

- Existing limestone outcroppings should be incorporated into new development.
- Limestone outcroppings proposed for removal or fill within areas zoned Design Review Combining (:D) shall be delineated on site plans.
- Ponderosa Pine and native oaks are species of local character for the Columbia community; inclusion of these species in landscape plans shall be encouraged.
- All trees which are a minimum of 12 inches in diameter at breast height (4.5' above the ground level on the uphill side) and are proposed for removal within areas zoned :D shall be delineated on a landscape plan. Tree removal for the purpose of health and safety are exempt from this requirement. (formerly 15.A.h)

CB-A.f - Consider the establishment of a community wide landscape program in and around the townsite of Columbia and along Parrotts Ferry Road. Seek local business participation in creating landscaped focal points within existing commercial and industrial centers that lend themselves to employee and visitor use. Promote the planting of street trees along transportation routes and at entrances to commercial centers. Encourage the incorporation of native vegetation in all landscape endeavors. The plan should identify a maintenance entity. (formerly 15.B.e)

Policy CB-A.6: Protect and improve the scenic quality along the Parrotts Ferry Road corridor as the gateway to Columbia State Historic Park. (formerly 15.A.8)

Implementation Program

CB-A.g - Consider designating all properties fronting Parrotts Ferry Road as Design Review Combining (:D) in order to encourage the design of new development in a manner that enhances the "gateway" entrance into the townsite of Columbia. (formerly 15.A.k)



GOAL CB-B:

Provide a mechanism for growth in an orderly manner that balances the needs and interests of the Columbia community.
(formerly 15.B)

POLICIES & IMPLEMENTATION PROGRAMS

Policy CB-B.1: Require urban development to occur in an orderly, contiguous manner around the Columbia townsite and discourage inappropriately placed urban development outside the urban development boundary in order to maintain a compact development pattern and to avoid premature extension of public facilities and structures. (formerly 15.B.2)

Implementation Program

CB-B.a - Utilize the urban development boundaries established in Figure CB-1 in order to minimize environmental impacts, reduce construction costs, speed the environmental review process, and preserve the rural, historic and small-town community character of Columbia. (formerly 15.B.b)

Policy CB-B.2: Encourage the development of industrial, commercial, residential and recreational uses which provide economic opportunities to the community while preserving and enhancing the quality of life in Columbia. (formerly 15.B.3)

Implementation Program

CB-B.b - Require, where appropriate, new residential development with a density of three (3) dwelling units per acre or greater to provide the following:

- Pedestrian walkways along one side of all on-site access roads.
- Street lights in all areas where pedestrian walkways are required and in additional areas as required for safety and crime deterrent.
- Shade trees along all street frontages with a maximum spacing of 25 feet on center and minimum of 2 trees per parcel. Said trees shall be of a minimum 1" caliper in size as measured 4 1/2 feet above ground level at the time of planting. (formerly 15.B.c)

Policy CB-B.3: Encourage the use of cluster design techniques in the layout of new residential, commercial and industrial developments. (formerly 15.B.4)

Implementation Program

CB-B.c - Utilize the Planned Unit Development Permit process to provide flexibility in development standards to facilitate the clustering of new development in order to encourage the retention of scenic resources, landmarks and the natural landscape. (formerly 15.B.g)

Policy CB-B.4: Support compact, pedestrian-oriented mixed use development within the Columbia Community Plan boundaries to promote infill, a more efficient use of infrastructure, and social interaction,



and to complement our historic town patterns by providing for flexibility and innovation in such development. (formerly 15.A.3)

Implementation Program

CB-B.d - Designate areas on the land use diagrams within the Columbia Community Plan boundaries as Mixed Use to provide for flexibility and innovation in developing infill areas. (formerly 15.A.j)

Policy CB-B.5: Encourage Columbia College to provide student housing in conjunction with increased enrollment.

Policy CB-B.6: Coordinate development in the Columbia area that meets the needs of the community beginning with the provision of necessary infrastructure and services. (formerly 15.B.1)

Implementation Program

CB-B.e - Work with the Columbia State Historic Park, the community of Columbia, Tuolumne Utilities District, the Tuolumne County Community Resources Agency and Columbia College to develop an infrastructure improvement plan for the community of Columbia. Said improvement plan should outline areas of service deficiencies, provide formulas for fair share proportionality rates and/or identify improvement programs. Compilation of said information would be used in assessing new development projects to provide for new development to aid in the provision of public services at the existing or higher level of service for residents of the Columbia community. (formerly 15.B.a)

GOAL CB-C:

Promote the development of commercial and industrial businesses to meet the present and future needs of Columbia's residents and visitors. (formerly 15.C)

POLICIES & IMPLEMENTATION PROGRAMS

Policy CB-C.1: Support and protect expansion opportunities of the Columbia Airport through regulation of compatible land uses and consistency with the Airport Land Use Compatibility Plan within the Airport Land Use Commission's boundaries. (formerly 15.C.1)

Implementation Program

CB-C.a - Designate those properties which are located within the airport influence area boundary of the Columbia Airport to be consistent with the Airport Land Use Compatibility Plan to support the future operations of the Columbia Airport. (formerly 15.C.b)



Policy CB-C.2: Promote the development of new industrial or business parks at Columbia Airport. (formerly 15.C.2)

Implementation Program

CB-C.b - Designate areas on the Columbia Community Plan land use diagrams for new industrial complexes or business parks to provide employment opportunities for Columbia's residents and to promote diversity in the local economy. (formerly 15.C.c)

Policy CB-C.3: Support and protect expansion opportunities of Blue Mountain Minerals through regulation of compatible land uses on surrounding properties. (formerly 15.C.3)

Policy CB-C.4: Encourage small scale, pedestrian friendly commercial development on existing commercially zoned lands to provide basic services and thereby increase convenience and independence of movement for community members. (formerly 15.C.f)

Implementation Programs

CB-C.c - Require new commercial development to provide the following:

- Pedestrian walkways along one side of on-site access roads or access roads as they front on the site.
- Street lights or other types of exterior lighting in all areas where pedestrian walkways are provided and in additional areas as required for safety and crime deterrent.
- Parking lots should be encouraged to be constructed compatible with the natural lay of the land; should be located behind central buildings or should be screened along lot lines. (formerly 15.B.d)

CB-C.d - Preserve existing commercial zoning within the Columbia Community Plan boundaries. (formerly 15.C.7)

Policy CB-C.5: Promote commercial development at the Pedro Wye including a shopping center for the Columbia area. (formerly 15.C.d)

Policy CB-C.6: Discourage the expansion of the strip commercial development along Parrotts Ferry Road and Highway 49 west of Shaw's Flat Road. (formerly 15.A.l)

Policy CB-C.7: Encourage new commercial development within the immediate area of the Columbia townsite to utilize existing historic structures and to construct on vacant parcels to infill between buildings. (formerly 15.C.4)

Policy CB-C.8: Promote the development of tourism support industries in and around Columbia State Historic Park. (formerly 15.C.5)



Implementation Program

CB-C.e - Support the Columbia business community in their efforts to promote tourist industries in and around Columbia State Historic Park. (formerly 15.C.e)

Policy CB-C.9: Recognize and support Columbia College as a community resource providing educational and recreational opportunities to Tuolumne County and the surrounding region. (formerly 15.C.6)

TRANSPORTATION

GOAL CB-D:

Minimize the potential conflict between pedestrian, bicycle and vehicular transportation routes by creating a safe, efficient and economically feasible circulation system for the Columbia community. (formerly 15.D)

POLICIES & IMPLEMENTATION PROGRAMS

Policy CB-D.1: Provide a circulation system that is designed to be safe and efficient and meets the travel needs of Columbia residents, businesses and visitors. (formerly 15.D.1)

Implementation Programs

CB-D.a - Develop transportation facilities in the Columbia area that are compatible with the location of industry, Columbia State Historic Park, commercial centers, residential areas and community facilities. (formerly 15.D.a)

CB-D.b - Promote and seek funding for the development of a Parrotts Ferry Road bypass to alleviate through and industrial traffic in the historic district and school zone to provide for safe crossing by pedestrians and cyclists. (formerly 15.D.b)

CB-D.c - Develop criteria which would allow for routine consolidation of ingress/egress points along Parrotts Ferry Road. (formerly 15.B.f)

Policy CB-D.2: Support funding sources for road maintenance such as assessment districts, grants, County Service Areas, or Permanent Road Divisions (PRDs) when deemed appropriate. (formerly 15.D.e)

Policy CB-D.3: Provide mechanisms for new development to share in the cost of transportation facilities, both motorized and non-motorized, which will facilitate the future growth needs of the Columbia community. (formerly 15.D.2)



Implementation Program

CB-D.d - Require each developer of new, or expanded, commercial, residential, recreational or educational projects to provide improvements to the transportation facilities impacted by the project. This includes transportation facilities in and immediately adjacent to the project and a fair share of those facilities handling traffic to and from the project. (formerly 15.D.d)

Policy CB-D.4: Encourage the development of bicycle and pedestrian circulation systems. (formerly 15.D.3)

Implementation Programs

CB-D.e - Encourage the development of a comprehensive bicycle and pedestrian facility plan for the Columbia community which includes the bicycle and pedestrian projects:

- Proposed Combination Bicycle/Pedestrian Projects
 - Sawmill Flat Road to Columbia College via Melones Water Line
 - Parrotts Ferry Road from Marble Quarry Road to Jackson Street
 - Parrotts Ferry Road from the Dondero Trail to Jackson Street
 - Columbia College to Sonora via Sawmill Flat Road, Parrotts Ferry Road and Highway 49
 - Columbia to Sonora via Parrotts Ferry Road and Highway 49
 - Stage Coach Trail from Columbia State Historic Park to Columbia College
 - Squabbletown Trail from Sawmill Flat Road to Browns Flat
 - Columbia Airport Trail from Horseshoe Bend Road to North Airport Road.
- Proposed Pedestrian Projects
 - Dondero Trail
 - Bell Hill Trail from Columbia State Historic Park to Columbia College Par Course

The construction standards for such facilities shall be the same as those contained in the Transportation Element of the Tuolumne County General Plan. (formerly 15.D.f)

CB-D.f - Seek grants and other funding mechanisms to construct bicycle routes and pedestrian facilities in accordance with the comprehensive bicycle and pedestrian facility plan. (formerly 15.D.f)

CB-D.g - Encourage the provision of easements to provide for bicycle and pedestrian paths. Notify each agency involved in road and highway maintenance that it is the intent of the County to promote development of these paths as street and road developments and improvements occur. The future provision of easements and trails shall not in any manner authorize trespass upon private property or increase the right of public agencies to gain access to private property unless expressly authorized by the property owner. (formerly 15.D.g)

CB-D.h - Utilize existing Title 11 road standards within the Columbia Community Plan boundaries, when feasible and appropriate, that include the provision of shoulders wide enough to accommodate bicycle and pedestrian facilities. Require the construction of pedestrian facilities



along Parrotts Ferry Road from the Pedro Wye to the Columbia State Historic Park. Transit facilities should be provided in key locations, as appropriate. (formerly 15.D.h)

CONSERVATION & OPEN SPACE

GOAL CB-E: Conserve the natural and cultural resources of the Columbia community. (formerly 15.E)

POLICIES & IMPLEMENTATION PROGRAMS

Policy CB-E.1: Protect outstanding scenic and historic resources, including hillsides and hilltops, which contribute to the visual quality and rural character of the Columbia community. (formerly 15.E.2)

Implementation Programs

CB-E.a - Require developers to utilize the Tuolumne County Hillside and Hilltop Development Guidelines when designing projects on hillsides and hilltops. (formerly 15.E.a)

CB-E.b - Consider developing guidelines to address the development of properties along the following corridors which exhibit outstanding historic resources, scenic beauty or recreational value within the Columbia community: Parrotts Ferry Road, Sawmill Flat Road, Yankee Hill Road, Italian Bar Road and Highway 49. (formerly 15.E.b)

CB-E.c - Consider surveying the community to establish significant historic, biologic and other landmarks that provide a community "sense of place" that should be preserved. This would supplement the existing inventory of the Columbia State Historic Park by surveying areas not addressed within the document. (formerly 15.E.d)

Policy CB-E.2: Encourage and support efforts to protect and enhance Woods Creek, Mormon Creek and the Dondero Trail for scenic and recreational values. (formerly 15.E.4)

Implementation Program

CB-E.d - Require appropriate mitigation for impacts to biological resources from new development along Woods Creek and Mormon Creek and encourage the design of such development to accommodate the provision of non-motorized trails along the creeks for recreational opportunities. Encourage the dedication of public access easements to capitalize on the recreational opportunities of Mormon Creek and Woods Creek. (formerly 15.E.c)



Policy CB-E.3: Minimize conflicts between development and wildlife habitat by encouraging future development to locate in less sensitive, or lower priority habitat areas, or on sites adjacent to previously developed and disturbed areas. (formerly 15.E.3)

Implementation Program

CB-E.e - Require as a condition of approval of discretionary entitlements for new development that surface runoff from that development be filtered through sedimentation basins, or similar devices, as needed, prior to discharge into downstream drainages to minimize degradation, related to the water quality and quantity of downstream waterbodies. (formerly 15.E.f)

Policy CB-E.4: Encourage protection of vegetation noteworthy within the Columbia area, such as stands of mature ponderosa and sugar pine trees. (formerly 15.E.8)

Policy CB-E.5: Plan new development so as to not preclude the utilization of designated mineral lands. (formerly 15.E.5)

Policy CB-E.6: Encourage protection of historic geological resources and the historic mining landscape along thoroughfares through Columbia. (formerly 15.E.9)

Policy CB-E.7: Evaluate all historic buildings, significant archaeological sites and other community landmarks that provide a tie with the past and, where appropriate, preserve and/or monument the significance of these cultural resources. (formerly 15.E.6)

Implementation Programs

CB-E.f - Consider zoning parcels which have significant historic structures or features of particular importance to the Historic Combining (:H) District. (formerly 15.A.d)

CB-E.g - Review new development within the Design Review Combining (:D) District and Parrotts Ferry Road corridor for its compatibility with and its impact on the historic structures within the State Park. (formerly 15.A.i)

Policy CB-E.8: Encourage the rehabilitation, restoration and adaptive reuse of existing historic buildings and structures. (formerly 15.E.7)

Implementation Program

CB-E.h - Develop a supplement to the Columbia Design Guidelines that would provide "how to" guidelines for the rehabilitation of historic properties and the use of the State Historical Building Code. (formerly 15.A.e)

Policy CB-E.9: Encourage the owners of property featuring historic structures to investigate tax incentive opportunities, such as the Mills Act, when designing, remodeling or renovating projects for those structures. (formerly 15.A.f)

Policy CB-E.10: Encourage the use and retention of historic names. (formerly 15.E.10)



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EAST SONORA COMMUNITY PLAN

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

Introduction

The East Sonora Community Plan dates back to the early 1970's when the East Sonora Area Plan was originally proposed. At that time, the plan was considered as a growth plan for the East Sonora area; a plan was drafted but was never officially adopted. In 1985, the East Sonora Area Business Association requested the Planning Department to resurrect and revise the earlier community plan. The 1985 proposal mapped out the boundaries of the East Sonora community, focused on the much debated Highway 108 Bypass route, and was to address the issue of melding commercial and industrial activities with surrounding residential neighborhoods.

Today's Community Plan has been downsized in scope due to the concurrent development of the Tuolumne County General Plan. Policies that have been developed to shape Tuolumne County's growth and development, are those which will also define East Sonora's direction.

Unique natural as well as developed areas of East Sonora are recognized for their contribution to the character of the East Sonora Community; such areas include the Sierra Railroad, Elsey's Pool at Sullivan Creek, Curtis Creek, and the town of Standard. The Community Plan focuses specific policies that will serve to conserve these landmarks as well as enhance their stature for the benefit of Tuolumne County.

The Community Plan's physical boundaries are as they were when presented under the 1985 Area Plan. The Plan begins at the City of Sonora's eastern boundary at Greenley Road and proceeds to Standard Road; the width encompasses parts of Phoenix Lake Road and Peaceful Valley Road to the north and Tuolumne Road to the south. Within this area lie the Mono Village, Hess Estates, Greenley Oaks, Quail Hollow, Quail Ridge Ranch, and Lambert Lake Subdivisions; Peaceful Oak Estates which has been approved but not yet developed; the retirement community of Sonora Hills; Standard Park; Curtis Creek Elementary School; Mono Village Fire Station; the Junction, Sonora East and Mono Village Shopping Centers; Boulder Plaza, Hillsdale and Indian Rock commercial

Purpose

Recognize that East Sonora is an intersection of residential, commercial, and industrial development in Tuolumne County and create planning policies and programs to improve services for residents and visitors alike.



centers; the Sonora Oaks Convention Center; Pacific Gas & Electric, Tuolumne Utilities District; Cal Sierra Transfer Station and Recycling Center, Sierra Industrial Park, the Sierra Pacific Industries sawmill and the Tuolumne County Law and Justice Center.

Special Planning Issues

Given the availability of urban services as well as the locational relationship to Tuolumne County's main transportation route, the development of East Sonora has lead to the intermingling of residential areas with neighboring commercial and industrial uses. Haphazard development perhaps, but nevertheless, East Sonora has always been defined as an integral part of and a focal point for Tuolumne County's economy.

East Sonora is a crossroads where residents of Tuolumne County can shop, recreate, work, and even recycle. It has become a place to meet, to come together; a resting place and a half way point for visitors heading to the high country. Almost year round, recreational travelers use this route for access to Pinecrest Lake, Beardsley Reservoir, Dodge Ridge, vacation cabins, and camping facilities of the Stanislaus National Forest. As such, East Sonora needs to be an area easily moved through, in and around.

Unlike the communities of Jamestown and Columbia, East Sonora is the metropolitan hub of the County. It's focus is not based on the preservation of historical quality or setting, but on progress, on meeting the future head on without reservation. No other community within Tuolumne County has the diversity, infrastructure and, subsequently, the demand as does East Sonora. The vision behind the East Sonora Community Plan is that of flexibility and adaptability to insure that this community remains viable and strong in its role as the economic base of Tuolumne County.

Sierra Railroad

In 1897, the Sierra Railroad was established as the County's first railroad. To this day, the Sierra Railroad is a key transportation link for the lumber industry, as well as for Tuolumne County's film and tourist industries. In East Sonora, railroad rights-of-way for future public benefit are encouraged to be used to enhance freight transportation, passenger transportation and non-motorized trails. Setbacks and landscaping should be required along the Sierra Railroad in order to protect the viewshed and to minimize future conflicts.

New Standard

In 1910, the Standard Lumber Company began the establishment of the town of Standard which developed as a company town housing the lumber mill's employees and families. In 1919, Pickering Lumber bought the company and town and continued to operate it until 1964, when Fibreboard Corporation came into ownership. Between 1966 and 1972, the population of Standard declined by half, many of the homes were sold and moved to the south of Tuolumne Road. Today, only four of the original structures remain.

Recently, the town of Standard has been redeveloped and revitalized. The East Sonora Community Plan recognizes these recent developments and the prospects for this revitalized community and encourages additional innovative development to obtain a range of residential densities, commercial enterprises, recreational opportunities and "old town" charm. Within the community of Standard is the Peaceful Oak Estates Subdivision which has been approved but not yet developed and which features a range of residential densities.



Sonora, Curtis and Sullivan Creeks

Sonora, Curtis and Sullivan Creeks are considered to be major contributors to the Don Pedro Reservoir and as such, are key components to municipal and domestic water supplies, agriculture, recreation, freshwater and wildlife habitats. Recognition of these perennial streams and the role they play in our everyday lives brings about the need to provide for their future viability. The East Sonora Community Plan outlines policies which not only serve to protect these creeks, but also bring to light their recreational potential.

What is the East Sonora Community Plan?

The East Sonora Community Plan is a part of the Tuolumne County General Plan. The East Sonora Community Plan allows for greater local input into the planning, growth and development of the community of East Sonora. This plan has been formulated to be consistent with the Tuolumne County General Plan but contains certain policies and implementation programs to meet specific needs of the East Sonora Community. The East Sonora Community Plan works to complement the General Plan and, as such, the policies and implementation programs contained herein are to be implemented in addition to those contained in all of the elements of the General Plan. The long-range growth and development policies were framed to guide the East Sonora Community through orderly growth in the future. The Plan serves as a guide for the Community of East Sonora; it is the community itself, working together, that will determine the direction the Plan will take.

Updating and Amending the Community Plan

Due to changes in growth rates, changes in demands for services and changes in planning philosophy, there will always be a need to update and amend the East Sonora Community Plan. Amendments to the Community Plan may include changes to the diagrams as well as to the textual content. These amendments must be reviewed by the Tuolumne County Planning Commission and approved by the Tuolumne County Board of Supervisors.

Implementation of the Community Plan

Implementation of the East Sonora Community Plan shall be in accordance with the programs described herein and with County ordinances and resolutions establishing standards for growth and development. New County regulations adopted after the effective date of the East Sonora Community Plan, which are more restrictive than said plan, shall be incorporated herein without formal amendment to this Community Plan.

Overarching Vision

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

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

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



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COMMUNITY DEVELOPMENT AND DESIGN

GOAL ES-A:

Protect the existing residential neighborhoods of East Sonora while providing opportunities for quality higher density residential development. (formerly 16.D)

POLICIES & IMPLEMENTATION PROGRAMS

Policy ES-A.1: Require new development which borders existing residential neighborhoods to provide adequate and appropriate buffers, such as setbacks or vegetative screening, between itself and the neighborhood. Such buffers could include areas of recreational opportunities and landscape corridors. (formerly 16.D.1)

Policy ES-A.2: Require new residential development that is subject to a discretionary entitlement to be designed in accordance with the East Sonora Design Guidelines. (formerly 16.D.2)

Implementation Program

ES-A.a - Continue to maintain and implement the East Sonora Design Guidelines for residential development, which create community pride and interaction through architectural integrity and site design. (formerly 16.D.b)

Policy ES-A.3: Emphasize native vegetation and natural topography as paramount in the design of residential developments, and review new development for architectural compatibility with the surrounding environment. Hillside construction should nestle in among trees and use an architectural design to blend with the environment. (formerly 16.D.3)

Policy ES-A.4: Encourage master planned communities as a means of achieving innovative and creative developments. Said communities should be designed with pedestrian focus. (formerly 16.D.4)

Policy ES-A.5: Encourage project proponents to consider mixed use, clustering, open areas and Open Space (O) zoning for recreational use, where appropriate, to create viable communities. (formerly 16.D.d)

Policy ES-A.6: Require new urban residential development to provide amenities such as pedestrian walkways, bicycle paths, street lights, landscaping and recreational facilities. (formerly 16.D.5)

Implementation Programs

ES-A.b - Require, where appropriate, new residential development with a density of three (3) dwelling units per acre or greater to provide the following:

- Pedestrian walkways along one side of all on-site access roads;



- Street lights in all areas where pedestrian walkways are required and in areas as needed for safety and crime deterrent; and
- Shade trees, spaced approximately 25 feet apart, along all street frontages. (formerly 16.D.e)

ES-A.c - Require new residential development of five or more units to participate in the provision of recreational facilities as follows:

- Recreation facilities for multiple family housing projects will be provided on site;
- For recreation facilities for residential subdivisions, the subdivider may provide said facilities on site, pay an in-lieu recreation fee, or dedicate land for public recreational facilities. (formerly 16.D.f)

GOAL CP-4.B: Redefine and revitalize the commercial and industrial areas of East Sonora. (formerly 16.B)

POLICIES & IMPLEMENTATION PROGRAMS

Policy ES-B.1: Require new mixed use, commercial and industrial development that is subject to a discretionary entitlement to be designed in accordance with the East Sonora Design Guidelines. (formerly 16.B.1)

Implementation Program

ES-B.a - Continue to maintain and implement the East Sonora Design Guidelines for new mixed use, commercial and industrial development, which outline desirable site design elements as well as architectural elements for mixed use, commercial and industrial projects. (formerly 16.B.a)

Policy ES-B.2: Support mixed use development within the East Sonora Community Plan boundaries to promote infilling by providing for flexibility and innovation in such development. (formerly 16.B.2)

Implementation Program

ES-B.b - Designate areas within the East Sonora Community Plan boundaries on the General Plan land use diagrams as Mixed Use (MU) to provide for flexibility and innovation in developing infill areas. (formerly 16.B.b)

Policy ES-B.3: Encourage new commercial development to be located along Mono Way and Tuolumne Road by utilizing existing structures and constructing on vacant parcels to infill between existing development. (formerly 16.B.7)



Policy ES-B.4: Discourage the spread of strip commercial development along Mono Way, east of Cavalieri Road, and Tuolumne Road, east of Wards Ferry Road. (formerly 16.B.3)

Implementation Program

ES-B.c - Prohibit commercial and/or industrial development along Mono Way and Tuolumne Road east of Standard Road through the East Sonora Community Plan land use diagrams. (formerly 16.B.c)

Policy ES-B.5: Encourage development of neighborhood-serving commercial uses to be located near residential uses or other community centers.

Policy ES-B.6: Promote the development of new industrial and regional business parks along Tuolumne Road. (formerly 16.B.4)

Implementation Program

ES-B.d - Designate areas within the East Sonora Community Plan boundaries on the General Plan land use diagrams for new industrial complexes and business parks, including lands within and around Sierra Pacific Industries, to provide employment opportunities for residents of Tuolumne County. (formerly 16.B.d)

Policy ES-B.7: Encourage landscaping and public art highlighting the aesthetics of East Sonora. (formerly 16.B.5)

Implementation Programs

CP-4.B.e - Where appropriate, require new commercial and industrial development to contribute in the provision of the following:

- Pedestrian walkways along one side of all on-site access roads;
- Street lights in all areas where pedestrian walkways are required and in areas as needed for safety and crime deterrent; and
- Shade trees, spaced approximately 25 feet apart, along all street frontages. (formerly 16.B.e)

ES-B.f - Consider the establishment of a community wide drought tolerant landscape program to reduce the asphalt impact currently found in East Sonora. Seek local business participation in creating landscaped focal points within existing commercial and industrial centers that lend themselves to employee and visitor use. Promote the planting of street trees along transportation routes and at entrances to commercial centers; create formal landscaped entrances to the Mono Way business corridor. (formerly 16.B.f)

Policy ES-B.8: Encourage the development of public displays of art within and around existing commercial centers. Consider the incorporation of sculptures and murals depicting local, regional, and historical values of the Sierra Nevadas. (formerly 16.B.g)



TRANSPORTATION

GOAL ES-C:

Maintain a bypass route along the Highway 108 corridor that will maintain the rural setting while allowing for the sensitive integration of community identification signage and residential development. (formerly 16.A)

POLICIES & IMPLEMENTATION PROGRAMS

Policy ES-C.1: Conserve the natural scenic quality of hillsides and vistas within the Highway 108 bypass corridor. (formerly 16.A.2)

Implementation Program

ES-C.a - Establish setbacks of 100 feet from the bypass right-of-way line for any newly constructed building. Encourage the screening of materials and equipment within the established setback through the use of landscaping and architectural elements so as not to be of an intrusive nature with the viewshed along the bypass. (formerly 16.A.a)

Policy ES-C.2: Maintain rural and natural qualities of the outlying East Sonora community through the use of native tree species for landscaping and preservation of blocks of native vegetation, with emphasis along main circulation corridors. (formerly 16.A.6)

Implementation Programs

ES-C.b - Require new development to conserve native tree species and blocks of native vegetation to maintain the rural atmosphere along the bypass route; where appropriate, direct and design off-site habitat mitigation along the bypass route. (formerly 16.A.g)

ES-C.c - Develop road design modifications, consistent with Tuolumne County Fire Safety standards, which will work with the natural topography and native vegetation patterns so as to retain the rural character of residential areas in the East Sonora community. (formerly 16.A.f)

ES-C.d - Support the addition of an eastbound on-ramp and west-bound off-ramp for the bypass at Peaceful Oak Road.

Policy ES-C.3: Promote the establishment of Park and Ride facilities in East Sonora. (formerly 16.A.4)

Implementation Program

ES-C.e - Investigate the development of "Park and Ride" facilities at the entrance points to the bypass route, including through the pursuit of State and Federal funding. (formerly 16.A.d)

Policy ES-C.4: Encourage the creation of community information signs along the bypass. (formerly 16.A.3)



Implementation Program

ES-C.f - Encourage the development of a community sign plan along the bypass route at on- and off-ramps. Signs should be uniform in design and promote East Sonora Community businesses. Other signage should be limited to Caltrans informational signs so as not to detract from the community signs. (formerly 16.A.c)

GOAL ES-D: Facilitate accessibility by all modes throughout East Sonora. (formerly 16.E)

POLICIES & IMPLEMENTATION PROGRAMS

Policy ES-D.1: Consider the incorporation of landscaped berms and medians to separate bicycle and pedestrian facilities from local collector roadways. (formerly 16.E.1)

Implementation Program

ES-D.a - Develop design standards which would allow for the inclusion of sidewalks, street trees, landscape berms and bike paths, where feasible, to separate pedestrian traffic from vehicular traffic along rural collector roads including: Mono Way, Tuolumne Road, Phoenix Lake Road, and Standard Road. (formerly 16.E.a)

Policy ES-D.2: Encourage the consolidation of ingress/egress through shared driveways with regards to new development in order to minimize encroachments on major collector roads. (formerly 16.B.8)

Policy ES-D.3: Support the continued provision of the County's transit system. (formerly 16.E.3)

Implementation Program

ES-D.b - Establish a transit network between park and ride facilities and the local county transit system that is compatible with the location of industrial, commercial, and residential areas. (formerly 16.E.b)

Policy ES-D.4: Provide for the development of sheltered bus stops in conjunction with commercial, industrial and residential developments. (formerly 16.E.c)

Policy ES-D.5: Support the continued use of the Sierra Railroad for expanded freight and passenger transportation services. (formerly 16.C.5)



CONSERVATION & OPEN SPACE

GOAL ES-E: Conserve unique natural and historical resources that serve as community landmarks for East Sonora. (formerly 16.C)

POLICIES & IMPLEMENTATION PROGRAMS

Policy ES-E.1: Protect outstanding scenic resources and viewsheds which contribute to the recreational enjoyment of the East Sonora community and help define the character of that community. (formerly 16.C.3)

Implementation Programs

ES-E.a - Survey the community to establish significant historic, biologic and other landmarks that provide a community "sense of place" that should be preserved as civic facilities. (formerly 16.C.a)

ES-E.b - Continue to apply the Tuolumne County Hillside and Hilltop Development Guidelines to new development within the East Sonora Community Plan boundary requiring discretionary entitlements from the County subject to the California Environmental Quality Act. (formerly 16.A.b)

Policy ES-E.2: Encourage and support voluntary efforts to protect and enhance Sullivan Creek, Elsey's Pool, Curtis Creek, Sonora Creek and associated riparian vegetation for scenic and recreational values. (formerly 16.C.7)

Policy ES-E.3: Encourage new development to capitalize on the use of native vegetation for aesthetic and functional purposes. (formerly 16.C.4)

Policy ES-E.4: Minimize the existing conflict between development and wildlife habitat within East Sonora. (formerly 16.C.2)

Implementation Programs

ES-E.c - Where appropriate, allow proposed new development within the East Sonora community to utilize off-site habitat in order to eliminate conflicts with commercial and industrial uses. (formerly 16.C.b)

ES-E.d - Require as a condition of approval of discretionary entitlements for new development that surface runoff from that development be filtered through sedimentation basins, sand/oil separators or similar devices prior to discharge into Sullivan, Sonora and Curtis Creeks to minimize degradation of their waters. (formerly 16.C.d)



ES-E.e - Limit the number of road crossings of streams, creeks and other tributaries of Sullivan, Sonora and Curtis Creeks to minimize impacts of riparian habitat as a condition of approval of entitlements for new development. (formerly 16.C.e)

PARKS AND RECREATION

GOAL ES-F: **Promote the development of community oriented recreational opportunities.** (formerly 16.E)

POLICIES & IMPLEMENTATION PROGRAMS

Policy ES-F.1: Support the expansion of Standard Park or the adjacent portion of the Peaceful Oak Estates development site to create a regional park. Possible facilities to be developed could include: lighted tennis courts, indoor swimming, track and field, picnic grounds, and an outdoor amphitheater. (formerly 16.E.g)

Implementation Program

ES-F.a - Establish a master park and recreation plan for the community of East Sonora with Standard Park as the focus. (formerly 16.E.2)

Policy ES-F.2: Support the use of the Sierra Railroad grade for pedestrian and equestrian recreational use. (formerly 16.C.6)

Policy ES-F.3: Encourage new development along Sullivan Creek, Sonora Creek and Curtis Creek to accommodate the provision of non-motorized trails along the creeks for recreational opportunities. (formerly 16.C.f)

Implementation Programs

ES-F.b - Consider the development of a community wide pedestrian accessibility plan to capitalize on the recreational opportunities of Curtis, Sonora and Sullivan Creeks and the Sierra Railroad grade. (formerly 16.C.c)

ES-F.c - Consider the development of a regional park at Elsey's Pool which would provide opportunities for nature study and recreational pursuits. (formerly 16.C.g)

Policy ES-F.4: Encourage property owners abutting Sullivan, Sonora and Curtis Creeks to consider dedicating recreational access easements. Said easements in no way authorize trespass upon private property, or increase the right of public agencies to gain access to private property without the express approval of the property owner. (formerly 16.E.f)



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TUOLUMNE COMMUNITY PLAN

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

Introduction

The Central Sierra Me-Wuk are believed to have first entered the Tuolumne area 5,000 years ago. 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, son of Charles Crocker of the "Big Four", 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" (or "Carters") south of the Summersville townsite in 1899. A lumber mill and wood operation were developed. The Sierra Railway's "Tuolumne" station soon heralded the arrival of rail near the banks of Turnback Creek. By the time the "Tuolumne" post office was christened in 1909, the community name of "Tuolumne" was firmly established.

In 1930, the Depression devastated the town and closed the mill. In 1934, the West Side Lumber Company reopened the mill with the help of a Reconstruction Finance Corporation loan. That era of recovery remains highly visible in the community today in the form of the Tuolumne Memorial Hall, playground, the former library on Birch Street and Old Summerville High School Gym (Mother Lode Christian School). In celebration of the mill's reopening, a jubilee was held July 4, 1934. The annual festival, the Tuolumne Lumber Jubilee, is still held each summer.

The source of the town's vitality and identity—the industry responsible for establishing the town, generating jobs, fueling the community's economy and infusing the town with energy—was eliminated with the closure of the lumber mill in the early 1960s. Since the late 1970s, numerous entities have sought to replace the lumber mill as the economic engine of the community. While awaiting re-vitalization for the Tuolumne Planning Area, the community has seen the deterioration of its commercial districts, housing and infrastructure while facing planning

Purpose

Expand the historic design of the Tuolumne Townsite throughout the community planning area as it provides a model for new development throughout based on sound, time-tested, planning principles.



challenges ranging from wildfires to integrating large, new developments into the community over a short time period.

The following goals, policies and implementation programs are established to provide the planning tools necessary to assist the Tuolumne community in its continuing efforts to successfully move into the future while retaining its ties to the past.

The Tuolumne Community Plan, adopted in 2007, was funded through State Community Development Block Grant #04-PTAA-0337.

Planning Issues and Opportunities

Tuolumne Band of Me-Wuk Indians – Black Oak Casino

The Tuolumne Band of Me-Wuk Indians is a sovereign dependent nation (i.e., separate from the United States), hence development projects undertaken on tribal lands in trust are not subject to the provisions of the Tuolumne County General Plan or the *Tuolumne Community Plan* (e.g., Black Oak Casino, Tuolumne Rancheria). Development projects undertaken on tribal lands *not* in trust are subject to the provisions of the Tuolumne County General Plan and *Tuolumne Community Plan* (e.g., West Side).

The expanded Black Oak Casino was opened in 2005 by the Tuolumne Band of Me-Wuk Indians. The 164,770± square foot facility has 1,000± slot machines, 24 table games, a 24-lane bowling alley, and seven restaurants. A hotel is also located next to the casino along with an RV Park. The casino is one of the largest employers in Tuolumne County.

Railroads: Sugar Pine, Sierra, West Side

The Tuolumne Planning Area is traversed by three historic railroad grades: The Sugar Pine Railroad, Sierra Railroad, and West Side Railroad--all are planned as potential future trails.

Stanislaus National Forest

The western boundary of the Stanislaus National Forest borders portions of the eastern boundary of the Tuolumne Planning Area. The Forest Service provides recreational opportunities for the community and mutual aid for fire suppression on private land in the Tuolumne Planning Area. (Mutual aid is provided through an agreement between the Forest Service and the California Department of Forestry and Fire Protection (CAL FIRE) which provides mutual aid to Tuolumne County and, in turn, the Tuolumne Fire District receives the benefits of this mutual aid agreement.)

Housing for Low/Very Low Income Households

There are 80 rental units subject to federal mortgage and/or rent subsidies within the Tuolumne Planning Area—the Tuolumne Senior Apartments (29 units) and the Tuolumne Apartments (51 units). The units represent 18% of the 440 subsidized units county-wide—making the Tuolumne Planning Area the third largest provider of subsidized housing (behind Jamestown with 39% and Columbia with 20%) countywide. The County received funding through the Home Investment Partnership Program (HOME) to rehabilitate the Tuolumne Apartments.



Local Districts

The Tuolumne Planning Area is served by the Tuolumne City Sanitary District, Tuolumne Fire District, the Tuolumne Utilities District, Tuolumne Lighting District, Tuolumne Park and Recreation District and the Carters Cemetery District.

Turnback Creek

Turnback Creek flows southerly through the Tuolumne Planning Area emptying into the Tuolumne River and providing both open space and recreational opportunities.

What is the *Tuolumne Community Plan*?

The *Tuolumne Community Plan* is part of the Tuolumne County General Plan. It addresses planning issues specific to the development of the Tuolumne community and provides strategies tailored to address the unique needs of the Tuolumne Planning Area. *Tuolumne Community Plan* policies and programs may be more or less restrictive than the Tuolumne County General Plan's and are to be implemented in addition to those contained in the General Plan.

Updating and Amending the Community Plan

Due to changes in planning philosophies, community goals, population and demands for services, the *Tuolumne Community Plan* is a living document that will undergo change over time. Plan amendments will be reviewed by the Tuolumne County Planning Commission with formal adoption by the Tuolumne County Board of Supervisors subject to duly noticed public hearings.

Implementing the Community Plan

Tuolumne Community Plan implementation shall be in accordance with the goals, policies and implementation programs described herein and with County ordinances and resolutions. New County regulations adopted after the effective date of this Plan that are more restrictive than the *Tuolumne Community Plan* shall be incorporated herein without formal amendment to this Plan unless otherwise specified in conjunction with the adoption of new regulations. Program implementation is contingent upon funding availability.

Overarching Vision

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

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

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



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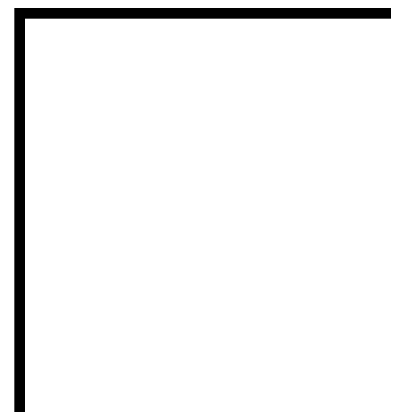
FIGURE TL-1



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FIGURE TL-2
TUOLUMNE DESIGN REVIEW AREA

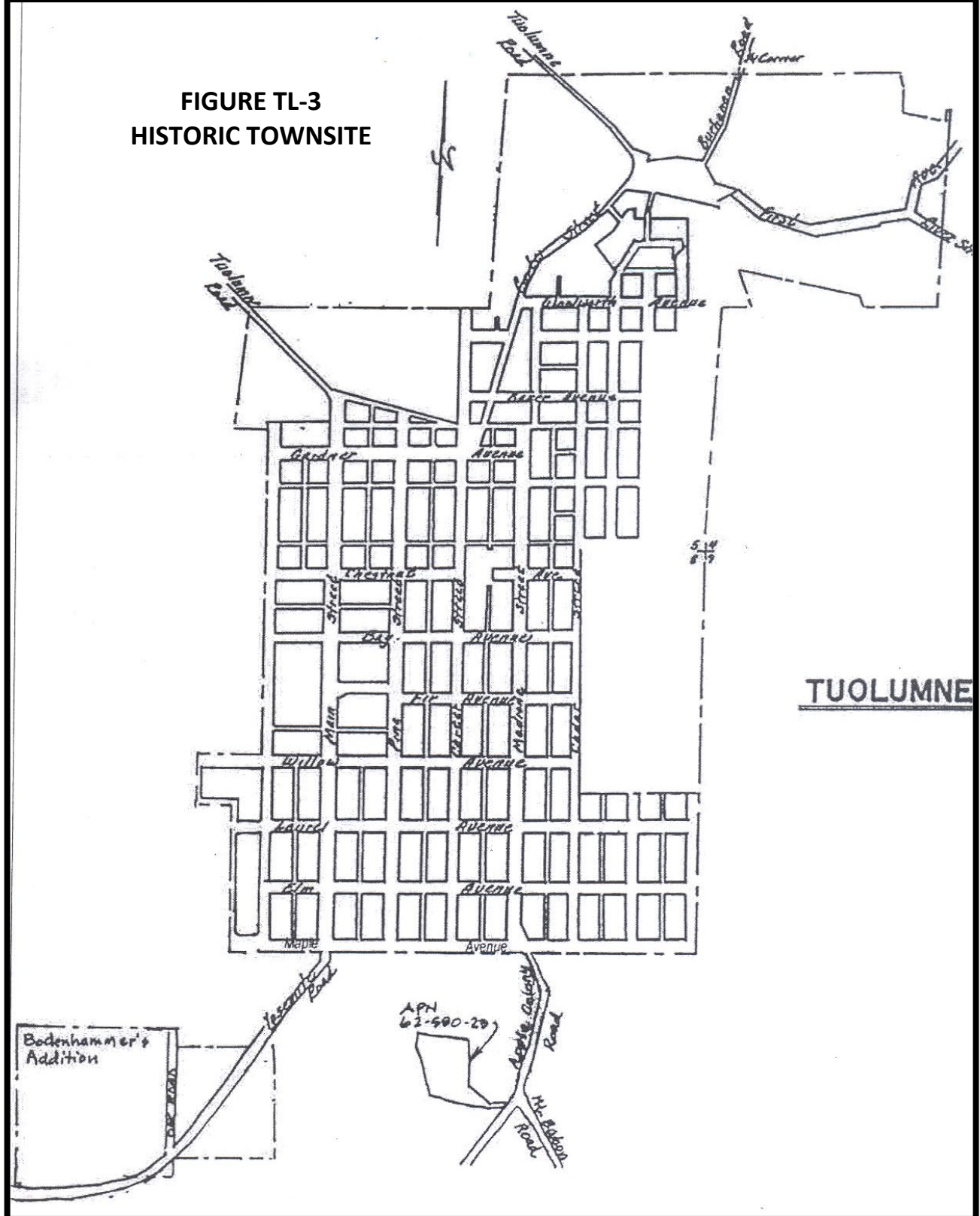




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**FIGURE TL-3
HISTORIC TOWNSITE**





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**FIGURE TL-4
FIRE, PARK & RECREATION AND SANITARY
DISTRICT BOUNDARIES**



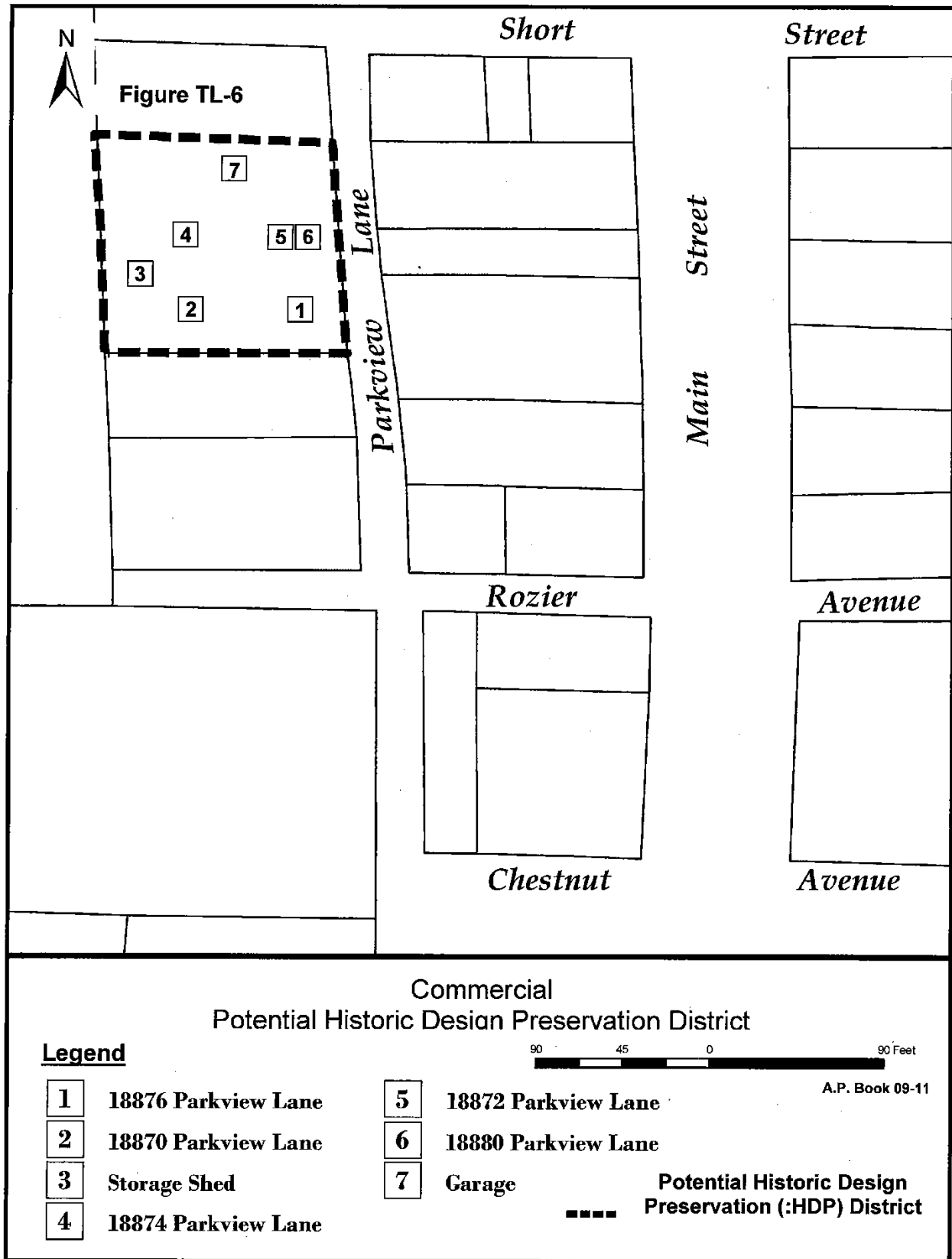
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**FIGURE TL-5
RECREATIONAL TRAILS, PARKS, AND FACILITIES**

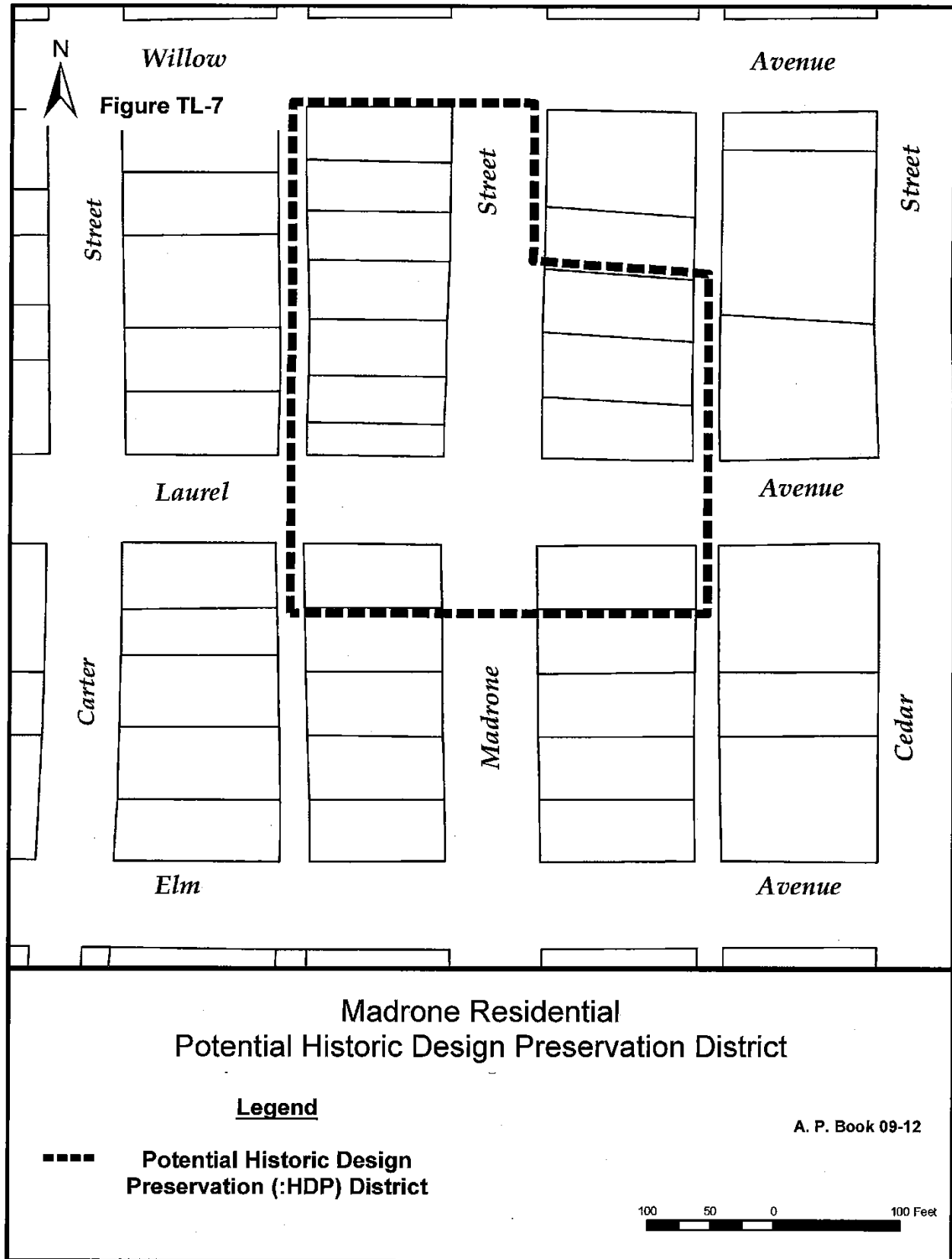


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COMMUNITY DEVELOPMENT AND DESIGN

The original company-town of Carter, developed in 1899 by the West Side Flume and Lumber Company, exhibits the quintessential elements of a planning approach known as Traditional Neighborhood Design (TND). Traditional Neighborhood Design emphasizes mixed-use pedestrian-oriented, “old-fashioned” neighborhoods instead of separated shopping centers, office parks, industrial parks and housing developments.

Elements of Traditional Neighborhood Design evident within the Tuolumne Townsite of today include: (For the purposes of the *Tuolumne Community Plan*, the “Tuolumne Townsite” consists of the original Carter and Summersville townsites and their associated additions.)

- A variety of housing types and land uses in a defined area;
- Educational facilities, civic buildings and commercial establishments located within walking distance of private homes;
- Civic buildings and civic space in the form of parks and squares; and
- A network of streets and lanes (or alleyways) suitable for pedestrians, as well as vehicles, providing residents the option of walking, biking or driving to places within the neighborhood.

Consistent with Traditional Neighborhood Design concepts, the Tuolumne Townsite includes public and private spaces that are given relatively equal importance resulting in a balanced community serving a wide range of homes and business owners and enhancing community identity and value.

In short, the historic design of the Tuolumne Townsite provides a model for new development throughout the Tuolumne Planning Area based on sound, time-tested, planning principles. While all elements of Traditional Neighborhood Design exhibited within the Tuolumne Townsite are not necessarily appropriate to the topography and character of the entire Planning Area, the basic tenets of mixed-uses and a pedestrian-oriented community provide a unifying theme for the Tuolumne Planning Area.

The following goals, policies and implementation programs are intended to retain the characteristics of Traditional Neighborhood Design while preserving and revitalizing the Tuolumne Planning Area, accommodating a significant shift in the area’s economy, addressing a growing population and maintaining the community’s rural, small-town atmosphere.



GOAL TL-A:

Retain and revitalize the Tuolumne Planning Area's rural, small-town community character and company-town atmosphere. (formerly 17.A)

POLICIES & IMPLEMENTATION PROGRAMS

Policy TL-A.1: Support restoration and rehabilitation activities in the Tuolumne Planning Area, including, but not limited to: improving water and wastewater infrastructure, repairing public and privately-owned structures, improving facilities for Low Impact Modes of Transportation (e.g., sidewalks), establishing and maintaining community parking areas, economic development, and maintenance of community identity as reflected in its historic and scenic resources. (formerly 17.A.a)

Policy TL-A.2: Promote a sense of association between new developments and the Tuolumne townsite through the use of common design themes (e.g., tree-lined streets, lighting fixtures, sign design), connecting non-motorized transportation facilities, connecting roadways, and similar design elements. (formerly 17.A.2)

Implementation Programs

TL-A.a - Evaluate, and if feasible, develop and use a community plan consistency checklist to assist developers in designing projects consistent with the Tuolumne Community Plan and, where applicable, design guidelines. (formerly 17.A.f)

TL-A.b - Require all new developments within the Tuolumne Community Plan boundary to integrate one or more of the following elements, as feasible, to reflect new development's tie to the Tuolumne townsite:

- Tree-lined streets
- Lighting design
- Sign design
- Entryway design
- Trails connecting to the townsite
- Design elements reflecting the town history
- Building styles (architecture)
- Undergrounding utilities
- Other design or architectural details that demonstrate an association with the Tuolumne townsite
- Sidewalks (formerly 17.A.c)

TL-A.c - Promote a sense of association and community between the Cherry Valley subdivision and the Tuolumne townsite by implementing the following, or similar, programs:



- Create a blended link between the Tuolumne townsite and the Cherry Valley subdivision. The link should reflect community input and integrate elements of town history, pedestrian use and safety, landscaping, native materials and community character. Suggested design themes may include, but are not limited to, railroad history, lumber history, mining history, Native American history, or similar themes. Suggested designs may include, but are not limited to, use of an arched entrance, the incorporation of architectural features of the West Side office building, landscaped pedestrian islands, and/or landscaped medians with railroad or lumber mill memorabilia.
- Establish Cherry Valley Boulevard as a tree-lined street reflective of those trees lining the streets of the Tuolumne townsite.
- Establish bicycle/pedestrian facility linkages between the Cherry Valley subdivision and the Tuolumne townsite including, but not limited to, facilities along Cherry Valley Boulevard, a connection (or multiple connections) between the West Side railroad grade trail and townsite bicycle and pedestrian facilities. (formerly 17.A.b)

Policy TL-A.3: Encourage new development that enhances existing uses and provides economic stimulation consistent with the community's small-town, rural character. (formerly 17.A.3)

Policy TL-A.4: Balance residential land uses with non-residential uses to create a jobs-housing balance in the Tuolumne Planning Area. (formerly 17.B.4)

Policy TL-A.5: Encourage a mix of land uses that support the Tuolumne Planning Area's ability to function as a self-contained community providing basic daily needs to its citizens and visitors while retaining its historic small-town community character. (formerly 17.A.8)

Policy TL-A.6: Encourage land uses that promote the Tuolumne Planning Area as both a community of families and as a destination. (formerly 17.A.4)

Policy TL-A.7: Discourage new land uses that detract from the small-town community character of the Tuolumne Planning Area. (formerly 17.B.8)

Policy TL-A.8: Participate in planning decisions involving changes in land uses that could affect, both at a local and regional level, the Tuolumne Planning Area's recreational opportunities, heritage, natural setting, circulation, and infrastructure. (formerly 17.A.5)

Policy TL-A.9: Provide a mechanism for orderly growth synchronized with infrastructure expansion reflecting consistency with community character. (formerly 17.A.6)

Implementation Program

TL-A.d - Utilize the development boundaries established in Figure TL-1 to synchronize growth and planned infrastructure improvements. (formerly 17.A.d)



Policy TL-A.10: Encourage master planning for large-scale new developments throughout the Tuolumne Planning Area to encourage coordinated planning for infrastructure and designs consistent with community character. (formerly 17.A.7)

Policy TL-A.11: Recognize the interdependence of local, state, tribal and federal landowners and facilities in the Tuolumne Planning Area and the necessity to coordinate planning efforts with those entities to achieve mutual success. (formerly 17.A.9)

Policy TL-A.12: Facilitate communications amongst citizens and local, state, tribal and federal landowners/agencies and organizations throughout the Tuolumne Planning Area. (formerly 17.A.10)

Implementation Program

TL-A.e - Evaluate, and if feasible, establish a “one stop” centralized website or Tuolumne Community Plan “page” on the County website for the Tuolumne community that provides links to (or other contact information for) the multiple agencies and organizations throughout the Tuolumne Planning Area (e.g., United States Bureau of Land Management, United States Forest Service, Tuolumne County, Tuolumne Band of Me-Wuk, Summerville Union High School, Tuolumne Park and Recreation District, Tuolumne Fire District, Tuolumne Sanitary District, Tuolumne Utilities District, Carters Cemetery District, and others). (formerly 17.A.g)

GOAL TL-B:

Maintain the Tuolumne Planning Area’s small-town, rural community character and unique design reflecting its lumber, mining and railroad heritage. (formerly 17.D)

POLICIES & IMPLEMENTATION PROGRAMS

Policy TL-B.1: Encourage rehabilitation projects and new development in the Tuolumne Planning Area to be designed to reflect its company-town character, be compatible with Tuolumne’s historic character, and reflect ties to the historic Tuolumne townsite. (formerly 17.D.1)

Implementation Program

TL-B.a - Consider the addition of the Mobilehome Exclusion Combining (:MX) District to Assessor’s Parcels in Book 9, Pages -010, -060 and -150 that do not already carry the designation. (formerly 17.D.b)

Policy TL-B.2: Require all new development within the Design Review Combining (:D) District (Figure TL-2) and Historic Design Preservation Combining (:HDP) District to be consistent with the Tuolumne Design Guide. (formerly 17.D.2)



Implementation Programs

TL-B.b - Continue to maintain a Design Review Combining (:D) District (Figure TL-2) to encourage the design of new development in a manner that complements the character of the Tuolumne Planning Area. (formerly 17.D.a)

TL-B.c - Continue to maintain a Design Guide for new development that reflects the unique character of the Tuolumne Planning Area, supplemented and revised to reflect new materials and design concepts over time. (formerly 17.D.c)

TL-B.d - Amend the Tuolumne Design Guide by adding illustrated sketches and/or photographic examples of preferred window designs, sign designs including lettering and typeface, landscaping, lighting, alleyway design, screening materials, fencing materials, paving materials, sidewalk materials, manufactured housing design, outdoor dining and seating area design (e.g., size, location, appearance), and related elements. (formerly 17.D.d)

TL-B.e - Amend the Design Guide to include trees reflecting the street names within the Tuolumne townsite. In addition to the preferred sycamore and Deodar cedar, add long-lived varieties of: chestnut, pine, madrone, fir, elm, maple, laurel, willow, bay, birch, oak and alternative cedars consistent with the Tuolumne Planning Area's climate, soils and character. (formerly 17.D.f)

TL-B.f - Identify funding for and pursue undergrounding of utilities within the Design Review (:D) and Historic Design Preservation (:HDP) Combining Districts. (formerly 17.D.j)

Policy TL-B.3: Encourage gateway and prominent intersection design that reflects small-town community character. (formerly 17.D.8)

Implementation Program

TL-B.g - Undertake a gateway enhancement program to establish a community gateway or gateways that incorporate(s) one or more of the following elements: signage, landscaping, architectural features (e.g., archways), historic artifacts and/or related materials. The gateway should provide an attractive, inviting, welcoming and informative entrance to the Tuolumne Planning Area reflecting the multiple amenities offered throughout the community. Gateway locations include, but are not limited to: the intersection of Tuolumne Road and Tuolumne Road North (at the stoplight). Design should be a result of extensive community input from multiple stakeholders and with consideration for existing signs. (formerly 17.D.k)

Policy TL-B.4: Maintain and perpetuate street trees along primary streets within the Tuolumne Planning Area as an integral part of the community character. (formerly 17.F.1)



Implementation Program

TL-B.h - Pursue adoption of a street tree program that includes, but is not limited to, the following elements:

- Funding sources for long-term maintenance of existing street trees.
- Evaluating the health of existing street trees and identifying actions to address identified health and other risks to street trees.
- Establishing a maintenance plan for street trees identifying pruning schedules and agencies or individuals responsible for tree maintenance subject to obtaining an encroachment permit from the County for work in the County-maintained right-of-way.
- Establishing a phased plan for replacing street trees that minimizes the necessity of wide-scale tree removal.
- Identifying streets to be tree-lined and included in the Street Tree Program and designate the type or types of trees to be used along each street or street segment subject to the plan.
- Identifying tree varieties suitable for street trees (e.g., suitable growth patterns, easily maintained, long-lived, resistant to pests, minimize potential root damage to sidewalks and other infrastructure, and minimize risks to health and safety and varieties planted in the original townsites).
- Landscaping requirements for new development or redevelopment occurring along streets included in the Street Tree Program.
- Working with local non-profit agencies, service clubs and other volunteer organizations to assist with plantings and/or maintenance. (formerly 17.F.a)

Policy TL-B.5: Promote efforts that assist in the rehabilitation of deteriorating properties. (formerly 17.D.9)

Implementation Program

TL-B.i - Encourage and support community clean-up days to assist residents and businesses in disposing of a wide range of debris throughout the Tuolumne Planning Area. Coordinate efforts with the Tuolumne County Solid Waste Division. (formerly 17.D.I)

Policy TL-B.6: Encourage unobtrusive signage consistent with community character. (formerly 17.D.5)

Implementation Program

TL-B.j - Evaluate, and if feasible, expand adopted sign standards and amend the Design Guide to encourage the following throughout the Tuolumne Community Plan boundaries:

- Preparation of a master sign plan for new development with three or more businesses reflecting a cohesive sign design for all businesses.
- The use of bases and supports for signs consistent with the area character (e.g., of natural stone, wood).



- Adopting a maximum height of 8 feet for detached or freestanding signs.
- Limited installation of new pole signs (pole signs are defined as freestanding signs supported by one or more pillars, poles, or posts that are more than 8 feet in height but less than 24 feet in height with sign copy or content no lower than 8 feet nor higher than 18 feet in height).
- The use of monument signs for detached signs.
- Addressing the use of small neon signs inside windows.
- Lettering, coloring and decorative motifs incorporating design themes including, but not limited to, railroad history, lumber history, mining history, Native American history, or similar themes. (formerly 17.D.g)

Policy TL-B.7: Encourage lighting design and scale reflecting the community's historic character, natural setting and small-town scale, including through the use of dark sky standards to minimize and avoid light pollution, and discourage proliferation of modern shiny-metallic, nondescript lighting reminiscent of urban areas. (formerly 17.D.6)

Implementation Program

TL-B.k - Amend the Design Guide to include guidelines for outdoor lighting promoting a safe and pleasant environment for residents and visitors, including but not limited to:

- Adopting a unified design for light fixtures consistent with the character of the historic townsite that incorporate dark sky standards.
- Street lighting along designated thoroughfares and protecting and improving safe travel for all modes of transportation.
- Lighting in public use areas, especially in the Tuolumne townsite.
- Preventing nuisances resulting from unnecessary light intensity, direct glare or light trespass.
- Incorporating dark sky standards for minimizing and/or avoiding light pollution for new development.
- Phasing out non-conforming fixtures.
- Providing for the long-term maintenance of lighting facilities.
- Encouraging the use of alternative energy sources and lighting practices and systems that conserve energy. (formerly 17.D.h)



GOAL TL-C:

Maintain a mix of housing densities consistent with company-town character and the principles of Traditional Neighborhood Design. (formerly 17.C)

POLICIES & IMPLEMENTATION PROGRAMS

Policy TL-C.1: Encourage the establishment of relatively small clusters of affordable housing throughout the Tuolumne Planning Area in proximity to services rather than concentrating high-density housing in a limited number of locations. (formerly 17.C.1)

Implementation Program

TL-C.a - Prepare and maintain an inventory of vacant and underdeveloped lots in the Tuolumne Planning Area to assist property owners and developers in identifying housing opportunities—with an emphasis on vacant and underdeveloped residential lots adjacent to mixed-use/commercial districts. (formerly 17.C.f)

Policy TL-C.2: Recognize the special planning needs of residential land uses in historic neighborhoods. (formerly 17.C.2)

Implementation Programs

TL-C.b - Evaluate, and if feasible, amend Chapter 17.52 of the Tuolumne County Ordinance Code to allow modified development standards in single-family, medium density and multiple-family residential zoning districts for setbacks, height and landscaping for parcels located within the footprint of the historic townsite as indicated in Figure TL-3. Modified development standards should reflect historic development standards to the maximum extent feasible. (formerly 17.C.b)

TL-C.c - Evaluate, and if feasible, amend Section 17.56.020 of the Tuolumne County Ordinance Code to allow zero foot setbacks for residential garages and carports that open onto alleyways in residential districts. These provisions should extend to garages that incorporate a permitted second residential unit above the garage. (formerly 17.C.c)

Policy TL-C.3: Encourage the rehabilitation of residential structures. (formerly 17.C.3)

Implementation Program

TL-C.d - Continue to participate in programs that provide funding for housing rehabilitation such as Community Development Block Grants (CDBG) and Home Investment Partnership Program (HOME). (formerly 17.C.e)

Policy TL-C.4: Facilitate the provision of off-street parking in residential areas. (formerly 17.C.4)

Policy TL-C.5: Facilitate clean-up of alleyways in residential areas. (formerly 17.C.5)



Implementation Program

TL-C.e - Encourage and support an annual alleyway clean-up day. (formerly 17.C.d)

GOAL TL-D:

Maintain the historic company-town character and re-establish the commercial and mixed-use vitality of the Tuolumne Planning Area. (formerly 17.B)

POLICIES & IMPLEMENTATION PROGRAMS

Policy TL-D.1: Retain, revitalize, restore and enhance existing commercial areas to maintain a commercial core for the Tuolumne Planning Area. (formerly 17.B.1)

Implementation Programs

TL-D.a - Pursue rehabilitation of Rozier Avenue through implementation of the following: limit parking to parallel parking on one side only of Rozier Avenue, identify permitted and prohibited parking areas, repave the street, and prohibit outdoor storage and garbage receptacles within the public right-of-way. Pursue landowner notifications to discuss these rehabilitation efforts with affected parcel owners. (formerly 17.B.e)

TL-D.b - Prepare and maintain an inventory of vacant and underdeveloped lots in the Tuolumne Planning Area to assist property owners and developers in identifying commercial and mixed-use opportunities. (formerly 17.B.f)

TL-D.c - Identify programs and support applications for grant funding to enhance the vitality of the Commercial Districts in the Tuolumne Community Plan boundaries, including, but not limited to, continuing to support and promote public activities and events celebrating the community's culture, history, industries (e.g., Lumberman's Jubilee), recreational opportunities, arts and natural resources. Specific activities may include, but are not limited to, live entertainment, Farmers' Market, Vintners' Market, youth-oriented activities, promoting art in public places, concerts in the park (consider expanding these activities) and related activities. (formerly 17.B.g)

Policy TL-D.2: Encourage a mixture of land uses in the Tuolumne Planning Area that encourages a vital commercial and mixed-use town core 24 hours a day consistent with community character. (formerly 17.B.5)

Policy TL-D.3: Encourage efforts to revitalize the commercial and mixed-use elements of the Tuolumne Planning Area through adaptive reuse. (formerly 17.B.3)



Implementation Program

TL-D.d - Promote the rehabilitation of mixed-use, commercial and public facilities and structures (e.g., Memorial Hall, public restrooms). (formerly 17.B.h)

Policy TL-D.4: Recognize the special planning needs associated with restoring historic structures and land uses. (formerly 17.B.9)

Implementation Program

TL-D.e - Evaluate, and if feasible, amend the Tuolumne County Ordinance Code to allow modified development standards in the commercial zoning district for setbacks, height and landscaping for parcels located within the footprint of the historic townsite as shown in Figure TL-3. Modified development standards should reflect historic development standards to the maximum extent feasible. (formerly 17.B.a)

Policy TL-D.5: Encourage commercial and mixed-use land uses and associated storefronts on a scale consistent with historic uses and design. (formerly 17.B.6)

Implementation Program

TL-D.f - Evaluate, and if feasible, amend the Tuolumne County Ordinance Code to allow, in conjunction with another entitlement, encroachments of awnings, trellises, stairs, porches and related projections into public rights-of-way where deemed safe and consistent with historic development patterns on parcels zoned commercial and located within the historic townsite as reflected in Figure TL-3. The amendment should provide for encroachments in excess of those currently allowed pursuant to Section 17.52.050 of the County Code as necessary to allow for covered walkways and covered sidewalk areas within the commercial districts. (formerly 17.B.b)

Policy TL-D.6: Encourage pedestrian-oriented design. (formerly 17.B.7)

Implementation Programs

TL-D.g - Continue to implement the Tuolumne Alleyway and Parking Study and Tuolumne Mobility Enhancement Study.

Alleyway improvements enhance the commercial and mixed-use zoning districts within the Tuolumne townsite, provide a safe and well-defined connection between public spaces (e.g., Memorial Hall, parks) and the northern townsite, and draw pedestrians to small business establishments that may be located off of main thoroughfares. Alleyways may provide entryways for upstairs residences and/or businesses, outdoor dining areas, access to off street parking, access for deliveries for commercial and other uses as deemed safe and appropriate.

Alleyway design includes: paving or repaving alleyways with brick or other materials that clearly differentiates the alleyway from other public ways, lighting, landscaping, pedestrian plazas with seating, artistic elements (e.g., murals along blank walls), creative use of paving materials to



clearly differentiate between motorized and pedestrian (or other Low Impact Modes of Transportation) use areas where these uses are shared, and other design elements as deemed feasible.

Alleyways should be primarily located on publicly owned land, but acquisition of a limited number of easements from willing private property owners may be necessary to implement the Tuolumne Alleyway and Parking Study and Tuolumne Mobility Enhancement Study. (formerly 17.B.c)

TL-D.h - Evaluate, and if feasible, improve access throughout the Tuolumne Planning Area, especially within the commercial zoning districts, for seniors and disabled people (e.g., installing wheelchair ramps—including ramps from parking areas). (formerly 17.B.i)

GOAL TL-E:

Encourage the provision of a broad range of public facilities and services that support Tuolumne's ability to function as a safe, self-contained community providing basic daily needs to its citizens and visitors while retaining its small-town community character. (formerly 17.G)

POLICIES & IMPLEMENTATION PROGRAMS

Policy TL-E.1: Facilitate coordination between local, state and federal agency plans to improve public services. (formerly 17.G.3)

Implementation Programs

TL-E.a - Evaluate, and if feasible, form a community services district (CSD) or equivalent encompassing, at a minimum, the Tuolumne Community Plan boundaries to administer property tax revenues for acquisition, construction, repair, and maintenance of public buildings, pedestrian walkways, bicycle paths, trails, street lights, park and recreational facilities, public parking, sewer facilities, and potentially public safety and other community facilities. The CSD or equivalent entity should investigate potential funding sources for establishing a new facility or facilities to house combined community services (e.g., police, fire, ambulance, parks and recreation, senior center, family resource center, and other community services). (formerly 17.G.a)

TL-E.b - Participate in planning efforts to expand or relocate school facilities within the Tuolumne Planning Area and encourage the following in those planning efforts:

- Joint use of school and park facilities for community recreation purposes.
- Connecting school sites to proposed bike and pedestrian facilities linking to residential, commercial, and recreational centers.
- Safe ingress and egress onto County roadways. (formerly 17.G.c)



TL-E.c - Facilitate implementation of the Greater Tuolumne City Community Wildfire Protection Plan (Tuolumne County Community Wildfire Protection Plan) through implementing the following actions:

- Post the Community Wildfire Protection Plan on the County website to increase access – with an emphasis placed on proposed treatments for each area identified.
- Map target treatment areas using the County’s Geographic Information System (GIS) database to assist planners in incorporating protection measures in future projects.
- Map the Wildland Urban Interface (WUI) applicable to the communities addressed by the Community Wildfire Protection Plan.
- Make available copies of the Community Wildfire Protection Plan at the Community Resources Agency. (formerly 17.G.b)

TL-E.d - In cooperation with the Tuolumne County Sheriff’s Department, investigate the feasibility of increasing patrols and enforcement activities throughout the Tuolumne Planning Area and in assisting with animal control services. Investigate cooperative efforts with other entities, as feasible, when funding is limited. (formerly 17.G.d)

TL-E.e - Keep apprised of the Tuolumne City Sanitary District’s plans for expanding its facilities and areas used for sludge disposal and effluent storage and continue to establish and maintain compatible land use designations (e.g., rural and agricultural) in close proximity to these facilities as necessary to minimize conflicts between adjoining land uses. (formerly 17.G.e)

TL-E.f - Evaluate, and if feasible, work with the Tuolumne City Sanitary District to identify a buffer area surrounding the wastewater treatment plant encompassing properties that could affect or be affected by the treatment plant and its related facilities. Consider requiring new development located within the buffer area to record a Notice of Action (or related instrument) recognizing the treatment plant’s existence and detailing the potential for objectionable odors (or other effects) that may be present as a result of living in close proximity to the treatment plant. (formerly 17.G.f)

TL-E.g - Seek funds to improve stormwater drainage facilities throughout the Tuolumne Planning Area. (formerly 17.G.g)

Policy TL-E.2: Support the Tuolumne Branch Library and Youth Center to accommodate a growing population, to include senior facilities and to expand community activities including general cultural activities such as music and art. (formerly 17.G.h)

Policy TL-E.3: Require new development to mitigate impacts to public facilities so that they remain at their existing or higher levels of service to all residents of and visitors to the Tuolumne Planning Area as the community continues to grow. (formerly 17.G.2)



TRANSPORTATION

The Tuolumne County Board of Supervisors adopted the *Tuolumne County Bikeways and Trails Plan* in October, 2004. The plan includes existing and proposed regional trails for biking, walking, and equestrian use that are eligible for funding through the State Bicycle Transportation Account and, therefore, reflects both County and State trail standards. The plan includes trails in the Tuolumne Rancheria Bicycle Plan, the Tuolumne County Regional Transportation Plan (2017) and priority trails in the Tuolumne County Recreation Master Plan. The plan is intended to provide a basis for the Non-Motorized *Element of the Regional Transportation Plan*.

Tuolumne County Transportation Council currently operates a public transit route from the Junction Shopping Center, along Tuolumne Road to the Black Oak Casino, Tuolumne Rancheria, Summerville Union High School, Maynard's and the post office. The Dial-A-Ride/Flex transit vehicles will deviate off designated routes up to ¾ mile to pick up or drop off riders at or near their destination.

GOAL TL-F: **Promote safe, efficient, transportation systems consistent with community character.** (formerly 17.E)

POLICIES & IMPLEMENTATION PROGRAMS

Policy TL-F.1: Identify new transportation facilities and improvements to existing facilities in anticipation of projected growth. (formerly 17.E.1)

Implementation Programs

TL-F.a - Identify and adopt routes for future roads to create a street network to disperse local traffic throughout the community, alleviate congestion and improve safety at critical intersections and improve traffic flow along collector and local roads. (formerly 17.E.2)

TL-F.b - Pursue the addition of the following street and transportation facility improvement projects to the Regional Transportation Plan, gauge community support for the improvements, prioritize and encourage priority funding for these improvements:

- Re-design the Carter Street-Tuolumne Road intersection to improve safety.
- Install an east-bound left-turn lane into Tuolumne Square Shopping Center.
- Add turnouts and/or passing lanes along Tuolumne Road and Tuolumne Road North to reduce slowdowns due to buses and trucks.
- Improve traffic circulation at the Main/Chestnut intersection.
- Continue to monitor traffic volumes at intersections along Carter Street, Pine Street, Bay Avenue and Main Street and throughout the business district to determine the need for additional stop signs as traffic increases.



- Improve accessibility of dead-end roads for emergency vehicles by establishing cul-de-sacs or connecting existing dead-end roads to new or existing roads (e.g., at eastern Laurel, Elm and Maple Streets).
- Improve pedestrian facilities in the area of Bay Avenue and Main Street to eliminate congestion.
- Facilitate development of a walking and bike trail between the Tuolumne and Summerville High School campuses. (formerly 17.E.a)

Policy TL-F.2: Reflect the existing character of the community in the design of future transportation facilities. (formerly 17.E.18)

Implementation Programs

TL-F.c – Adopt design standards for major new intersections within the Tuolumne Community Plan addressing the design of traffic signal posts in keeping with community character, use of pedestrian islands, incorporating crosswalks, landscaping and intersection corners and other mechanisms to reflect community design. (formerly 17.E.v)

TL-F.d - Add signs to those streets currently without identification. Evaluate, and if feasible, consider creating a consistent and unified sign design that incorporates some image of community identity. (e.g. the sawdust burner). (formerly 17.E.b)

Policy TL-F.3: Retain the wide, tree-lined streets characteristic of the Tuolumne townsite. (formerly 17.E.17)

Policy TL-F.4: Facilitate the safe use and maintenance of alleyways. (formerly 17.E.4)

Implementation Programs

TL-F.e - Evaluate establishing parameters for alleyways where the County asserts a public easement or other right to use and consider posting signs along publicly-accessible alleyways summarizing alleyway use regulations including, but not limited to, prohibiting personal property storage, equipment storage, garbage receptacles (other than on the day of trash pick-up), fences, advertising signs, dismantling or repairing mechanical equipment (except for emergency repairs); and allowing the County to recover costs for the expense of removal, court costs or other damages related to obstructions. (formerly 17.E.c)

TL-F.f - In coordination with affected landowners and residents, identify those alleyways within the Tuolumne townsite that shall be retained for public access. Consider naming alleyways and posting signs identifying those alleyways accessible to the public. (formerly 17.E.d)

TL-F.g - Identify a funding mechanism or mechanisms for making improvements to and undertaking long-term maintenance of alleyways. (formerly 17.E.e)

Policy TL-F.5: Recognize the unique parking issues associated with development within an historic townsite and encourage flexible parking design and requirements to address these issues. (formerly 17.E.5)



Implementation Programs

TL-F.h - Evaluate, and if feasible, establish shared-use parking facilities to serve customers within the historic mixed-use/commercial district. Pursue the acquisition and development of one or more properties for public parking facilities using the Tuolumne Alleyway and Parking Study and Tuolumne Mobility Enhancement Study. (formerly 17.E.f)

TL-F.i - Evaluate, and if feasible, form a Parking and Business Improvement Area in accordance with the California Streets and Highways Code (SHC) Section 36500, et. seq., or other entity, for financing, maintaining, acquiring property and constructing public parking and for improvement of the business district. (formerly 17.E.g)

TL-F.j - Design parking facilities in accordance with the Tuolumne Design Guide. Public parking facilities should be identified by adequate directional and on-site signage and be integrated with the town character through appropriate lighting design and landscaping. The use of permeable surfacing materials should be investigated, where feasible. (formerly 17.E.h)

Policy TL-F.6: Promote a pedestrian-friendly town core. (formerly 17.E.8)

Implementation Programs

TL-F.k - Evaluate, and if feasible, rehabilitate deteriorating sidewalks and fill in sidewalk gaps including, but not limited to adding sidewalks on the east side of Carter Street, on Main Street along the west side of the park (Bay Avenue to Memorial Hall), and on Main Street from Chestnut Avenue to Bay Avenue. Amend the Tuolumne Design Guide to include guidelines for sidewalk design (including recommended materials, establishing the preservation of trees as a priority over replacing sidewalks and identifying trees compatible with new sidewalks for new landscaping). (formerly 17.E.k)

TL-F.l - Increase the visibility of crosswalks, especially those in the vicinity of the swimming pool and park and other high-volume pedestrian crossing areas. Methods for improving visibility to consider include, but are not limited to: curb extensions, raised pedestrian crossings, speed humps, lighting, pedestrian islands, paint, paving treatments or materials, reduced parking in the vicinity of crosswalks to increase visibility, and similar methods. (formerly 17.E.n)

Policy TL-F.7: Encourage the use and development of safe alternative modes of transportation that reduce dependence on traditional vehicles and traditional roadways. (formerly 17.E.9)

Implementation Programs

TL-F.m - Adopt design standards for facilities accommodating Low Impact Modes of Transportation along routes identified in the Tuolumne Bikeways and Trails Plan (Figure TL-5). Adopt design standards for the shared use of alleyways identified in the Tuolumne Alleyway and Parking Study and Tuolumne Mobility Enhancement Study by motorized vehicles and Low Impact Modes of Transportation where safe and feasible. (formerly 17.E.j)



TL-F.n - Provide bicycle parking within appropriate locations included in the Tuolumne Parking and Alleyway Study.

Policy TL-F.8: Require new development and re-development of existing sites to dedicate rights-of-way or easements, construct and/or otherwise integrate facilities, or portions of facilities where such identified facilities adjoin, cross or are otherwise linked to the proposed project to implement the Tuolumne Alleyway and Parking Study and Tuolumne Mobility Enhancement Study. (formerly 17.E.10)

Implementation Programs

CP-5.F.o - Require sidewalks linking commercial and high-density residential uses with public transit stops. (formerly 17.E.m)

CP-5.F.p - Require new development within the Mixed-Use Zoning District to install sidewalks. (formerly 17.E.l)

Policy TL-F.9: Adopt and facilitate construction of routes for alternative modes of transportation throughout the community that link together commercial, residential, school, recreational, public and similar high-use land uses. (formerly 17.E.11)

Implementation Programs

TL-F.q - Prioritize, pursue funding for, and construct or rehabilitate existing alternative transportation facilities for Low Impact Modes of Transportation including, but not limited to, routes identified in the Tuolumne Bikeways and Trails Plan (Figure TL-5), and pursue the shared use of alleyways identified in the Tuolumne Alleyway and Parking Study and Tuolumne Mobility Enhancement Study by motorized vehicles and Low Impact Modes of Transportation where safe and feasible. “Low Impact Modes of Transportation” include, but are not limited to, pedestrian movement, bicycles, low speed vehicles (as defined in the California Vehicle Code), golf carts and similar means of transportation that may be operated on bike, pedestrian, or other trail facilities, that are energy efficient and that produce minimal or no air emissions. Low Impact Modes of Transportation exclude motorcycles powered by gas (or similar fuel) engines. (formerly 17.E.i)

TL-F.r - Construct new bike, pedestrian and equestrian trails consistent with the standards established in the Tuolumne County Bikeways and Trails Plan, the Non-Motorized Element of the Regional Transportation Plan and the Tuolumne County Recreation Master Plan. Consider codifying these standards in the Tuolumne County Ordinance Code. (formerly 17.E.o)

Policy TL-F.10: If ridership warrants, support the Tuolumne County Transportation Council to increase public transit opportunities between areas with high volume demand within the Tuolumne Planning Area (e.g., downtown commercial center, Black Oak Casino) and Sonora. (formerly 17.E.13)

Policy TL-F.11: Support the Tuolumne County Transportation Council to pursue transit stop design, locations, and scheduling that encourage safe, clean, and punctual transportation services. (formerly 17.E.14)



Implementation Programs

TL-F.s – Encourage the Tuolumne County Transportation Council to improve transit stop facilities to enhance community use by incorporating pull-outs, lighted shelters, benches, trash receptacles and landscaping consistent with community design. Transit stop facilities should be provided at the post office, Tuolumne Rancheria, Black Oak Casino, community park, Summerville Union High School, Maynard's, and similar locations. (formerly 17.E.q)

TL-F.t – Encourage the Tuolumne County Transportation Council to install new transit stops in conjunction with moderate-to-large new development within the Tuolumne Community Plan. Transit stops should be required for single-family residential developments in excess of 30 units and for recreational, mixed-use and commercial developments of 10,000 or more square feet. (formerly 17.E.r)

Policy TL-F.12: Support the Tuolumne County Transportation Council to identify private-public partnerships to share costs, facilities, and eliminate duplicate efforts resulting in a more efficient public transportation system. (formerly 17.E.16)

Implementation Program

TL-F.u – Encourage the Tuolumne County Transportation Council to investigate the potential for establishing expanded transit service serving the Tuolumne Community Plan (in particular the Tuolumne townsite) operated by the Black Oak Casino shuttle service (e.g., looping from the Casino through West Side with stops throughout the Tuolumne townsite and returning to the Casino) with Tuolumne County Transit providing an hourly fixed route from the Casino to the Junction (and eliminating townsite runs in favor of the Black Oak Casino shuttle). (formerly 17.E.t)

Policy TL-F.13: Encourage Transit Oriented Development (TOD) near existing and proposed transit routes and bus stops, including high- and medium-density residential land uses within one-quarter mile of public transit stops and public transit routes and public and commercial land uses within one-half to one mile of public transit stops and public transit routes. (formerly 17.E.15)



CONSERVATION & OPEN SPACE

Maintenance of agricultural resources, biological resources, energy resources, scenic resources, vegetation management, and avoidance of potential natural hazards are addressed in the following goals, policies and implementation programs as reflected in the Natural Resources Element of the Tuolumne County General Plan.

GOAL TL-G: Conserve and integrate with community design, the agricultural, biological, energy and scenic resources of the Tuolumne Planning Area in a manner that maintains and enhances both community character and safety. (formerly 17.F)

POLICIES & IMPLEMENTATION PROGRAMS

Policy TL-G.1: Recognize and maintain the community's natural setting as viewed from main thoroughfares and as reflected in heritage oaks, prominent ridgelines and significant peaks throughout the community. (formerly 17.F.2)

Implementation Program

TL-G.a - Evaluate, and if feasible, formulate guidelines applicable to all new development within the Tuolumne townsite to maintain scenic character including, but not limited to:

- Conserving heritage trees in accordance with Implementation Program 16.A.k in the Natural Resources Element.
- Retaining significant rock outcrops and slabs.
- Screening outdoor storage.
- Screening mini-storage facilities.
- Screening parking areas.
- Intersection design.
- Vegetation management.
- Signs.
- Protecting the viewshed of Railroad Grade Trails (See Implementation Program TL-I.e). (formerly 17.F.b)

Policy TL-G.2: For revegetation efforts, promote the application of native seed mixes for consistency with the naturally occurring vegetation and emphasizing the use of native grasses. Promote the use of native plants from locally grown stock (e.g., the Tuolumne Band of Me-Wuk Native Plant Nursery) for revegetation efforts requiring trees, shrubs and other perennials. (formerly 17.F.d)

Policy TL-G.3: Conserve the natural scenic quality of hillsides and hilltops in the Tuolumne Planning Area. (formerly 17.F.3)



Implementation Program

TL-G.b - Continue to apply the Tuolumne County Hillside and Hilltop Development Guidelines to new development within the Tuolumne Community Plan boundaries requiring discretionary entitlements from the County subject to the California Environmental Quality Act. (formerly 17.F.c)

Policy TL-G.4: Encourage the retention of agricultural land both as an important resource and an essential element of the community's rural character. (formerly 17.F.4)

Policy TL-G.5: Protect agricultural lands in and adjacent to the Tuolumne Community Plan boundaries when amending the Community Plan boundaries and minimize potential conflicts when amending General Plan land use designations on parcels adjacent to agricultural. (formerly 17.F.f)

Policy TL-G.6: Promote voluntary land stewardship as a valuable mechanism for perpetuating the natural resources in the Tuolumne Planning Area outside of a regulatory framework. (formerly 17.F.5)

Policy TL-G.7: Pursue partnerships and encourage voluntary efforts to manage natural resources in the Tuolumne Planning Area. (formerly 17.F.6)

Implementation Program

TL-G.c - Pursue cooperative ventures with the Tuolumne County Resource Conservation District (RCD) to assist in funding, overseeing or assisting in and undertaking resource conservation programs benefiting the Tuolumne Planning Area that may include, but are not limited to:

- Information Sharing - distribute information regarding incentives and land stewardship programs to landowners within the Tuolumne Planning Area, especially those with agricultural land.
- Watershed Stewardship - investigate the feasibility of initiating a voluntary watershed stewardship program aimed at reducing non-point source pollution.
- Brush Clearing – undertake cooperative efforts with the Tuolumne County RCD, Highway 108 Fire Safe Council and Tuolumne Fire District to identify alternative methods for brush clearing (e.g., goats) for fire suppression, especially in conjunction with Implementation Program TL-G.f.
- Water Quality Monitoring - maintain a volunteer citizen water quality monitoring team to assess the condition of waterways in the Tuolumne Planning Area.
- Brush Disposal – identify alternative methods for disposing of leaves and brush (e.g., chipping, composting) especially in conjunction with Implementation Program TL-G.f. (formerly 17.F.e)

Policy TL-G.8: Protect Turnback Creek and its watershed as a valuable educational, cultural, open space, recreational, wildlife corridor, and scenic resource. (formerly 17.F.7)



Implementation Programs

TL-G.d - Identify potential funding sources to prepare and draft a creek corridor preservation and management plan for Turnback Creek to include, but not be limited to: access points tying the Tuolumne Planning Area to the creek corridor; a trail along the creek; creek crossing(s) at Tuolumne Road; staging areas for trailheads; a cohesive architectural theme for all creek improvements; interpretive features highlighting the creek's biology, natural history and historic resources; and criteria for the dedication of resource management easements to accommodate the planned creek corridor management plan. (formerly 17.F.g)

TL-G.e - Discourage, through the land development application review process, the culverting, piping, or lining of Turnback Creek by private entities. Where valuable riparian habitat is destroyed by unavoidable actions, revegetation plans designed and monitored by qualified individuals should be undertaken. (formerly 17.F.h)

Policy TL-G.9: Recognize the necessity to manage fire fuels while preserving wildlife habitat values to the maximum extent feasible. (formerly 17.F.9)

Implementation Program

TL-G.f - Identify areas located on private lands addressed by the Greater Tuolumne City Community Wildfire Protection Plan where proposed fuel treatment methods might conflict with valuable wildlife habitat and/or known cultural resources. Coordinate with the Tuolumne County Resource Conservation District (RCD), Highway 108 Fire Safe Council and Tuolumne Fire District to identify methods for minimizing or avoiding conflicts between the Community Wildfire Protection Plan and County policies (e.g., Open Space or Open Space-1 Zoning). (See Implementation Program TL-E.c.) (formerly 17.F.i)

Policy TL-G.10: Discourage construction within floodplains. (formerly 17.F.10)

Policy TL-G.11: Support efforts to use tertiary treated water and greywater systems for irrigation, especially for golf courses. (formerly 17.F.l)

Policy TL-G.12: Encourage recycling of products and materials. (formerly 17.F.11)

Implementation Program

TL-G.g - Investigate the establishment of a community composting facility in the Tuolumne Planning Area to assist in the Tuolumne Planning Area's development as a self-contained community. Consider approaching interested community organizations, such as the Tuolumne Community Garden, for assistance, and coordinate with the Tuolumne County Air Pollution Control District. (formerly 17.F.j)



CULTURAL RESOURCES

GOAL TL-H:

Retain, preserve and restore the historic company-town character and setting of the Tuolumne Planning Area. (formerly 17.I)

POLICIES & IMPLEMENTATION PROGRAMS

Policy TL-H.1: Maintain and enhance tangible elements of the Tuolumne Planning Area's ties to the past. (formerly 17.I.1)

Implementation Programs

TL-H.a - Evaluate, and if feasible, adopt a façade easement program allowing appropriate agencies to purchase, or to accept through donation, easements on historic building facades. (formerly 17.I.g)

TL-H.b - Identify funding sources for and establish programs to identify and promote the community's cultural resources (e.g., installing plaques or similar identifying structures, publishing a walking tour of identified resources, and similar programs). (formerly 17.I.i)

TL-H.c - Promote cultural resources in the Tuolumne Planning Area by providing a link from the County's website to the Tuolumne City Memorial Museum website, by continuing to involve museum members in preparation of cultural resource surveys and inventories, by continuing to provide the museum with oral histories obtained during preparation of cultural resource surveys, and by providing materials produced pursuant to Implementation Programs TL-H.b and TL-H.h and related materials. (formerly 17.I.j)

Policy TL-H.2: Evaluate historic buildings, significant archaeological sites and other landmarks that provide a tie with the past and, where appropriate, preserve, and/or monument these resources. (formerly 17.I.4)

Implementation Programs

TL-H.d - Update the Tuolumne Community Cultural Resources Survey to evaluate structures for historic significance as they become fifty (50) years old and use the survey for zoning individual structures to the Historic Combining (:H) District, Section 106 evaluations, providing historic preservation incentives, and evaluating new development for compatibility with community character.

Supplement the Tuolumne Community Cultural Resources Survey to include evaluations of areas outside the original townsite that have contributed to the Tuolumne Planning Area (and the



Tuolumne Community Plan boundaries as may be amended) heritage including, but not limited to:

- Historic ranches (e.g., Baker Ranch, Cover's Apple Ranch);
- Ditches (e.g., Mt. Eaton Ditch);
- Railroad grades; and
- Subdivisions from the early 1960s (commencing in 2015). (formerly 17.I.a)

TL-H.e - Consider adding the Historic Combining (:H) District to those structures as recommended in the Tuolumne Community Cultural Resources Survey (2002, and as may be amended). (formerly 17.I.c)

TL-H.f -Consider establishment of the Historic Design Preservation Combining (:HDP) District (Figures TL-6 and TL-7) as recommended in the Tuolumne Community Cultural Resources Survey (2002, and as may be amended). (formerly 17.I.d)

TL-H.g - Amend the Tuolumne Design Guide to articulate, especially through illustrations, the design goals for the preservation of historic resources, including in the Historic Design Preservation Combining (:HDP) District (Figures TL-6 and TL-7), and ensure that development within the :HDP District is compatible with the character, scale and architectural style of the district. Provide guidance that will ensure the maintenance of the historic and architectural character and integrity of the resources and surrounding areas. The Design Guide should include the following:

- Guidelines that specifically address the character and design of specific building types as well as neighborhoods and districts.
- Adoption of the Secretary of the Interior's Standards for the Treatment of Historic Properties as a guide for evaluating development proposals including, but not limited to, restoration, rehabilitation, or alteration of, and additions to, existing historic structures.
- Adoption of design criteria for landscaping, lighting, signage, and the design of new buildings and structures located within an Historic Combining (:H) District or located outside of an Historic Design Preservation Combining (:HDP) District but adjacent to a cultural resource. (formerly 17.I.h)

Policy TL-H.3: Encourage rehabilitation and adaptive reuse of historic structures that contribute to the revitalization of the Tuolumne Planning Area consistent with its historic character. (formerly 17.I.2)

Implementation Program

TL-H.h - Provide advisory technical and design assistance to property owners, architects, and contractors working with designated historic properties as well as properties 50 years of age or older, which are otherwise not listed or determined eligible for listing on the National Register of Historic Places, California Register of Historical Resources or Tuolumne County Register of Cultural



Resources, or which are not otherwise zoned with the Historic (:H) or Historic Design Preservation (:HDP) Combining Districts. The assistance program should include the following:

- Developing public education forums and workshops.
- Providing links to appropriate preservation websites through the County's website.
- Creating and distributing informational materials.
- Continuing to maintain a listing of qualified preservation professionals and consultants.
- Making available reference materials on appropriate preservation treatments. (formerly 17.I.k)

Policy TL-H.4: Promote the use of incentive-based programs to encourage restoration and rehabilitation in compliance with the Secretary of the Interior's Standards and Guidelines. (formerly 17.I.5)

Implementation Programs

TL-H.i - Notify landowners with property qualified for inclusion in the Tuolumne County Register of Cultural Resources as established pursuant to the Tuolumne Community Cultural Resources Survey that they qualify for incentive programs available to landowners of properties included on the Register. (formerly 17.I.b)

TL-H.j - Evaluate, and if feasible, adopt a program to provide loans to landowners within the Historic Design Preservation (:HDP) Combining District for the rehabilitation and/or stabilization of facades on historic buildings. (formerly 17.I.f)

Policy TL-H.5: Encourage landowners with properties listed on the Tuolumne County Register of Cultural Resources to pursue tax incentives, including the Mills Act, for preserving historic structures. (formerly 17.I.e)

PARKS AND RECREATION

Recreational amenities are one of the key elements contributing to the sense of community and character of the Tuolumne Planning Area.

Existing and proposed bikeways, trailways and pedestrian facilities are illustrated in Figures TL-5. Proposed facility locations are conceptual and subject to change based on physical and environmental constraints and property ownership. The Tuolumne Park and Recreation District provides park and recreation facilities within the Tuolumne Planning Area, as well as local school districts and the County of Tuolumne. Existing park and recreation facilities (non-trail) in the Tuolumne Planning Area are illustrated in TL-5.

The following goals, policies and implementation programs are intended to maintain and enhance recreational facilities in the Tuolumne area for both local and regional populations.



GOAL TL-I:

Maintain and enhance the current level of recreational facilities and services in the Tuolumne Planning Area as a primary element of the area's community character and as a mechanism for maintaining a sense of community. (formerly 17.H)

POLICIES & IMPLEMENTATION PROGRAMS

Policy TL-I.1: Continue to coordinate and cooperate with the Tuolumne Park and Recreation District to provide recreational facilities for the Tuolumne Planning Area. (formerly 17.H.6)

Implementation Programs

TL-I.a - Seek funding to finance new and rehabilitate existing recreational infrastructure. (formerly 17.H.a)

TL-I.b - Pursue the provision of bike racks in the vicinity of West Side Memorial Park. (formerly 17.H.f)

TL-I.c - Pursue expanding and upgrading public shower and locker facilities in the vicinity of West Side Memorial Park (e.g., at the Tuolumne Pool). (formerly 17.H.g)

Policy TL-I.2: Encourage the development of new passive and active recreational facilities to benefit and serve the Tuolumne Planning Area including, but not limited to:

- Lighted tennis courts and lighted bocce courts;
- Year-round swimming pool (and/or an expanded opening period for the existing pool);
- Skate board park and roller skating;
- Movies in the West Side Memorial Park;
- Rehabilitating and reopening the Fireman's Theatre for movies and live theatre;
- Concerts in the park (expanding frequency);
- Senior Center;
- Shade dugout at the ballfield; and
- Dog park. (formerly 17.H.d)

Implementation Program

TL-I.d - Review updates of the Tuolumne Bikeways and Trails Master Plan, Tuolumne County Recreation Master Plan and Non-Motorized Element of the Regional Transportation Plan to include new facilities identified in the Tuolumne Community Plan and to retain already identified recreational facilities. (formerly 17.H.c)

Policy TL-I.3: Require new residential development of five parcels or more to participate in the provision of recreational facilities in accordance with Implementation Program 11.A.f. Property owners along



Turnback Creek or railroad grade trails may dedicate recreational access easements along those trails to fulfill the requirement for recreational facilities. (formerly 17.H.b)

Policy TL-I.4: Encourage recreational use of railroad grades, creeks and historic ditches as trails. (formerly 17.H.4)

Policy TL-I.5: Protect railroad grade corridors for future trail use. (formerly 17.H.5)

Implementation Program

TL-I.e - In conjunction with Implementation Program TL-G.a, adopt measures for protecting the viewshed along and integrity of adopted railroad grade trail corridors within the Tuolumne Planning Area. Measures should include, but not be limited to, adopting building setbacks of at least 50 feet from the centerline of railroad grades (except through areas carrying urban land use designations), limiting trail crossings (e.g., by new roads), maintaining vegetation along trail corridors, and screening outdoor storage areas. (formerly 17.H.h)

Policy TL-I.6: Encourage the establishment of staging areas and support facilities in strategic locations along adopted trail routes within the Tuolumne Planning Area. Staging areas and support facilities should include, but not be limited to, parking, trash receptacles and signs (e.g., trail rules and trail maps where feasible). The identified staging areas are:

- Buchanan Mine Road: Staging for West Side Railroad Grade Trail and potential Mt. Eaton Ditch Trail near the intersection of these two trail routes just east of the entrance to the Mira Monte Subdivision on Buchanan Mine Road (note: A makeshift parking area already exists at this location).
- Tuolumne Road at Turnback Creek: General area bounded by Tuolumne Road on the South, Tuolumne Road North to the east and West Side Railroad Trail to the west.
- Tuolumne Townsite: Staging area at or near the West Side Memorial Park, integrated into APN 009-133-32 (Tuolumne Park and Recreation District Parcel currently used for parking, bocce, horseshoes), the former West Side offices or nearby in the vicinity of the intersection of the West Side Railroad Grade Trail and Sierra Railroad Grade Trail.
- Ralph's Station (vicinity): Staging area near the intersection of the Sierra Railroad Grade Trail and Sugar Pine Railroad Grade Trail. (formerly 17.H.e)

Implementation Program

TL-I.f - As final alignments for trails are adopted and rights-of-way are secured, re-evaluate General Plan land use designations and zoning districts at strategic locations along the trails to increase the provision of commercial-recreational facilities in support of railroad grade trails throughout the Tuolumne Planning Area. (formerly 17.H.i)



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Mountain Springs





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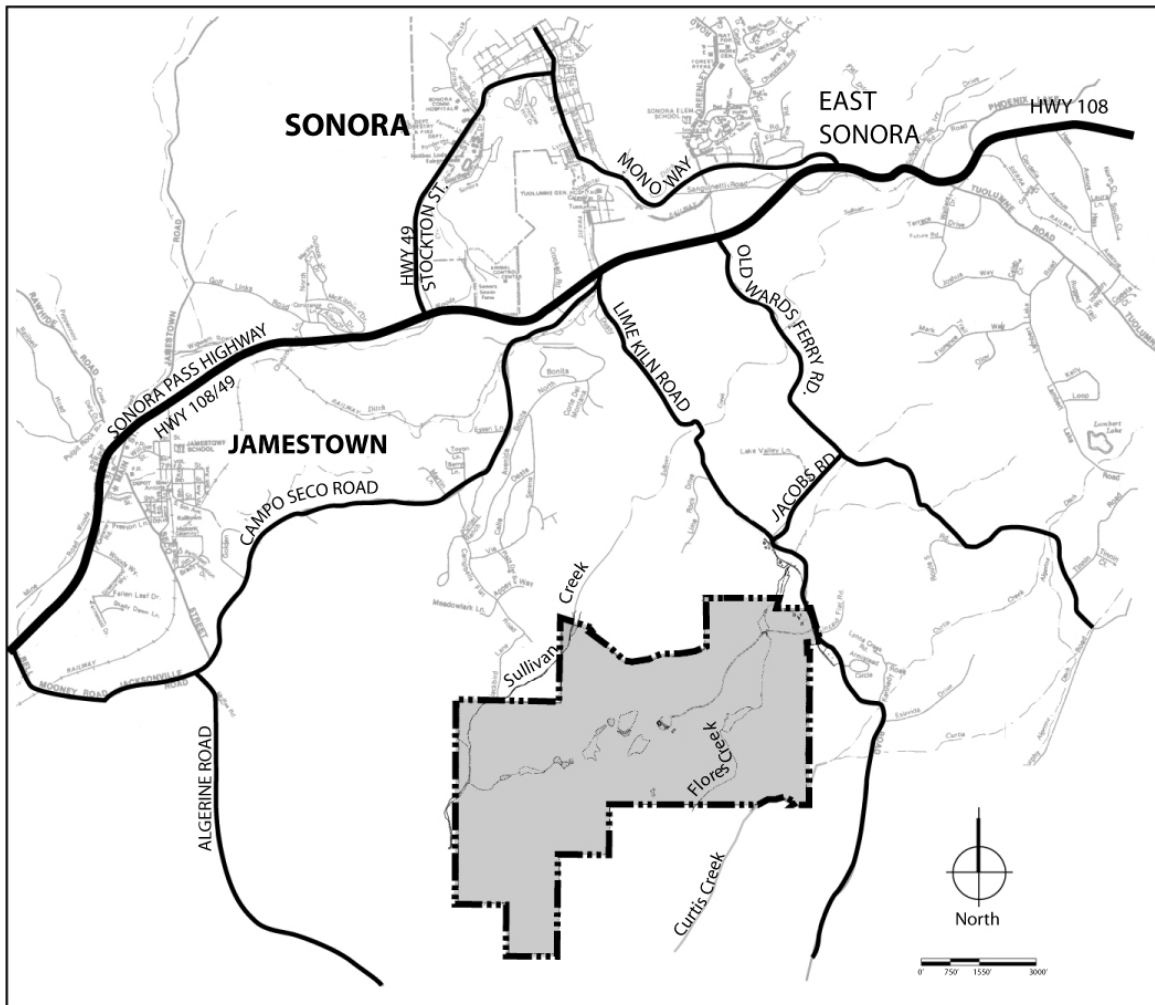
1.1 Project Description

The Mountain Springs Community Plan (Community Plan) is located in the central region of Tuolumne County. The Community Plan is within an area proposed for new development, consistent with the Tuolumne County General Plan, to accommodate a portion of the County's anticipated growth over the next twenty years. The Community Plan is well suited for new residential growth because of the proximity to the City of Sonora, the commercial hub and seat of the County, existing road access, and the relative ease which it can be served through the extension of existing public utility services. Mountain Springs is located closer to hospital, medical, shopping and other services in Sonora than any of the 19 existing communities identified in the County General Plan except East Sonora and West Sonora. The proximity to these core services provides both ease of access and reduces the number of vehicle miles typically needed to travel from other outlying communities. The elevation of the Mountain Springs Community is very desirable for living and year round recreation because it is substantially above the fog and below the snow. The Mountain Springs Community Plan map location is illustrated in Figures 1-1 and 1-2.

The configuration of the 1,076 acres of the Mountain Springs Community Plan is exhibited on portions of the Sonora and Standard 7.5 minute United States Geological Survey (USGS) quadrangle maps. The Community Plan occupies portions of Sections 13, 18, 19 and 24, Township 1 North, Range 14 East, and Mount Diablo Base Meridian. The Community Plan area is generally bounded by Lime Kiln Road with General Plan designations for estate, homestead, rural residential (parcels greater than 2, 3, and 5 acres), low density residential and mixed use in the northeast. Agriculture-rangeland, estate residential land and Sullivan Creek to the northwest and rural residential and agriculture are on the west. Rangeland intermixed with 40 acre large lot residential parcels abuts the Plan area to the south and east. Curtis Creek forms a small portion of the Community Plan's southeastern boundary (Refer to Figure 1-1 and Open Space and Surrounding Land Uses in Figure 2-2.)

The Community Plan is the result of land acquisition and over 20 years of planning. A central focus of the community is the existing Mountain Springs Golf Course, which opened in 1990, and has provided many years of recreational opportunities for a broad range of county residents and organizations. Existing parcels within the Plan Area are not under any Williamson Act Agricultural Contracts and are carefully planned to address planning principles of the Tuolumne County General Plan. The Community Plan provides for the phased development of the 1,076 acres and contains a variety of land uses that include: agriculture, substantial open space, parks and recreation, a variety of housing options, a Village Center with residential, office, commercial, hotel lodging and related amenities and services.

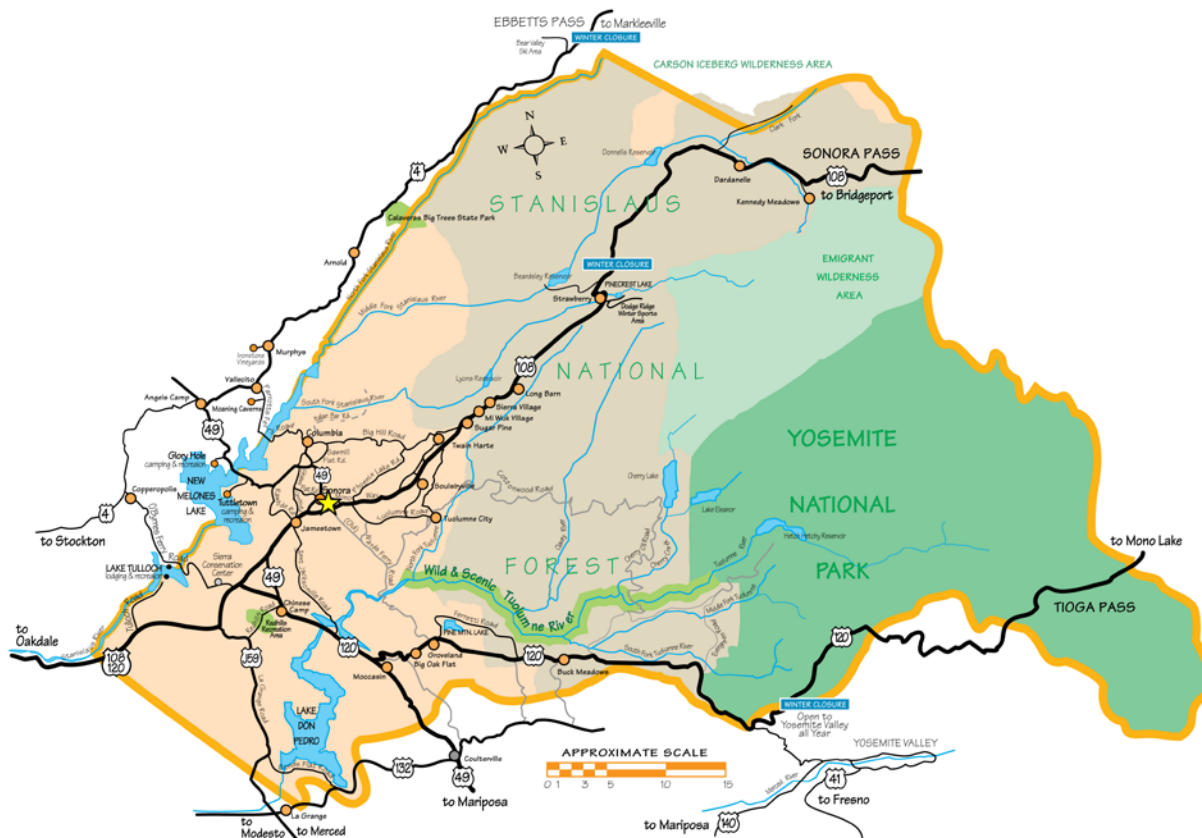
The Community Plan is a reflection of planning efforts to reduce the number of homes and balance the input received from meetings with diverse community groups, interested individuals, and public officials,



Legend

Plan Area

Figure 1-1 Plan Area Location



*DISTANCES FROM THE EAST SONORA COMMERCIAL SERVICES (in miles)

MOUNTAIN SPRINGS COMMUNITY- 2.2	CHINESE CAMP- 10.9
STANDARD- 3.4	SUGAR PINE/ MI-WUK VILLAGE- 11.7
JAMESTOWN- 4.1	SIERRA VILLAGE-14.4
COLUMBIA- 6.5	LONG BARN- 16.9
SOULSBYVILLE- 6.5	LAKE DON PEDRO- 16.9
TUOLUMNE- 7.8	MOCCASIN- 19.8
CRYSTAL FALLS/ MONO VISTA- 7.9	BIG OAK FLAT- 25.3
CEDAR RIDGE- 9	GROVELAND/ PINE MOUNTAIN LAKE- 27.1
TWAIN HARTE- 9.9	STRAWBERRY- 28.4

★ Commercial Services such as Wal-Mart, Staples, BlockBuster, etc., Grocery Stores, Hospital and Medical Services
 *Distances are approximations from a map

Figure 1-2 Regional Communities

as well as community surveys and public open houses. The Community Plan addresses portions of the many issues facing Tuolumne County that include buffering and preservation of adjacent agricultural and residential lands, water recycling, reduction of environmental impacts, traffic mitigation and associated road improvements, and a range of housing options including affordable housing. The plan also provides an appropriate level of public facilities and commercial services commensurate with the number of homes and residents.

The Community Plan proposes 542 market rate homes, 4 agricultural residential homes with an additional 10 percent or 54 homes built as affordable housing for a total of 600 homes, less than one home per gross acre. In addition, the Community Plan permits an additional 26 secondary units on proposed lots. These secondary units may be used for additional live in units, rental housing, additional rooms, and other uses allowed by the Tuolumne County Zoning Ordinance.

Approximately 45 percent of the Community Plan area has been designated as open space, community parks and golf course. Substantial community open space is incorporated throughout the Plan area and includes wildlife corridors, environmentally sensitive areas, and a greenbelt buffer around the perimeter of the Community to separate the Community Plan's residential areas from adjacent agricultural and residential lands. In addition, 160 acres of existing agriculture land is preserved within the Plan area. The community open space totals 240 acres and incorporates approximately 7.5 miles of community trails and approximately 4 miles of neighborhood trails that interconnect with an additional 24 acres of community parks and the 218 acres of golf course. The open space combined with the community parks and the golf course total approximately 482 acres. The configuration of open space, parks and recreation is shown in more detail in section 2 of the Plan.

Community Plan land use designations, including lot sizes and percent of overall Community Plan, are provided in Table 1-1. The location of other proposed land uses are shown on the Illustrative Plan and Land Use Diagram Figures 2-1 Land Use Illustrative, 2-2 Open Space and Surrounding Uses and 2-3 Land Uses and 2-4 Zoning Diagram.

1.2 Land Uses

Through careful blending of a variety of lot size ranges and a mix of uses in the Village Center with the open space and recreational uses, the Community Plan strives to create a balanced and integrated community, while preserving the natural amenities and rural character of the Mountain Springs area.

Much of the rural quality of Tuolumne County is derived from the National Forest and other Federal lands that comprise approximately 76 percent of the total County land area. State and Local Government own a little over 1 percent, and the remaining 23 percent is comprised of various categories of private land holdings. The 23 percent of the private land holdings are comprised of Agricultural Preserve (11.8 percent), Timber Preserve (6.0 percent) and other private lands (5.0 percent).

County General Land Use	Net Acreage	Related Open Space Acreage	Gross Acreage	Percentage of Community	Planned Dwelling Units	Percentage of Units
Estate Residential (ER)	10.8	0.0	10.8	1.0%	3	0.5%
Low Density Residential (LDR)	384.1	0.0	384.1	35.7%	528	88.6%
Medium Density Residential (MDR)	2.5	0.0	2.5	0.2%	11	1.8%
Village Center Mixed Use (MU)	32.0	0.0	32.0	3.0%	54	9.1%
Golf Course Private Open Space		11.8	11.8	1.1%		
Community Open Space (O)		222.8	222.8	20.7%		
Sub-Total	429.4	234.6	664.0		596	100.0%
Parks and Recreation (R/P)						
Parks		28.6	28.6	2.7%		
Golf Course		221.0	221.0	20.5%		
Subtotal Parks and Recreation			249.6	23.2%		
General Commercial (GC)	2.7		2.7	0.3%		
Secondary Units on Proposed Lots					26	
Sub-Total	432.1	484.2	916.3			
Percentage of Development	47.2%	52.8%				
Agriculture (AG)	157.8	2.3	160.1	14.9%	4	
Total Community Plan Area			1,076.4	100.0%		

Note: Open Space, Parks, Agriculture Totals 634.8 acres; 59% of the total Community Plan Area
Roads and Entryways are included in gross acreage

Table 1-1 Land Use and Unit Summary

As neighborhoods and communities are developed on private lands in Tuolumne County, land is often set aside for open space. Within the Mountain Springs Community Plan area, a significant amount of open space has been set aside to protect environmentally sensitive areas and buffer neighboring residential and agricultural uses. Within the open space corridors, a community and neighborhood trail system provides pedestrian connections to the neighborhoods and facilitates the maintenance of the open space and perimeter fencing through the master homeowners association. The trail system also provides a perimeter firebreak. Areas within the Open Space designation will not incorporate agricultural uses such as production of crops because this would require additional buffering, fencing, and periodic spraying of insecticides and fungicides immediately adjacent to the residential and recreational uses.

1.2.1 Open Space Network

The rural character of the area is also maintained through this open space network along with additional parks and recreation land.

Community open space combined with private open space comprises 235 acres, which constitutes 22 percent of the total site, and includes riparian corridors, desirable wildlife habitat areas, and greenbelt buffers. The existing Mountain Springs Golf Facility comprises an additional 221 acres (21 percent of the total site) and is designated as Parks and Recreation. In addition, three passive neighborhood and one community park that totals 29 acres (3 percent of the total site) provide additional recreation opportunities. The open space coupled with the parks and recreation land total 484 acres, which encompasses 45 percent of the total site.

1.2.2 Village Center

The Village Center is designated as Mixed Use and Parks and Recreation and is intended to meet a portion of the daily commercial, office, public and quasi-public needs of residents and visitors to Mountain Springs, as well as accommodate higher density housing in a village setting. The Village Center also provides for the convenient commercial and service needs of the residents, and is not intended to compete with the regional commercial and medical facilities located in Sonora. The layout and location of the Village Center within the Community Plan is both desirable and compatible with County historic development patterns and allocates sufficient land to provide for a mixture of uses consistent with the County General Plan.

1.2.3 Neighborhood Development & Design

The residential land uses incorporate a mix of varying residential types and densities that comprises approximately 429 acres (40 percent) of the Community Plan. The range of housing may include clustered housing in condominiums, town homes, and duplexes, as well as small lot patio homes, several sizes of single family home lots and a small amount of larger estate residential lots. One residence may also be constructed on each of the four parcels that comprise the 160 acre agricultural designated area in the southwestern portion of the Mountain Springs Community, however the 160 acres of agriculture are not a part of new neighborhood development and will remain designated as agriculture. The housing types provide an appropriate range of housing densities, as depicted in the Tuolumne County General Plan, needed to address a portion of the County's future growth and development.

To provide housing for the range of socio-economic groups, the Community Plan includes various neighborhoods that have been carefully laid out to be compatible with the natural open spaces and rural character. This is accomplished by addressing existing site conditions, providing for higher density homes and sites in centralized locations in and around the golf course and Village Center, and accommodating lower density homes on steeper terrain.

The highest concentration of homes is intended to be in and around the Village Center and may include but, are not limited to condominiums, town homes and apartments up to 15 units per acre. Fifty-four residential units are proposed to be constructed in the Village Center comprising 9 percent of the total residences in the Mountain Springs Community. As the homes get closer to the perimeter of the property, or on visible hillsides, they become less dense. Larger lots near the perimeter of the Community are buffered from adjacent agricultural and residential uses by community open space. The larger lots and community open space provide a buffer and transition area for the more urbanized areas adjacent to agricultural designations, consistent with the County General Plan. In addition to the open space buffers, the Community Plan discourages growth inducement on adjacent agricultural lands by not providing any on-site road or infrastructure connections as well as retaining 160 acres of existing agricultural land in the southwest portion of the Community.

The Community Plan identifies specific ranges of lot sizes and corresponding home totals for each of the individual housing areas in Table 2-2. A lot size range has been created to define the number of homes proposed for density transfer purposes (refer to 1.3) and to clarify how many homes are proposed within a particular County General Plan land use designation. The additional breakdown is

important because the majority of the homes within the Community Plan are in the Low Density Residential (LDR) designation

The least dense of the residential land uses is Estate Residential, which provides for residential estate lots with a two acre minimum lot size. The Estate Residential lots, in conjunction with 1 to 2 acre lots within the LDR designation, are predominately located in areas with the steepest terrain in order to preserve the natural and rural characteristic of the Community. A total of 11 acres will be designated as ER and divided into three parcels each with a minimum size of 2 acres. One primary residence will be developed on each of these parcels representing less than 1 percent of the total residences in the Mountain Springs Community.

The LDR designation allows for a very broad range of homes from one home per 2 acres up to six homes per acre. In the Mountain Springs Community, a total of 528 homes (89 percent of total primary residences) will be provided in areas designated as LDR. Because of the need to respond to the broad range of on- and off-site conditions, as well as comments received from county residents, the LDR designations are categorized into lot sizes that include 1/6 to 1/2 acres, 1/4 to 2 acres, 1/2 to 2 acres, 1 acre minimum and 1-2 acres. The smaller LDR housing lots are located near the Village Center's amenities. The larger lots are on the more visible hillsides and near the perimeter open space that separates the Community from the existing agricultural and residential uses adjacent to the Plan area. The Community Plan includes a conceptual lotting plan for phase one and a conceptual lotting plan for future phases as well. These plans are conceptual and are used to illustrate lot size ranges and potential layout as depicted in the Land Use Illustrative in Figure 2-1 and related tables. The exact layout of the lots and roads may be adjusted when additional analysis and engineering are completed during the Tentative Map process for phase one and future phases. However, the specified minimum lot sizes will not be reduced in the individual parcel areas. See Figure 2-1 Land Use Illustrative, Figure 10-2 Phase 1 Conceptual Lotting Plan, and Figure 9-3 Conceptual Lotting Study for Phases 1-4.

Homes are also permitted within the Agricultural (AG) designation and total 4 parcels (less than 1.0 percent of total residential). The minimum parcel size for these parcels is 37 acres to be consistent with the General Plan. The Agricultural lots are located in the southwest area of the Community Plan adjacent to the community open space buffer.

The remaining homes fall within the Medium Density Housing (MDR) designation which total 11 homes (2 percent of total residential) and the Mixed Use (MU) designation which totals 54 homes (9 percent of total residential). The Community Plan provides 32 acres of Mixed Use for multi and single family residential commercial and office development with related amenities and services. A portion of the mixed use area will be developed with the housing component at a density of up to 15 dwelling units per acre.

1.3 Density Transfers

As the Tentative and Final maps are submitted for individual housing parcels and other areas, the final number of homes may be adjusted based on a number of factors that may include but are not limited to specific site conditions (grading, vegetation, environmental, etc.), home type and design, and market demand. Transfers of residential units are permitted between neighborhood areas and phases, and each neighborhood area can be increased or decreased as long as the minimum lot size designated for each of the parcels is maintained and the total number of primary homes in the Community Plan does not exceed 600 homes. For example, a Low Density Residential area designated for ½ to 2 acre lots would require that with any increase in density all lots would need to be ½ acre or larger.

1.4 Affordable Housing / Employee Housing

Affordable housing options in Tuolumne County have been impacted by a dwindling supply of existing homes, as well as increases in the costs associated with purchasing land, permitting and developing lots, and building homes. Even though Mountain Springs has an overall density that is less than one home per acre, the Community Plan includes an affordable housing component of 10 percent of the market rate homes (54 homes) to provide a median level of affordable housing for residents of Tuolumne County. The median level affordable homes will be priced according to guidelines adopted by the County and State, and may be disbursed in several areas of the Community Plan. The affordable housing units may be rented or sold and accommodated in a variety of housing styles that may include condominiums, town homes, quadraplexes, triplexes and duplexes, or smaller single family residences. Construction of the affordable homes will be initiated on or before the time thirty percent (30 percent) of the market rate homes are completed and all affordable homes will be finished prior to completing eighty percent (80 percent) of the total market rate homes. Affordable housing will be offered first to employees working within the Community and then to existing Tuolumne residents that are employed in community service positions that may include but not be limited to police, fire, nursing, teaching, and various levels of government service.

The hotel will provide housing for up to 8 employees in the design and operation of the hotel lodging facility. The employee housing units are in addition to the 54 affordable units. In addition to the affordable housing and employee housing at the hotel lodging facility, the Community Plan will allow a maximum of 26 secondary units, granny flats and private apartments in the residential areas of the community.

1.5 Circulation

A carefully planned hierarchy of streets, roadside walkways and trails is vital to providing pedestrian and vehicular access and creating a sense of community. Vehicle access to the Mountain Springs Community from the overall regional County roadway network is accommodated by two separate entrance roads from Lime Kiln Road. One of the entrance roads is the existing Championship Drive, which now serves

the Golf Course facility. The second entry would extend the existing Mountain Ridge Road from Lime Kiln Road, north of the Jacobs Road intersection now servicing 13 single family lots in the Mountain Ridge neighborhood. The two entrance roads would connect to an internal loop road that services individual neighborhoods, parks and open space areas, the Village Center and golf facility. The loop road is designed as a local street for access to the Golf Club and Village Center, and then is reduced for access to other residential neighborhoods to the west to lessen the grading and visual impact for the neighboring homes in the Cuesta Serena Neighborhood (See Figures 3-1, 3-2, and 3-3).

The Community Plan's neighborhoods, Village Center, golf course, open space and agricultural areas are also linked by an extensive roadside walkway and community trail system (approximately 7 miles) and neighborhood trail system (approximately 4 miles), which provide opportunities for walking and bicycling and enjoyment of the community's natural and cultural amenities.

1.6 Conversion of Agricultural Lands

The Mountain Springs Community Plan is located in the central region of Tuolumne County, within an area proposed for new residential growth surrounding the existing Mountain Springs Golf Course, consistent with the Tuolumne County General Plan, to accommodate a portion of the County's anticipated growth over the next twenty years. The General Plan establishes the boundaries of urban development around each of the existing communities and the proposed Mountain Springs community off of Lime Kiln Road. The areas surrounding each community have been designated for rural residential, agricultural, recreational or other non urban land uses.

When updated in 1996, the General Plan reclassified various agricultural and residential lands in the County so that the County is prepared and able to accommodate the projected growth, while at the same time, adhering to policies that define where and how development will occur. As part of the County land reclassifications, the majority of lands within the Mountain Springs Community Plan were reclassified as Mixed Use, Low Density Residential, Homestead Residential, Estate Residential, and Rural Residential. After the adoption of the 1996 General Plan, the County agreed to reclassify all converted Agricultural lands greater than 37 acres (69 affected parcels throughout the County with 8 being within the Mountain Springs Community Plan site) back to agricultural with the understanding that the specific parcels could apply for reclassification when proposed for future development. Five of the Mountain Springs Community Plan parcels (totaling 157 acres) were smaller than 37 acres and retained their designations which included Mixed Use, Low Density Residential, and Estate Residential. The balance of the land reverted to the previous agricultural designation.

The current Community Plan contains 1,076 acres and retains 160 acres (15 percent) of designated agricultural land and re-designates the remaining agricultural land for other uses, however, it is important to note that the uses include 221 acres of parks and recreation underlying the existing Mountain Springs golf course, 234 acres of community open space, 28 acres for Community Parks, and an additional 430 acres for mixed density residential. The community open space, parks and golf course total over 484 acres (45 percent) of the total site which complement and maintain the rural character of the surrounding

area. The Community Plan has utilized public input to substantially revise the plan and balance the various uses that include open space, parks and recreation, commercial, and a range of residential homes, lot sizes and price ranges to efficiently address a portion of the future growth needs of the County. The majority of the Open Space acres are designated around the perimeter of the Community Plan to buffer adjacent agricultural uses which are designated to remain as agriculture under the Tuolumne County General Plan, with the exception of the remaining 160 acres of agriculture in the southwest area of the Community.

1.7 Plan Goals

The Community Plan Vision and subsequent policies, implementation programs and guidelines are defined by the following goals:

- Create a balanced community to include residential, hotel lodging, related commercial, with open space and parks / recreational opportunities for Community Plan residents and visitors;
- Revise the Community Plan to represent a well designed balance of the many different viewpoints incorporating feedback from state and local agencies, utility companies, land planners, engineers, County Staff and officials, citizens, and special interest organizations;
- Create a community that reduces vehicle trips with appropriate on-site commercial opportunities and is located in proximity to major commercial, government services, and medical and hospital facilities located in the City of Sonora;
- Create a community, which provides social and recreational opportunities and addresses a portion of the forecasted housing needs for existing and future Tuolumne County residents;
- Allow for a range of housing types and densities to provide housing opportunities for a variety of income levels, age groups, and family needs, as well as the flexibility to respond to changing market conditions;
- Establish policies for architecture and landscape design standards to assure compatibility and enhance the overall character of the community;
- Provide for conservation of natural resources through the efficient utilization of potable water and the treatment of wastewater for irrigation on the existing golf facility;

- Ensure provision of adequate, timely and cost-effective public infrastructure and services for lands contained in the Community Plan area;
- Provide for on- and off-site improvements in addition to normal County permit and development fees so that the addition of homes and related uses within the Community Plan has a positive fiscal benefit on the County; and
- Protect the rural character, cultural resources and scenic quality of the Mountain Springs Community Plan Area.

1.8 Purpose

The Tuolumne County General Plan has been formulated to guide growth and development in Tuolumne County. The General Plan identifies proposed new areas for County growth and authorizes the development of Community Plans to address the unique character of new communities. The Community Plans are not intended to serve as stand alone documents, but are to provide a focus on the individual communities within the context of the County General Plan. Consistency with the General Plan is required for all Community Plans.

1.9 Authority

The Tuolumne County General Plan identifies the area in and around the Mountain Springs Golf Course off Lime Kiln Road as a proposed new growth area. The Mountain Springs Community Plan, as a component of the General Plan, establishes the foundation for the creation of a new community at the Mountain Springs site.

Community plans are implicitly authorized under Section 65301(b) of the California Government Code which provides that the General Plan may be adopted as a single document or a group of documents relating to subjects or geographic segments of the planning area. Additionally, Section 65300.7 of the California Government Code authorizes planning agencies to implement General Plans in ways that accommodate local conditions. Community Plans address specific local conditions within larger jurisdictional areas. Community Plans must include specific development policies and implementation programs pertaining to a defined portion of the total General Plan area.

Section 65302 of the California Government Code requires Community Plans to include or address each of the seven mandatory elements of the General Plan. The Mountain Springs Community Plan includes reference to Land Use, Circulation (transportation), Housing, Conservation, Open Space, Noise and Safety elements. In addition, the Community Plan addresses Community Identity and Public Facilities and Services. Other elements of the Tuolumne County General Plan, which are not included within the Mountain Springs Community Plan, are incorporated by reference herein. Specifically, all development

within the Mountain Springs Community Plan Area shall be in compliance with all of the goals, policies and implementation programs of the Tuolumne County General Plan.

A Community Plan is adopted in the same manner as a General Plan amendment.

1.10 California Environmental Quality Act Compliance

This Community Plan was prepared and processed in accordance with the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) was prepared and approved in conjunction with a previous Community Plan and was certified by the Tuolumne County Board of Supervisors on September 11, 2001. A Supplement Environmental Impact Report (SEIR) has been prepared for this Community Plan. Additional environmental analysis may be required based on proposed changes to this Plan or if other circumstances change which create potential environmental effects not considered in the environmental analyses that have been prepared. All development projects in the study area, which are consistent with the Community Plan, will be covered by the certified EIR and SEIR. Environmental review for subsequent project approvals are in accordance with Public Resources Code §21166 and §21083.3.

1.11 Severability Clause

In the event that any regulation, condition, program or portion of this Community Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions and the validity of such provisions shall not affect the validity of the remaining provisions thereof.

1.12 Plan Setting

1.12.1 Access

Access to the Community Plan is directly provided via Lime Kiln Road. Lime Kiln Road also provides links with Jacobs Road and Old Wards Ferry Road which connect the Community to the City of Sonora, State Route 108, and the County. State Route 108 is the major east-west access road through the County and is approximately 1.5 miles to the north. Other communities in proximity to Mountain Springs include Jamestown and East Sonora. East Sonora, the County's regional shopping area and commercial hub, is approximately two miles to the northeast and Jamestown is approximately two miles northwest of the Community Plan Area. East Sonora can be reached via Lime Kiln Road and State Route 108, or via Jacobs Road and Old Wards Ferry Road. Refer to Figure 1-1, Figure 1-3, and Figure 1-4 for Community Plan location, aerial, and urban growth boundary. Mountain Springs is located closer to hospital, medical, shopping and other services in Sonora than any of the 19 existing communities identified in the general plan with the exception of East Sonora and West Sonora (see Figure 1-2 Regional Communities). The

proximity of the Mountain Springs Community to these core services provides both ease of access and reduces the number of car miles typically needed to travel from other communities.

1.12.2 Topography

The Community Plan area is composed of gently rolling to moderately steep grasslands with more steeply defined drainage and creek channels. The slope gradient ranges from less than 10 percent in and around the golf course and along the ridgelines encompassed within the Community Plan, to slopes in excess of 30 percent in select drainage and creek channels. With elevations ranging from 1,360 to 1,750 feet above sea level, the Community Plan area offers panoramic views of the existing Mountain Springs golf course, the surrounding County area, and portions of the Sierra Nevada Range. The elevation of the Mountain Springs Community is very desirable for living and year round recreation because it is substantially above the fog and below the snow.

The site topography is punctuated by secondary ridge forms. Primary ridges are the dominant topographic edges that are higher in elevation while the secondary ridges are lower, less prominent topographic forms within the context of the overall site setting. These ridges are graphically depicted in the Landform and Hydrology Figure 1-5.

The Community Plan is not located within a Fault-Rupture Hazard Zone as delineated by the Alquist-Priolo Earthquake Fault Zoning Act, and no active faults are known to reach the surface in the Community Plan Area. The potential of a northwesterly trending fault line has been identified within the Community Plan on a County of Tuolumne, Geotechnical Safety Hazard Map, 1996 (refer to the Landform and Hydrology Figure 1-5). The majority of the fault line is within the boundary of the golf course. Any housing located near fault lines will incorporate applicable policies and measures of the Safety Element of the County General Plan.

1.12.3 Hydrology

The Community Plan lies within the Sullivan Creek and Curtis Creek watersheds. Sullivan Creek flows through two areas of the northwestern portion of the Community. Curtis Creek forms a portion of the Plan area's southeastern boundary. Flores Creek, a seasonal tributary to Curtis Creek, also flows through a portion of the Community. Flores Creek has been extensively modified with water impoundments upstream and two locations within the Community. Topographic maps of the Plan area indicate the natural drainage pattern is toward the southwest. (Refer to Landform and Hydrology Figure 1-5.)

1.12.4 Vegetation and Wildlife Habitat

Vegetation and wildlife habitat within the Community Plan consist of annual grassland, blue oak foothill grey pine woodland, mixed chaparral and valley foothill riparian woodland. In general, the blue oak foothill grey pine woodland and valley foothill riparian woodland habitats are confined to the creeks and drainage channels. Areas with mixed chaparral are limited to a small portion of the southwestern Plan area. Figure 1-6 illustrates the vegetation and wildlife habitat found within the Plan area and identifies building setback requirements. For further discussion on vegetation and wildlife habitat see Section 6.0, Conservation and Open Space, page 6-1.

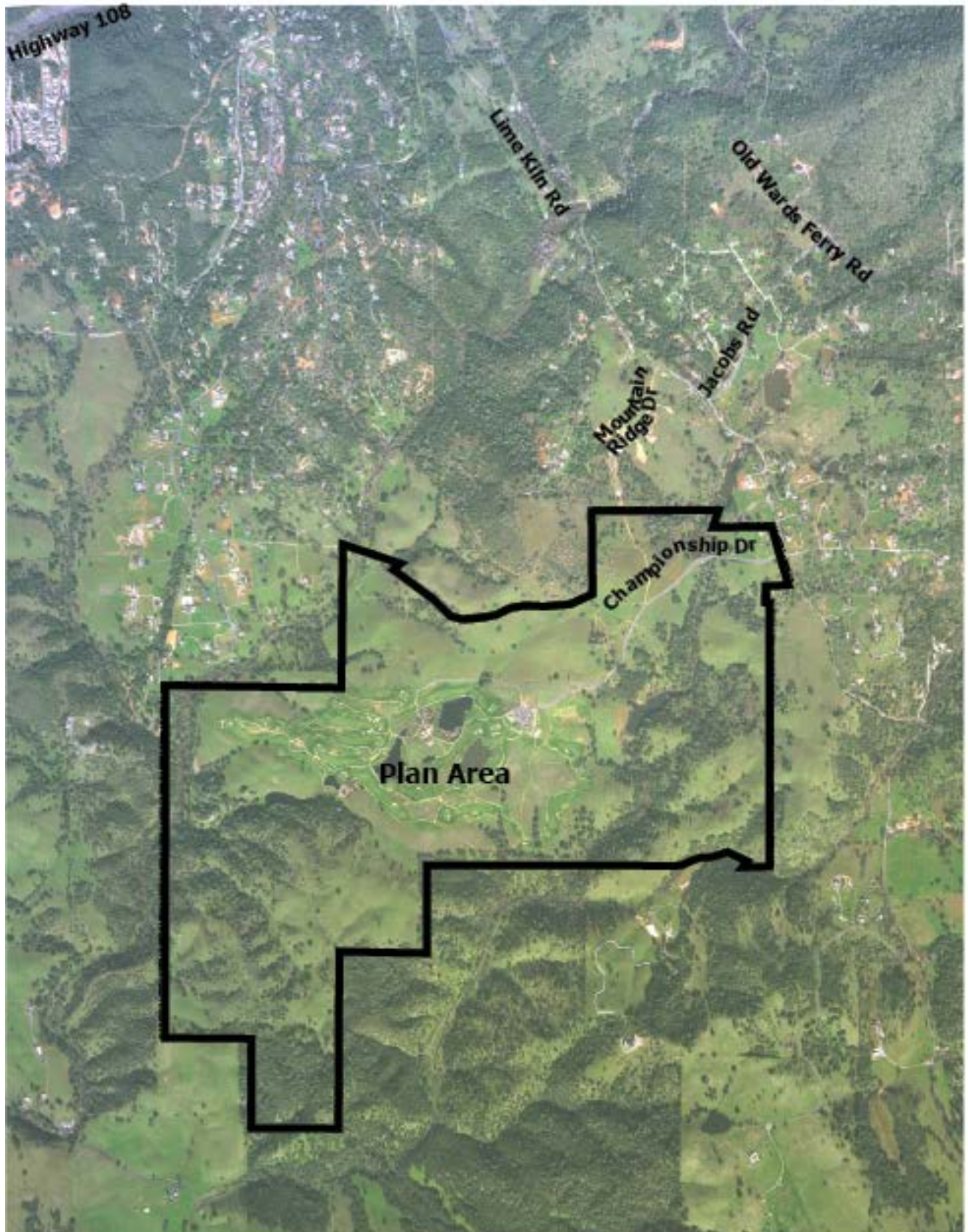


Figure 1-3 Aerial Photograph

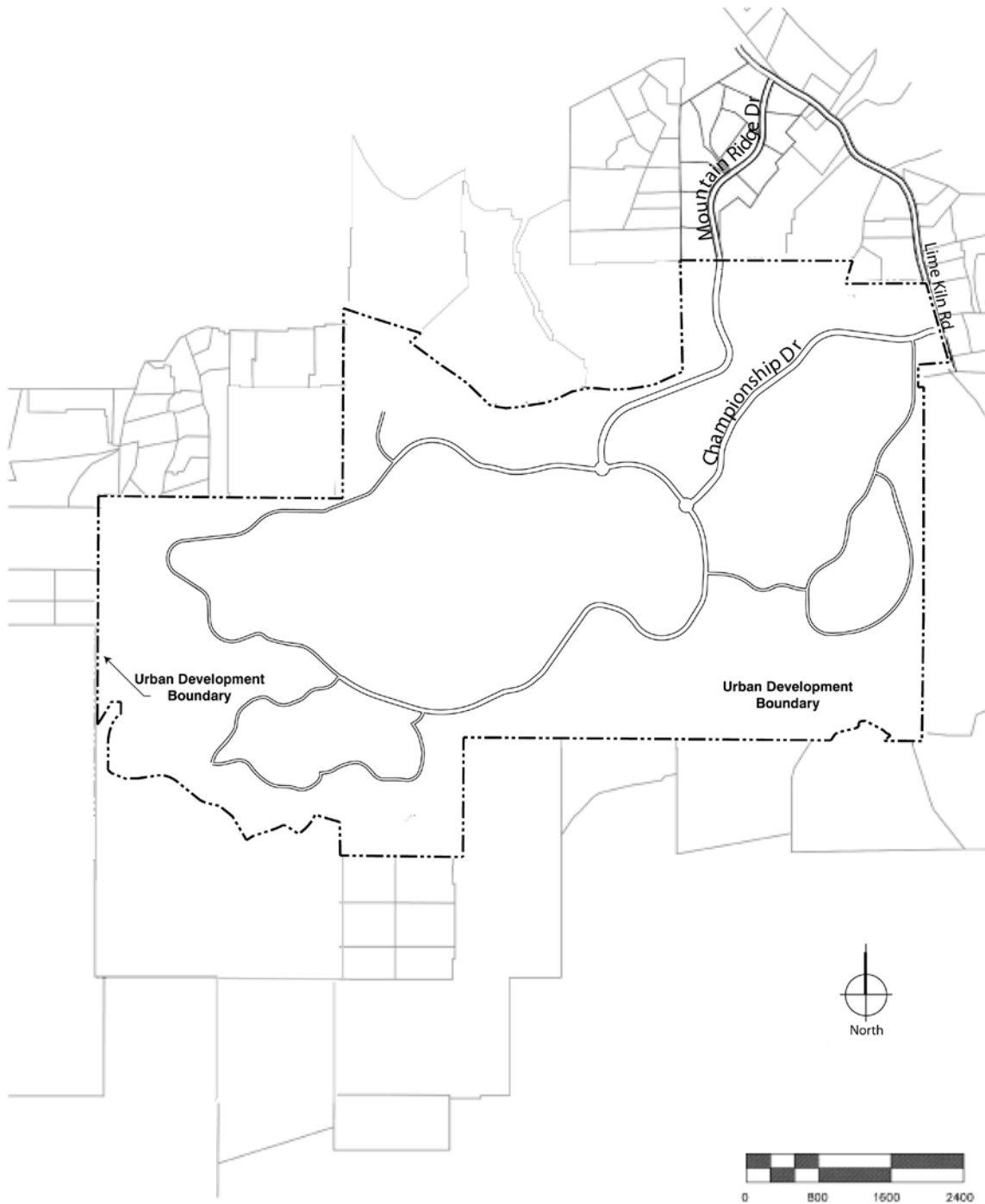


Figure 1-4 Urban Development Boundary

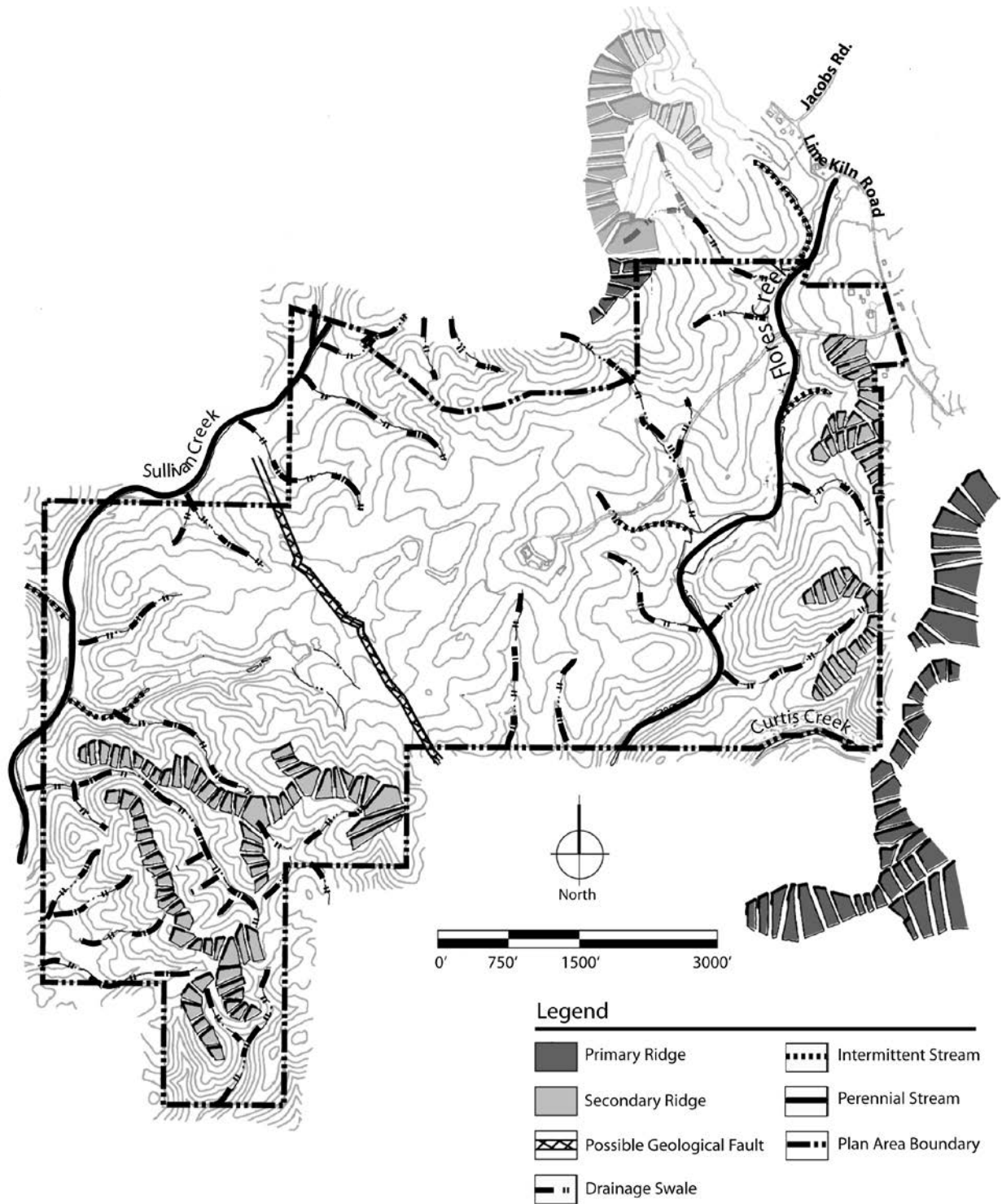


Figure 1-5 Landform and Hydrology

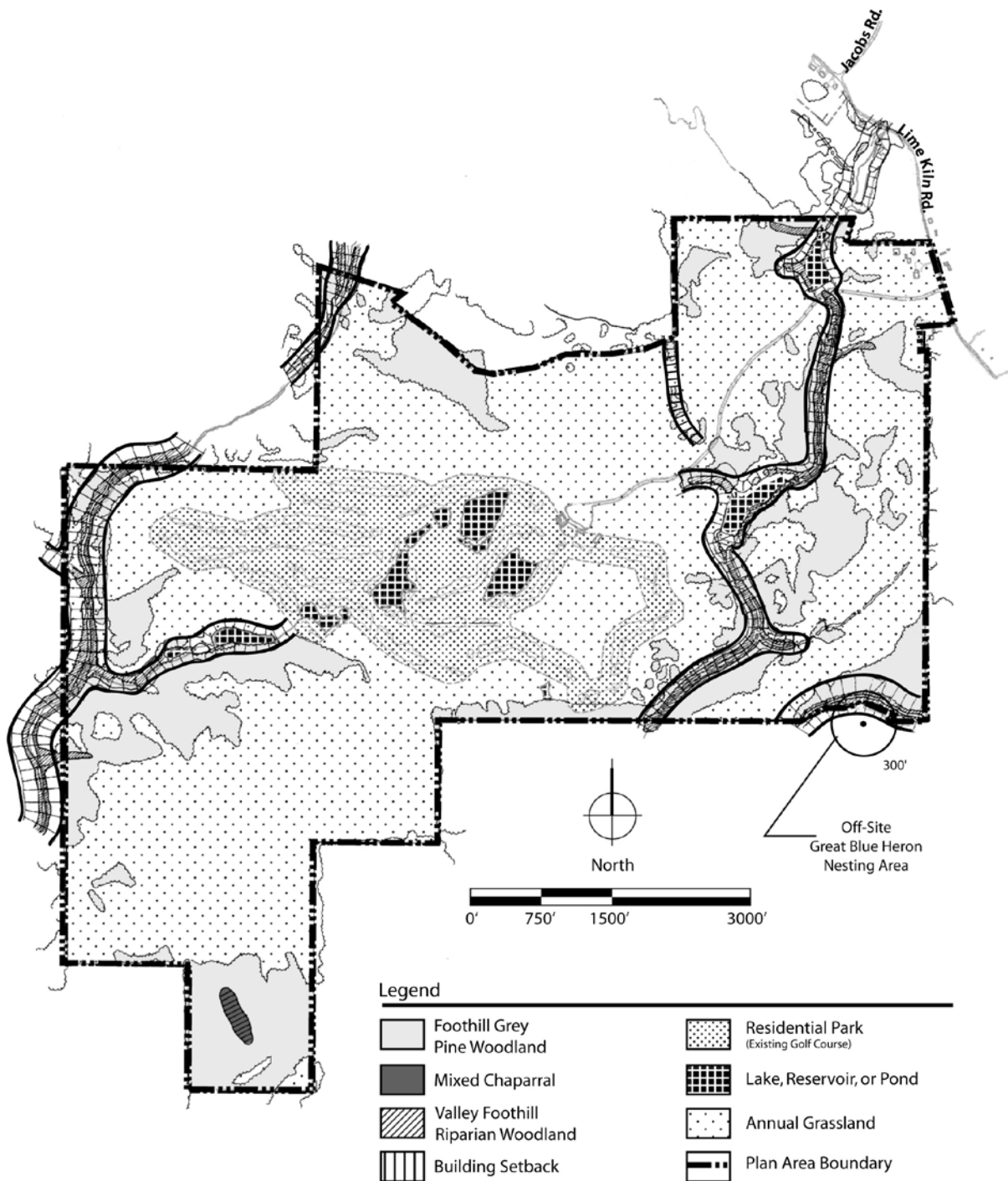


Figure 1-6 Vegetation & Wildlife Habitat

2 Land Use

2.1 Land Use Planning Concepts

Mountain Springs is a recreation and open space oriented residential community planned around the existing Mountain Springs golf course facility, consistent with the County General Plan that designates a growth area located off Lime Kiln Road, which is approximately 2 miles southeast of the City of Sonora. The Land Use Plan for the Mountain Springs Community balances the open space and recreational components with a range of residential densities from Estate Residential (1 dwelling unit/2 acres) to Mixed Use (15 dwelling units per acre). The higher density residential uses are located around the golf course, in the Village Center and near Plan area amenities such as parks, trails and the golf course. The Village Center is the central focus of the Community and is located in proximity to and includes the existing golf clubhouse and golf-shop facility.

The following land use planning principles were developed to respond to the opportunities and constraints of the Community Plan and in response to the overall goals established for the Community Plan: 1) Protect and preserve the natural character of the Community Plan as an amenity; 2) Establish facilities to recycle water and utilize the recycled water on-site; 3) Focus higher intensity land uses in and around the existing golf course, the Village Center and community amenities such as parks, trails and the golf course; 4) Provide a mix of residential, commercial and recreational uses; and 5) Locate lower intensity land uses on steeper terrain and near the perimeter of the Community adjacent to the open space that buffers existing residential and agricultural lands to preserve the rural character of the area and transition with adjacent agricultural lands.

The purposes of the planning principles are to shape the character and location of development within the Community Plan. The General Plan Land Use Element encourages a variety of housing types, commercial development opportunities, parks and recreational areas, while conserving the site's environmentally sensitive habitat and cultural resources in community open space. Residents and visitors of the Community will be able to live and pursue leisure activities without relying on their automobiles. The various neighborhoods, Village Center, parks, and open space elements will be linked together by a hierarchy of roads and an extensive pedestrian trail system, which provides for walking and bicycling opportunities within the natural habitat area. The trail system will be comprised of roadside walkways/bikeways and walking/bike paths through the majority of the open space corridor areas. Many of the community and neighborhood trails are located on existing access trails throughout the site and also provide access to the open space areas and the perimeter fencing for periodic maintenance by the home owners association.

Through careful preservation of open space, incorporation of recreational uses, a mix of commercial and housing densities the Mountain Springs Community Plan strives to preserve the rural character of the Mountain Springs area while addressing a portion of the future growth needs of the County.

2.2 Land Use Designations

The Community Plan land use designations have been configured to create a variety of neighborhoods and provide a sense of community. These neighborhoods are linked together by a hierarchy of roads and an extensive pedestrian trail system within the open space and road right-of-way corridors. The land use designations of the Community Plan are shown in Figures 2-1 through 2-3. The Illustrative Plan and Land Use Diagram generally illustrate land uses with proposed lot sizes, proposed number of homes, applicable General Plan densities and Zoning districts, the circulation system to serve the land uses, parks and community open space, private open spaces, recreation components, and other significant planning features of the Community. A summary of Community Plan land uses, including acreages, Community Plan densities and number of homes allotted to each residential land use are found in Mountain Springs Community Plan Dwelling Unit Allocation, Table 2-2.

The Community Plan is designed to meet the needs of the residents and visitors through a combination of residential, commercial, recreational, and open space land uses. An additional 54 homes (10 percent of the total residential) have been added to the 542 market rate homes and 4 agricultural parcel homes to provide affordable housing at the median income level. The Community Plan does not specify the location of the affordable housing, but allows flexibility in the location of these homes. It is anticipated, however, that a majority of the affordable housing units will be located within the Village Center. Affordable housing will be accommodated in a variety of housing styles that may include but are not limited to rentals, smaller single family residences, condominiums, town homes, quadraplexes, triplexes and duplexes. These would be offered first to qualified buyers that are employed within the community and then to Tuolumne County residents employed in a community service position that may include but not be limited to police, fire, nursing, teaching, and various levels of government service.

2.3 Residential Land Uses

To accommodate approximately 4 percent of the projected County growth over the next twenty years, the Community Plan designates approximately 430 acres (40 percent) for a range of residential development within the total Community Plan totaling 1,076 acres. The residential acres are designated for 596 homes in various residential land uses at densities ranging from one home on 2 acres up to 15 units per acre in portions of the Village Center. Four (4) agricultural parcels are also included in the Plan area. The layout and size ranges of the individual lots are the result of careful analysis of existing site conditions that include environmentally sensitive areas, adjacent uses, the varied terrain, and views into the Community from adjacent residential and agricultural areas. All residential uses are buffered from

riparian areas, environmentally sensitive areas, cultural resource sites, and the perimeter of the community adjacent to agricultural and residential lands by the community open space.

Due to the significant allotment of community open space, existing golf course, retention of agricultural land and the provision of parks, the overall density is less than one home per acre which maintains the rural character of the area.

The primary residential land use designation within the Community Plan is Low Density Residential (LDR). Low Density Residential is designated for single family homes that range from 1 home on 2 acres up to six units per acre, consistent with the General Plan. The Community Plan proposes lot sizes that range from 1/6 of an acre to 2 acres within the LDR designation. The Community Plan also includes land designated Estate Residential, Medium Density Residential, and Mixed Use. Detailed descriptions of the types of residential land uses included within the Community Plan are provided below. A summary of residential land use designations, including compatible zoning districts and permitted uses, for the Community Plan is found in Table 2-1 and 2-3. The majority of the land uses are adjacent to open space to protect environmentally sensitive areas and provide setbacks and buffers from adjacent on- and off-site land uses.

2.3.1 Estate Residential

Estate Residential (ER) creates opportunities for a country-estate living setting with scenic vistas on steeper terrain. . This Plan provides for the development of 3 single family lots within the ER designation with a maximum density of 1 dwelling unit per 2 acres and comprises less than 1 percent of the total homes proposed. This designation is located in steep terrain found in the southeast portion of the Community Plan adjacent to community open space. A minimal amount of grading is required to locate the roads and homes in this land use designation.

2.3.2 Low Density Residential

Low Density Residential (LDR) provides for a range of residential neighborhoods that feature single-family detached homes on individual parcels. County General Plan densities for LDR provide for a range of housing density from 1 dwelling unit on 1.99 acres up to 6 dwelling units per acre. A total of 528 homes, (87 percent) which is the majority of the homes proposed in the Community Plan, are proposed within this designation. Table 2-2 provides a detailed summary of General Plan land use, acres, Community Plan lot size range and number of proposed residential homes/lots by individual Community Plan areas. For clarification, the LDR designations have been further subdivided into lot size categories that include: 1/6 to 1/2 acre, 1/4 to 2 acres, 1/2 to 2 acre, 1 acre minimum, and 1-2 acres. Careful consideration to the amount of grading typically required for each of the housing designations due to topography has also been a prime factor in locating the various lot sizes within the Community Plan. The General Plan allows a minimum parcel size of 7,500 net square feet and makes allowances for minimum parcel sizes of less than 7,500 square feet subject to approval of a Planned Unit Development Permit approved by Tuolumne County.

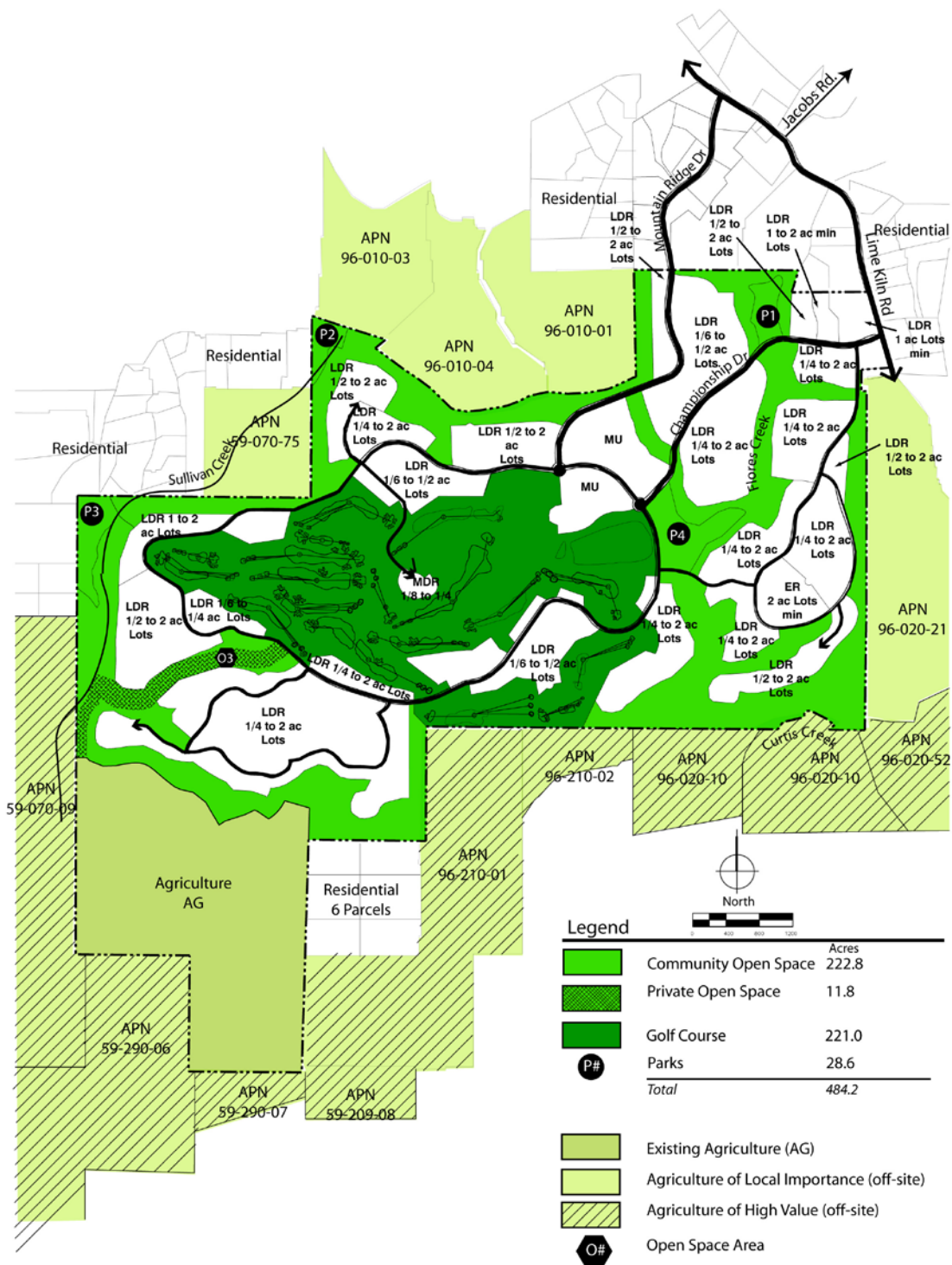


Figure 2-2 Open Space and Surrounding Land Uses

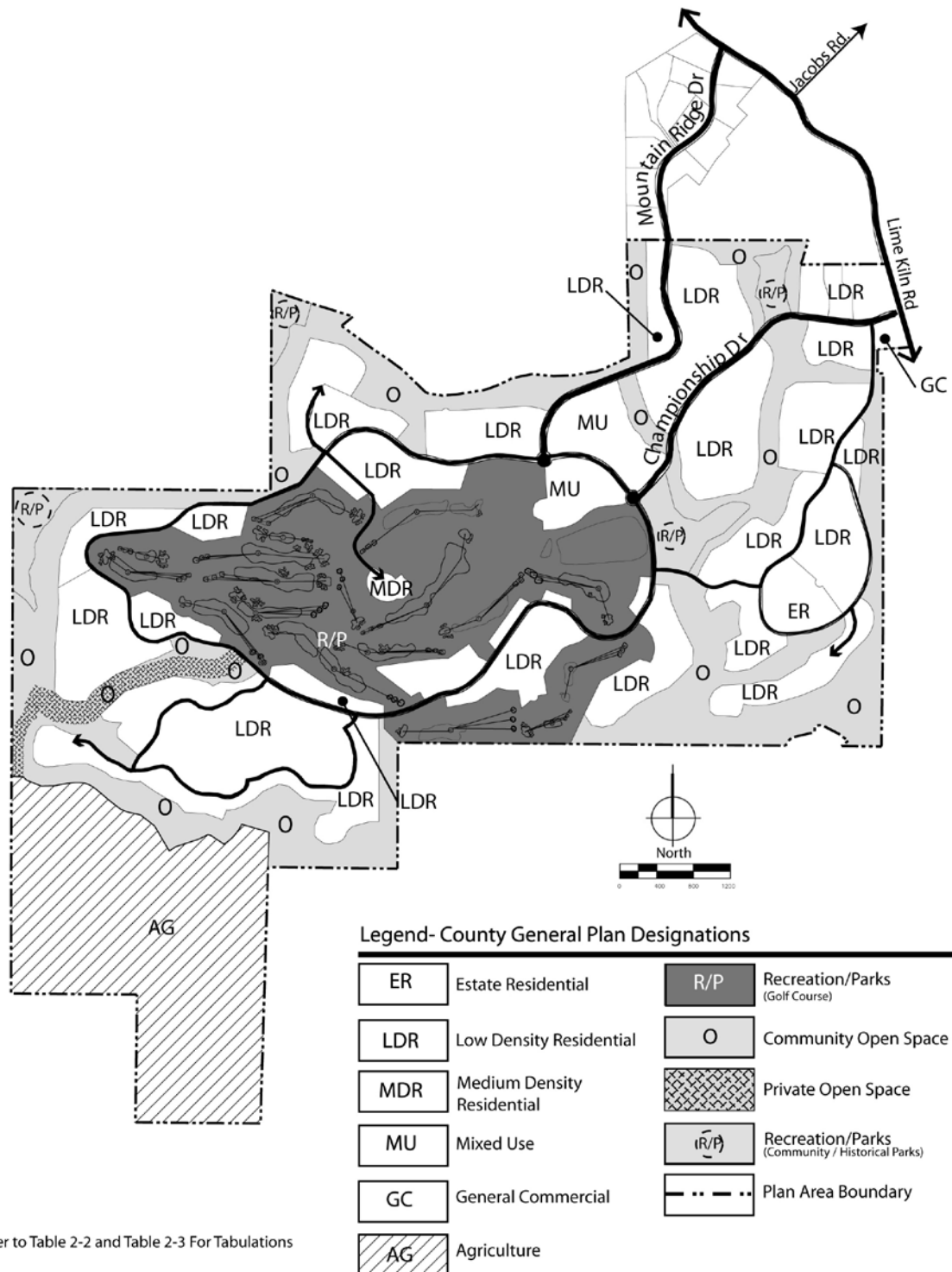


Figure 2-3 Land Use Diagram

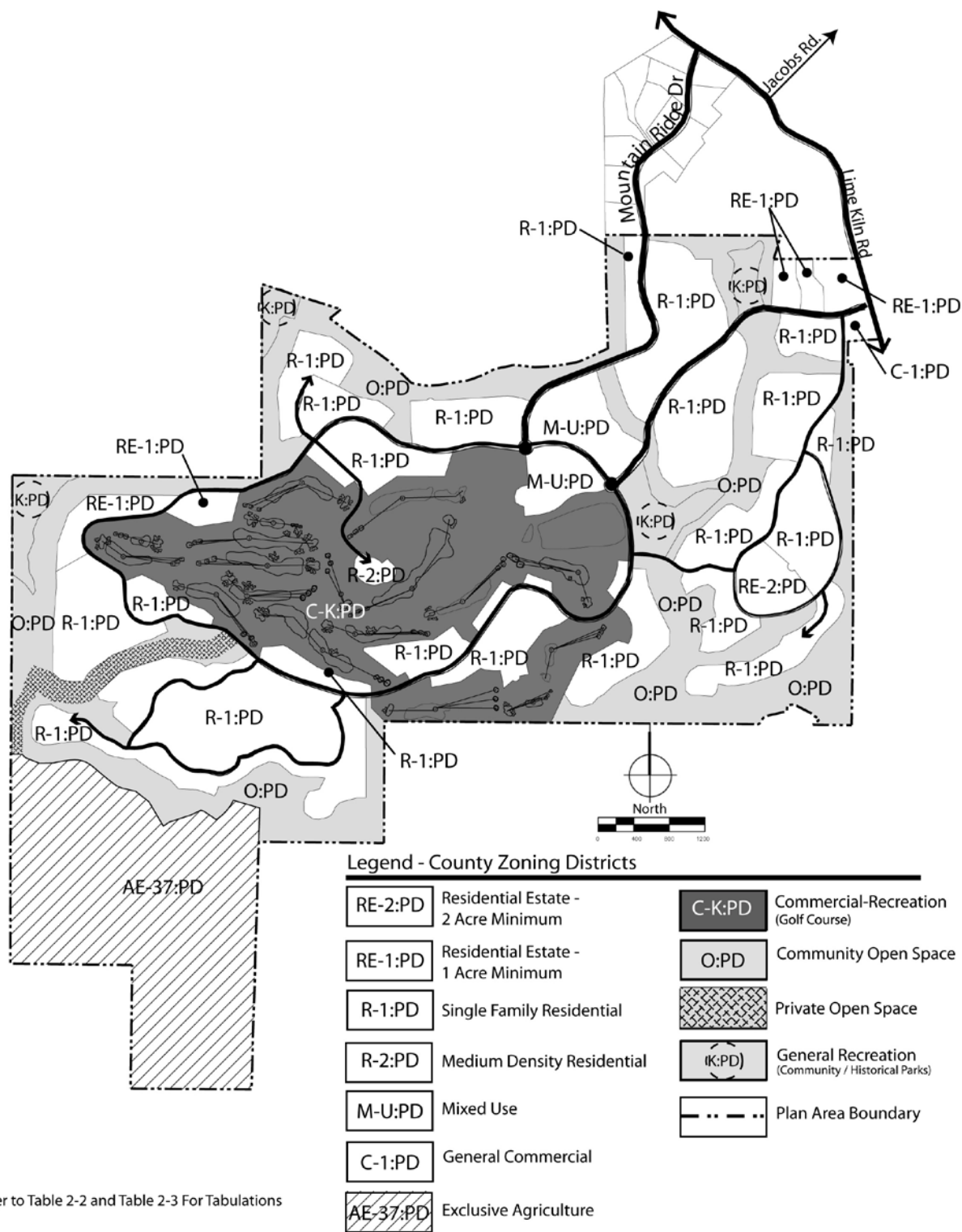


Figure 2-4 Zoning Diagram

2.3.3 Medium Density Residential

Medium Density Residential (MDR) provides an opportunity for a mix of housing types within and adjacent to the golf course and may provide 11 (2percent) of the total homes proposed. The MDR designation is intended to accommodate residential neighborhoods of detached and attached single-family dwellings and/or multi-family dwellings. Densities up to 12 dwelling units per acre are permitted within this land use designation. Minimum parcel size is 7,500 net square feet. For single-family detached units within the MDR area, a minimum parcel size of 3,500 square feet is permissible where only one unit per parcel is proposed, subject to approval of a Planned Unit Development Permit by the board of supervisors.

2.3.4 Mixed Use

Mixed Use (MU) is intended to blend residential, commercial, office, public and quasi-public uses. The residential uses within the MU General Plan category provides 54 (9 percent) of the total homes proposed. Typical residential land uses allowed include detached and attached single-family dwellings, town homes and condominiums. The County General Plan allows up to 15 units per acre (see Table 2-2).

2.3.5 Clustering

Clustering of the individual neighborhoods within the Community Plan has been accomplished by adding more community open space, reducing the average size of the lots and controlling the building locations on larger individual lots. The benefits of clustering include enhancing the rural character of neighborhoods, increasing building setbacks, reducing the visual impact from adjoining properties, and protecting cultural resources and environmentally sensitive areas.

Clustering of homes may be utilized in any of the residential designated land use areas and is encouraged in all areas, especially within the Low, Medium Density Residential and Mixed Use designations. Homes on larger lots may also be required to locate on certain areas of the lot so that the layout and architectural style preserves existing woodlands, and slopes of the site to minimize grading and restricts fencing to maintain wildlife corridors and the rural characteristic of the Community.

Clustered housing may take the form of single family homes, town homes, patio homes, duplexes, triplexes, quadraplexes, or other similar small lot products, as permitted within the Tuolumne County Zoning Ordinance. Units should be clustered to minimize grading and avoid roadway, driveway and development encroachment into sensitive habitat areas where possible. Secondary units are permitted within the LDR designation, up to 26 units total for the entire Community Plan area. The total amount of primary residential units shall not exceed 600 units. Transfer of units within the Community Plan is permitted as described below.

County General Plan Land Use Designation	Compatible Land Use Districts	Permitted Uses Under County Zoning Ordinance
Estate Residential (ER)	Residential Estate, 2 acre minimum (RE-2)	All permitted uses (except prospecting). The following conditional uses conditionally permitted under Chapter 17.26 of the Tuolumne County Ordinance Code are also conditionally permitted: schools; churches; temporary sales offices for parcels and residences; public utility uses; and accessory uses and structures appurtenant to conditional uses.
Low Density Residential (LDR)	Residential Estate, 1 acre minimum (RE-1)	All permitted uses (except prospecting). The following conditional uses conditionally permitted under Chapter 17.24 of the Tuolumne County Ordinance Code are also conditionally permitted: schools; churches; temporary sales offices for parcels and residences; public utility uses; and accessory uses and structures appurtenant to conditional uses.
	Single Family Residential (R-1)	All permitted uses (except prospecting). The following conditional uses conditionally permitted under Chapter 17.18 of the Tuolumne County Ordinance Code are also conditionally permitted: schools, churches, temporary sales offices for parcels and residences; public utility uses; accessory uses and structures appurtenant to conditional uses.
Medium Density Residential (MDR)	Medium Density Residential (R-2)	All permitted uses (except prospecting). The following conditional uses conditionally permitted under Chapter 17.20 of the Tuolumne County Ordinance Code are also conditionally permitted: schools, churches; temporary sales offices for parcels and residences; public utility uses; accessory uses and structures appurtenant to conditional uses.
Mixed Use (MU)	Mixed Use (M-U)	All permitted uses (except prospecting). The following conditional uses conditionally permitted under Chapter 17.30 of the Tuolumne County Ordinance Code are also conditionally permitted: public transportation station or depot; theaters; places of public assembly, social clubs, lodges and clubhouses; health care facilities; nursery schools and day care centers; temporary sales offices for parcels and residences; public utility uses; mini-mart; accessory uses and structures appurtenant to conditional uses.

Table 2-1 Residential Designation Summary

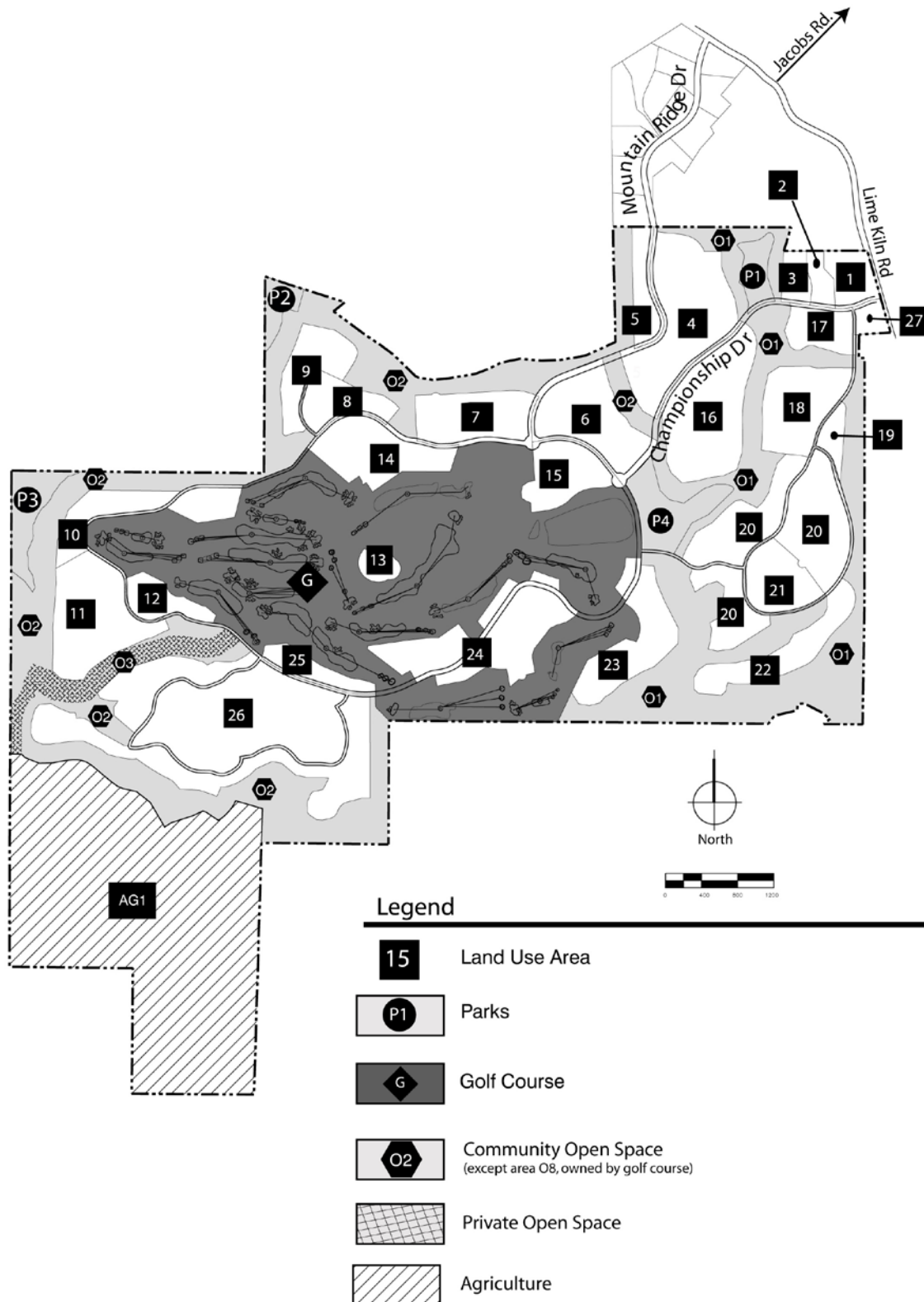


Figure 2-5 Dwelling Unit Allocation

Dwelling Unit Allocation Table					
Area ID		General Plan Land Use	Community Plan Lot Size Range (By Area)	Gross Acreage	Community Plan Yield (units)
Area 1		LDR	1 ac min	6.3	existing unit
Area 2		LDR	1 to 2 ac	3.1	2
Area 3		LDR	1/2 to 2 ac	3.6	3
Area 4		LDR	1/6 to 1/2 ac	29.9	60
Area 5		LDR	1/2 to 2 ac	6.8	6
Area 6		MU		20.2	10
Area 7		LDR	1/4 to 2 ac	15.8	27
Area 8		LDR	1/4 to 2 ac	8.8	13
Area 9		LDR	1/2 to 2 ac	10.6	13
Area 10		LDR	1 to 2 ac	14.8	9
Area 11		LDR	1/4 to 2 ac	22.8	20
Area 12		LDR	1/4 to 2 ac	6.5	11
Area 13		MDR	1/8 to 1/4 ac	2.5	11
Area 14		LDR	1/4 to 2 ac	16.9	41
Area 15		MU		11.8	44
Area 16		LDR	1/4 to 2 ac	25.9	51
Area 17		LDR	1/4 to 2 ac	7.7	13
Area 18		LDR	1/2 to 2 ac	15.9	16
Area 19		LDR	1/2 to 2 ac	3.4	3
Area 20		LDR	1/4 to 2 ac	41.4	39
Area 21		ER	2 ac min	10.8	3
Area 22		LDR	1/2 to 2 ac	12.6	13
Area 23		LDR	1/4 to 2 ac	16.7	24
Area 24		LDR	1/6 to 1/2 ac	27.2	70
Area 25		LDR	1/4 to 2 ac	5.9	12
Area 26		LDR	1/4 to 2 ac	81.5	82
Area 27		GC		2.7	
Subtotal of Development				432.1	596
Percentage of Plan				40.1%	
Recreation/Parks & Open Space					
			<u>Private Open Space</u>	<u>Gross Acreage</u>	
Area O1	O			107.9	
Area O2	O			114.9	
Area O3	O		11.8		
Area P1	R/P			4.9	
Area P2	R/P			4.0	
Area P3	R/P			8.4	
Area P4	R/P			11.3	
Golf Course	R/P			221.0	
			11.8	472.4	
Subtotal				484.2	
Percentage of Plan				45.0%	
Agriculture					
Area AG1			2.3	157.8	4
Subtotal				160.1	
Percentage of Plan				14.9%	
Total Community Plan Area				1,076.4	600

** Total Percentage of Community / Private Open Space 22.2% of Total Community Plan Area
 Note: Conceptual lots and associated acres are approximate and may be revised

Table 2-2 Dwelling Unit Allocation

General Plan / Zoning Consistency Density Table							
Area ID	General Plan Land Use	Net Acreage	Zoning	General Plan Maximum Density	Community Plan Density (unit/acre)	Community Plan Yield (units)	
Area 1	LDR	6.3	RE-1:PD	1 unit per 1 ac	0.16	N/A	
Area 2	LDR	3.1	RE-1:PD	1 unit per 1 ac	0.65	2	
Area 3	LDR	3.6	RE-2:PD	1 units per ac	0.83	3	
Area 4	LDR	29.9	R-1:PD	6 units per ac	1.71	51	
Area 5	LDR	6.8	R-1:PD	6 units per ac	0.9	6.0	
Area 6	MU	20.2	M-U:PD	15 units per ac	0.50	10	
Area 7	LDR	15.8	R-1:PD	6 units per ac	2.41	38	
Area 8	LDR	8.8	R-1:PD	6 units per ac	1.48	13	
Area 9	LDR	10.6	R-1:PD	6 units per ac	1.23	13	
Area 10	LDR	14.8	RE-1:PD	1 units per ac	0.61	9	
Area 11	LDR	22.8	R-1:PD	6 units per ac	0.88	20	
Area 12	LDR	6.5	R-1:PD	6 units per ac	1.69	11	
Area 13	MDR	2.5	R-2:PD	12 units per ac	4.40	11	
Area 14	LDR	16.9	R-1:PD	6 units per ac	2.43	41	
Area 15	MU	11.8	M-U:PD	15 units per ac	3.73	44	
Area 16	LDR	25.9	R-1:PD	6 units per ac	1.74	45	
Area 17	LDR	7.7	R-1:PD	6 units per ac	1.69	13	
Area 18	LDR	15.9	R-1:PD	6 units per ac	1.01	16	
Area 19	LDR	3.4	R-1:PD	7 units per ac	0.88	3	
Area 20	LDR	41.4	R-1:PD	6 units per ac	0.94	39	
Area 21	ER	10.8	RE-2:PD	1 unit per 2 ac	0.28	3	
Area 22	LDR	12.6	R-1:PD	6 units per ac	1.03	13	
Area 23	LDR	16.7	R-1:PD	6 units per ac	1.44	24	
Area 24	LDR	27.2	R-1:PD	6 units per ac	2.57	70	
Area 25	LDR	5.9	R-1:PD	6 units per ac	2.03	12	
Area 26	LDR	81.5	R-1:PD	6 units per ac	1.06	86	
Area 27	GC	2.7	C-1:PD				
Area AG1	AG	160.1	AE-37:PD	1 unit per lot	0.02	4	
Total		592.2				600	

Table 2-3 Community Zoning and Density

2.3.6 Residential Density Transfers

It is the intent of the Mountain Springs Community Plan to offer flexibility in respect to the mixture of dwelling units in order to adjust to specific site conditions, home type and design, and market demands. Residential dwelling unit allocations may be transferred between residential and mixed use land use areas as long as the minimum single family lot size designated for each of the parcels is maintained (with allowances for duplex and multiple family units in MDR and MU areas) and the total number of units for the Community Plan does not exceed 600 units. For example, a Low Density Residential area designated for ½ to 2 acre lots would require that with any increase in density all lots would need to be ½ acre or larger. Refer to Figure 2-5 and Table 2-2, 2-3 for a dwelling unit allocation summary by area and type within the Community Plan. Unit transfers must be identified as part of a Tentative Map application and are subject to the approval of the Board of Supervisors as part of the Tentative Map approval. Requests for unit transfers shall include: 1) the number of units being adjusted; 2) a unit summary for the entire Community Plan; and 3) the original and proposed unit allocations. Reduction in density within any residential areas would not be restricted.

2.4 Village Center

The Village Center is designed to serve as the social, cultural, and commercial hub of the Mountain Springs Community and is intended to provide restaurants, retail, commercial, medical and professional offices, hotel lodging facilities and residential housing opportunities. The size, uses, and layout of the Village Center are planned to be appropriate for the overall number of residents and visitors. Restaurants, lodging, retail, residential, medical and professional offices and services are among the permitted uses within the Village Center.

The Village Center is comprised of restaurants, retail, medical and professional offices and services, hotel lodging facilities and residential designated as Mixed Use (MU) and Parks and Recreation (R/P). The Mixed Use designation allows for a blending of land use types oriented toward providing goods and services to residents, thereby reducing travel outside the Community Plan area. The Village Center is also intended to serve the needs of golfers and the guests of the Mountain Springs Community. The office and commercial uses can be incorporated within one and two story buildings and are intended to be pedestrian oriented. The office and commercial uses are intended to be similar in size and character of shops in downtown Sonora that generally range from 1,500 sf to 1,700 sf. The shops and offices are intended to include: basic grocery and retail goods, restaurants, professional offices, hotel lodging facilities, banking, and recreation-related facilities. Mail delivery and related postal services as well as educational opportunities may also be incorporated. The Village Center architectural character will draw from the historic and cultural features of existing buildings in the Sierra Nevada Region, reflecting a high quality appearance. The eclectic combination of period architecture reflected in downtown Sonora provides many good examples. Materials appropriate to this character include stone and rock, plaster, stucco, brick, tin, painted and natural wood, heavy timbers and a variety of colors from white to warm earthy colors. The maximum designated commercial floor area ratio (FAR) for parcels within the Village Center is 1.5.

A lodging facility with related casitas is anticipated within the R/P designated portion of the Village Center. The lodging facility as proposed would be designed to provide 154 rooms with the potential for expansion. The rooms may be located either in multistoried buildings or multistoried casitas set into the hillside overlooking the Mountain Springs Golf facility. To accommodate employee housing needs, provisions will be made as part of the design and operation of the hotel to accommodate up to 8 employees. A recreational center is also permitted and may be built as a component of the hotel lodging facility. The center may include fitness facilities, tennis courts, swimming pool, and other related amenities. Reasonable adjustments in boundaries between all the Village Center and adjacent Land Use categories (i.e. Recreation / Park, LDR, MDR, etc.) are permissible to accommodate the final layout and design of the Village Center subject to the approval of a General Plan Amendment by Tuolumne County.

Development within the Village Center is to be consistent with an approved Village Center Master Plan. The Village Center Master Plan will be consistent with the Community Plan and approved pursuant to the County's site development permit approval process. The Master Plan will address architectural design and placement of land uses within the Village Center. Two alternative Preliminary Conceptual Plans for the Village Center anticipate phasing the construction of a minimum of 20,000 square feet of retail and office uses which, based on the square footage of comparable downtown Sonora shops, could accommodate 14 or more shops/offices and a village market (See Figures 4-1 and 4-2). A range of business ownership and employment opportunities will also be provided by the shops, offices, planned hotel and resort facilities in addition to those provided at the existing golf facilities. Further amendments and refinements of the Village Center concepts may occur as the Community Plan is developed over time. The Village Center will be designed to facilitate expansion of the retail and office uses up to 35,000 square feet and expansion of the hotel lodging facility up to a total of 200 rooms. The location of the Village Center, the General Plan Land Use Designations, Compatible Zoning Districts, and a summary of potential land uses are shown on the Illustrative Plan and Land Use Diagram Figures 2-1, 2-2 and 2-3.

2.5 Open Space/Parks and Recreation

Open Space (O) has many benefits to the Community and surrounding area. The Open Space (O) and Parks and Recreation (R/P) land use designations provide major community amenities for both active and passive use. These land use designations are intended to protect habitats, buffer residential land uses from adjacent neighborhoods and existing agricultural lands, preserve the rural character of the Mountain Springs Community Plan, as well as offer recreational opportunities for residents and visitors. The Open Space designation is used to identify open space areas, such as corridors that protect habitat areas and maintain wildlife corridors and also tie portions of the Plan together for pedestrian accessibility. Passive parks and trails are included in the land use and Parks and Recreation categories. Recreational facilities may be either public community or neighborhood parks, or centers that are designed to meet County parkland standards. The community open space trail network will be available for use by residents and the general public. The existing golf course is designated as a recreational use in the Community Plan. The Community Plan also identifies the general location of several park sites.

These include one main park along Flores Creek below Championship Drive and three other passive park sites in the northeast, north, and northwest sections of the Community Plan. One of the passive parks contains historic cultural resources that would be incorporated within the park for preservation and education. The Conservation and Open Space section of the Community Plan details goals and policies and implementation programs associated with these land use designations. Figure 2.1 and Table 2-4 provide the layout and location of the open space and related parks and recreational uses as well as a summary of the restricted types of development permitted within the Open Space and Parks and Recreation land use designations.

2.5.1 Open Space

The 235 acres (21 percent) of Community Open Space (O) is used to ensure the preservation of sensitive areas such as cultural and historical resources, prominent landforms, natural drainage flows, and riparian corridors. The preservation of open space is a key component of the Mountain Springs Community Plan. The Open Space designation surrounds the majority of the community, establishing a greenbelt buffer from adjacent neighborhoods and agricultural properties while providing buffers throughout the Community Plan between various land uses. Within the open space corridors, the extensive community and neighborhood trail system provides a fire break and facilitates maintenance of the open space and the existing neighboring property fence lines that separate the community open space from adjacent agricultural lands. The Community Plan's network of open space areas connects with Parks and Recreation uses to maintain the rural character of adjacent uses and enhances the Community.

2.5.2 Parks and Recreation

The Parks and Recreation (R/P) land use designation provides 250 acres for both commercial recreational uses (e.g. golf, driving range, etc.) as well as typical public recreation opportunities for the residents and visitors of Mountain Springs. The parks and recreation land uses also encompass passive park locations connected by approximately seven miles of a community trail system and approximately four miles of a neighborhood trail system. The passive parks have been located in areas that ensure the preservation of sensitive areas such as cultural and historical resources, prominent landforms, natural drainage flows and riparian corridors. The 18-hole golf course and related activities also fall within this land use category. An existing 18-hole signature championship golf course provides a focal element within the Community. Included in the golf course are: a driving range, putting green, pro-shop, clubhouse and natural features. The Community Plan proposes to realign or relocate some golf course fairways, several tee boxes, and two greens. The maintenance area will also be relocated north of the current location, within the golf course area. The intent of the golf course relocations and realignments are to allow for a more efficient use of the natural landforms and features within the golf course area and to enhance play. Other golf renovations may also occur to upgrade the overall quality of the course and facilities. All modifications are planned so they can be made with as little disruption to the existing golf operations as possible.

In conjunction with modifications to the existing golf course, the Community Plan also provides an opportunity for the development of a lodging facility to be located within the Village Center. An adopted Village Center Master Plan is required prior to development within the Village Center.

County General Plan Land Use Designation	Compatible Zoning Districts	Permitted Uses Under County Zoning Ordinance
Open Space (O)	Open Space (O)	All permitted and conditional uses permitted under Chapter 17.14 of the Tuolumne County Ordinance Code except for the following: general farming and ranching with no buildings; growing and harvesting of timber; Christmas tree farms.
	Open Space-1 (O-1)	All permitted and conditional uses permitted under Chapter 17.15 of the Tuolumne County Ordinance Code except for the following: prospecting.
Parks and Recreation (R/P)	Commercial Recreation (C-K)	The following permitted and conditional uses permitted under Chapter 17.30 of the Tuolumne County Ordinance Code: recreational structures and developments; golf facilities; hotels and motels; places of public assembly, social clubs, lodges and clubhouses; bars (not permitted within 200 feet of a residential district); health care facilities; tourist information facilities; public transportation stations or depots; 1 single family residence per parcel; temporary sales office for parcels or residences; all public utility uses; accessory uses and appurtenant structures.
	General Recreation (K)	The following permitted and conditional uses permitted under Chapter 17.16 of the Tuolumne County Ordinance Code: recreational structures and developments (golf facilities); tourist information facilities; public utility uses and distribution facilities; places of public assembly, social clubs, lodges and clubhouses; outdoor sales and storage; temporary sales offices for parcels and residences; accessory uses and structures appurtenant to permitted and conditionally permitted uses.
Agriculture	Exclusive Agriculture (AE-37)	The following permitted and conditional uses permitted under Chapter 17.08 of the Tuolumne County Ordinance Code: 1 single family residence per parcel; general farming and ranching; 1 additional single family dwelling or one guest house when the parcel is greater than 37-acres; roadside stand or sales facilities for agricultural products; nurseries and greenhouses; commercial stables, riding clubs and guest ranches; firehouses; police stations; wineries and related accessory buildings; retail sales or tasting of wine products; wine marketing facilities; open space; storage or petroleum products in conjunction with permitted agricultural uses; recreational uses without buildings; public utility uses; accessory uses and structures.

Table 2-4 Community Open Space/Parks and Recreation Land Use Summary

2.6 Agriculture

Agriculture plays an important role in Tuolumne County. One of the major land uses surrounding the Plan area is agriculture. The Community Plan strives to complement the existing character of the surrounding agricultural uses by maintaining 160 acres (15 percent) of agriculture lands within the Plan area. This also serves as a transition area between the neighboring agricultural land to the south and west and the Mountain Springs Community. These 160 acres are divided into 4 lots which are each a minimum of 37 acres. This area is consistent with the County Agricultural (AG) General Plan land use designation.

2.7 Goals, Policies and Implementation Programs

Goal

2.A Development of a planned community that respects the natural environment surrounding the Mountain Springs Community Plan Area.

Policy

- 2.A.1 Promote development within the Mountain Springs Community Plan that efficiently utilizes terrain for the various land use elements and is compatible with the surrounding environment.

Implementation Programs

- 2.A.1.a Development shall provide design elements that preserve natural and cultural resources whenever feasible.
- 2.A.1.b Development shall be sensitive to existing landforms and natural features, preserving significant features where possible.
- 2.A.1.c Unique, aesthetic qualities and habitat values of the riparian and woodland habitats shall be preserved to the extent feasible through open space setbacks, sensitive siting/size and design requirements for building sites, residences and future subdivision improvements. Development should be more concentrated in the least sensitive environmental areas.
- 2.A.1.d Enhance living spaces by integrating natural areas, offering pedestrian links to woodland environments, cultural resources, and riparian corridors, and blending development to complement natural amenities.
- 2.A.1.e Establish design and development standards, which consider natural features, fire hazards, circulation, access and the relationship of development to surrounding land uses.

- 2.A.1.f Promote phased development patterns that facilitate the efficient and timely provision of infrastructure needed to support land uses within the Community Plan.
- 2.A.1.g Establish open space around and retain agricultural land within Mountain Springs to buffer adjacent residential/agricultural uses.
- 2.A.1.h Maintenance of the community open space buffers separating community uses from the adjacent agricultural lands will be owned and be maintained by the Community Master Association. The cost of maintaining the existing perimeter fencing on agricultural lands surrounding the community open space will be the responsibility of the Community Home Owners Association while the land is under agricultural production. If agricultural production ceases, the cost will be shared between the Community Home Owners Association and the adjacent agriculture land owner(s).
- 2.A.1.i The community shall not provide infrastructure (roads and utility) connections to adjacent agricultural lands.
- 2.A.1.j Promote the efficient use of potable water and provide on-site treatment of wastewater to a tertiary level that can be utilized on the existing golf course, community common areas and the agricultural area within the Community to reduce the off-site purchase of raw water for irrigation needs.
- 2.A.1.k Promote the use of naturalized and water efficient landscape plantings within the community to blend with existing natural landscape features and reduce water needs.

Goal

2.B Provide the housing needs for a range of age and income groups.

Policy

- 2.B.1 Develop a community that accommodates a range of residential densities and amenities while addressing requests for a community with a lower total number of homes.

Implementation Programs

- 2.B.1.a The overall residential density of the Mountain Springs Community shall not exceed 600 homes on the 1,076 +/- acres that comprise the Community. A maximum 26 secondary homes are also allowed. Each of the secondary homes must be constructed on a parcel containing a primary home and no parcel shall have more than one primary home and one secondary home. Boundaries and densities of each residential area may

be adjusted as long as the total number of permitted residential units does not exceed the minimum lot size designated under the respective Land Use Designation and for the individual land use areas.

- 2.B.1.b An additional 10 percent (54 homes) of the proposed 542 market rate homes will be allocated for affordable housing at the median income level. The market rate and affordable homes will total 596 homes. An additional 4 homes are included in the Agricultural land for a total of 600 units in the Community Plan. Affordable housing will be offered first to employees working within the Community Plan and then to Tuolumne County residents that are employed in a community service position that may include but not be limited to police, fire, nursing, teaching and various levels of government service.
- 2.B.1.c The hotel will address housing for up to 8 employees in the design and operation of the hotel lodging facility.
- 2.B.1.d A variety of housing types is encouraged to meet a broad range of resident needs, including single family lots, condominiums, town homes and other attached housing products.
- 2.B.d Upper story residential uses over retail or other commercial uses shall be permitted in the Mixed Use designated areas within the Village Center.
- 2.B.e Residential land use areas are to be regulated, designed and developed consistent with this Community Plan, Mountain Springs Development Agreement and Planned Unit Development Permit as approved by the Board of Supervisors.

Goal

2.C Promote office / commercial development within the Mountain Springs Village Center.

Policy

- 2.C.1 Support a viable mix of office / commercial development to meet the present and future needs of residents and visitors and maintain economic vitality.

Implementation Programs

- 2.C.1.a Establish a Village Center for the development of neighborhood commercial and service-oriented business in combination with residential and recreational uses.

- 2.C.1.b The Village Center shall provide, to the extent feasible, adequate commercial opportunities to serve Mountain Springs' residential and recreational development needs.
- 2.C.1.c Commercial development shall be designed to minimize, to the extent feasible, negative visual impacts of parking areas on surrounding areas.
- 2.C.1.d Commercial development in the Village Center shall be designed to facilitate pedestrian and bicycle circulation. Encourage direct access from residential areas to the Village Center for pedestrian and bicycle traffic. Emphasize ease of accessibility to the extent feasible for residents.
- 2.C.1.e Commercial development is to be regulated, designed and developed consistent with this Community Plan, accompanying Development Agreement and Planned Unit Development Permit as approved by the Board of Supervisors and adopted Village Center Master Plan.

Goal

- 2.D Achieve a harmonious relationship between the site's natural setting and the developed environment and adjacent residential and agricultural uses.**

Policy

- 2.D.1 Provide for development to be integrated with the scenic characteristics of the Mountain Springs site and golf course.

Implementation Programs

- 2.D.1.a A master landscape plan, identifying landscaped road corridors, landscape buffers, parks, bicycle paths, etc., shall be approved for the Community Plan (or each phase thereof), pursuant to the Tuolumne County site plan approval process.
- 2.D.1.b Provide park and open space areas that are accessible to community residents and visitors and consistent with the area's open and natural character.
- 2.D.1.c Proposed development adjacent to the golf course shall have an adequate setback from the centerline of the fairway and from the edge of the tee box or putting green. Recommended minimum structural setbacks are 200 feet from fairway centerlines and 75 feet from tee boxes and greens. Setbacks may vary in response to physical terrain and landscape features.

- 2.D.1.d The golf course maintenance facility shall be located within the golf course area and adequately screened by berms, landscaping or fences from adjacent residences, commercial development and open space areas to the extent feasible.
- 2.D.1.e Naturalized landscaped buffers and plantings may incorporate indigenous plant species and blend into existing natural landscape features.
- 2.D.1.f The Village Center architectural character will draw from the historic and cultural features of existing buildings in the Sierra Nevada Region, reflecting a high quality appearance. Materials appropriate to this character include stone and rock, plaster, stucco, brick, tin, painted and natural wood, heavy timbers and a variety of colors from white to warm earthy colors.
- 2.D.1.g Fencing of property lines and the total amount of area fenced within individual lots will be restricted to preserve the scenic characteristics of the Mountain Springs site and golf course, as well as allow for wildlife migration throughout the Community.
- 2.D.1.h Work with Department of Fish and Game (DFG), the Tuolumne County Agriculture Commissioner's Office and the Farm Advisor to develop an invasive weed management program for the seasonal control of "non-native" invasive plant species in the developed areas of the community to be managed by the community Home Owners association.
- 2.D.1.i The open space corridors will incorporate an extensive community and neighborhood trail system to provide a fire break, and facilitate maintenance of the open space and the perimeter property fence lines that separate the community open space from the adjacent agricultural lands. Management of the open space by the Community Home Owners Association will have a management plan that will address periodic spraying of star thistle.

3 Circulation

An adequate system of streets, roadside walkways, trails and pathways is essential for orderly growth within the Community. This section defines the circulation concepts that provide for safe and convenient movement of people and goods throughout the Community.

As part of the Supplemental EIR process, a traffic study has been conducted for the area surrounding the Mountain Springs Community, in conjunction with a larger County wide Traffic Study. The objective of the traffic study is to determine the road improvements needed for off-site County access roads to provide adequate levels of service for the area while enhancing safety and maintaining the design speed and the rural character of the roads.

In addition, an on-site network of streets, along with community and neighborhood trail systems, serves the Community. The on-site roadway network ties into the county regional roadway system and is designed to accommodate a variety of transportation modes, including vehicles, bicycles and pedestrians (refer to figure 3-1). The proposed circulation system for the Community is illustrated in Figure 3-1. Given the level of detail of this plan, road alignments shown should be considered diagrammatic and subject to revisions in location and alignment. The Community Plan has two points of access to and from Lime Kiln Road: one will utilize the existing Mountain Springs Golf Course entry via Championship Drive and the second will be from the northeastern portion of the Community Plan and will tie into the existing Mountain Ridge Drive serving the adjacent Mountain Ridge Subdivision (refer to Figure 3-1).

3.1 Entry Roads

The primary function of Mountain Springs' entry roads is to move traffic to and from uses contained within the Village Center component of the Community and to facilitate travel through the Community and to areas outside of the Community. The entry roads provide access to Lime Kiln Road, which forms a portion of the Plan's eastern boundary. The distance from Lime Kiln Road to State Route 108, a major east-west highway in Tuolumne County, is approximately 2 miles. Lime Kiln Road also connects to Jacobs Road which provides access to Old Wards Ferry Road that facilitates convenient access to nearby major commercial, medical and hospital facilities located in Sonora and East Sonora. Lime Kiln Road also serves as the connection between the Community Plan and the City of Sonora (Refer to Figure 1-1).

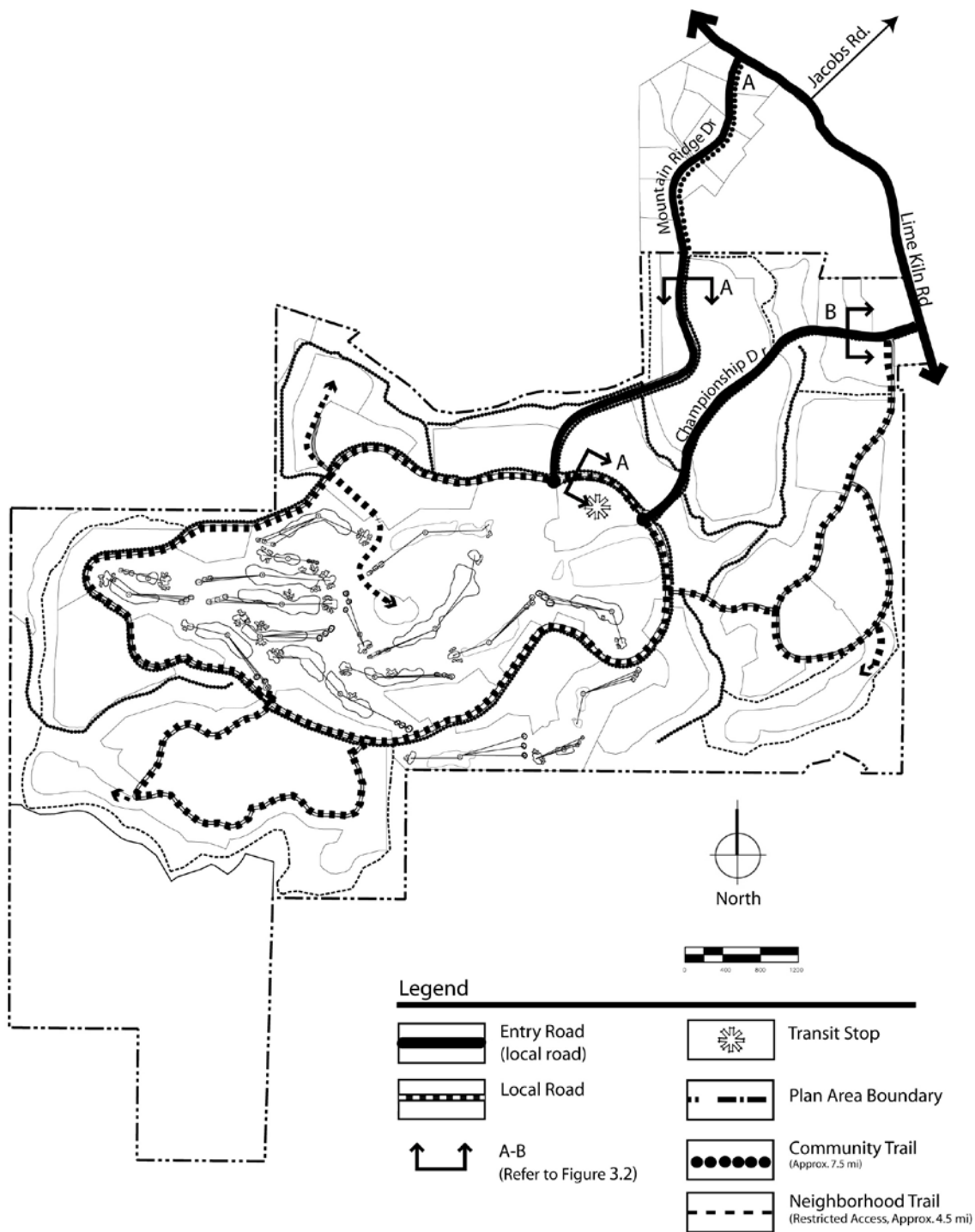


Figure 3-1 Plan Area Circulation

A loop road is created around the golf course to serve the balance of the Community west of the Village Center. As the loop road passes the Village Center and as the traffic needs are lowered, the width of the paved road section is reduced. The width of the local road sections will vary depending on the size of the adjacent lots with direct access and parking requirements (Refer to figure 3-3). The reduction in road width enables the road to better conform to the natural terrain and reduces the amount of grading required. The street sections will be designed and landscaped to reflect the character of the Community Plan.

3.1.1 Mountain Ridge Drive / Village Center Drive

The Mountain Ridge Drive extension and Village Center Drive segments (shown in Figure 3.2, section A) provide access to the Village Center as well as the main Community Park adjacent to the Village Center. This street section includes two 12-foot travel lanes in each direction; 4-foot bicycle lane on one side of the roadway and a two (2) foot paved shoulder on the other side. The bicycle lane may be relocated and the 4 foot paved area reduced to two (2) feet if the roadway path is widened from 5 to eight (8) feet. The setback corridor paralleling the street right-of-way will vary. A five-foot roadside pathway will be provided on one side of the roadway. The roadside pathway may be separated from the street by varying widths of open space depending on topography and site features. The open space may incorporate natural vegetation or be landscaped. The minimum right of way for this street section is 68 feet with a design speed of 35 mph.

3.1.2 Championship Drive

The Championship Drive section, (shown in Figure 3-2, section B), includes two 11-foot travel lanes and a four (4)-foot bicycle lane on one side of the roadway and a two (2) foot paved shoulder on the other. The bicycle lane may be relocated and the 4 foot paved area reduced to two (2) feet if the roadway path is widened to eight (8) feet. The setback corridor paralleling the street right-of-way will vary. A five-foot roadside path will be provided on one side of the roadway. The roadside path may be separated from the street by varying widths of open space depending on topography and site features. The open space may incorporate natural vegetation or be landscaped. While Championship Drive will permit driveway access to individual lots, on-street parking will be prohibited unless pull-out spaces are constructed and designated for such use. The total street section right of way is 68 feet minimum with a design speed of 25 mph.

3.2 Local Road Sections

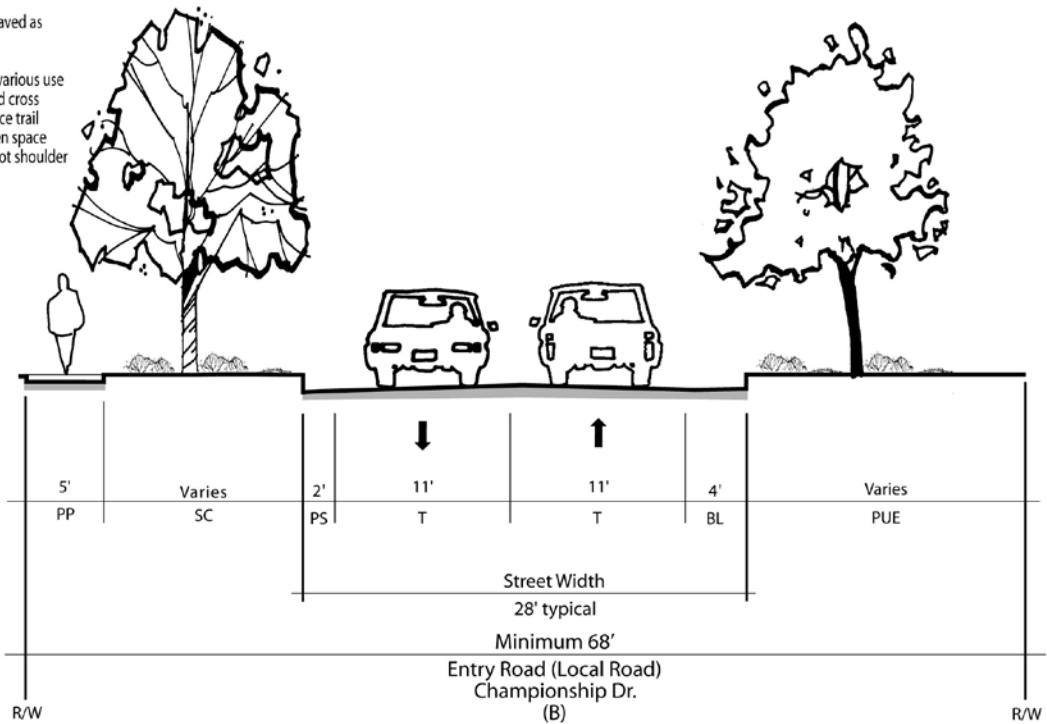
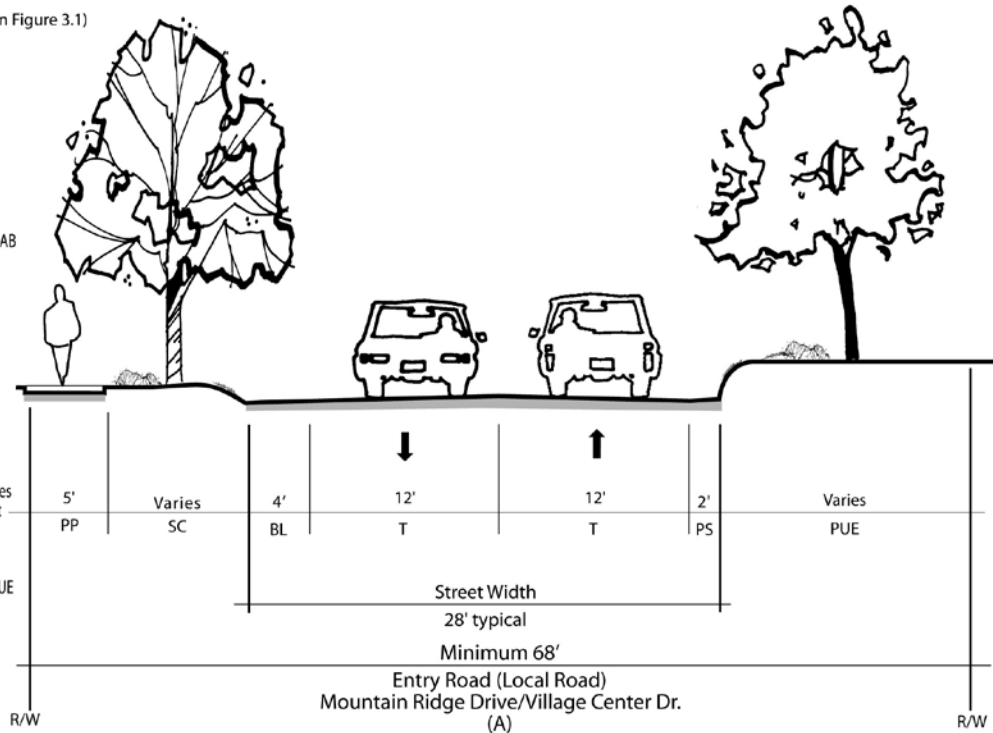
The primary functions of local roads are to move traffic into and from the higher uses contained within the Village Center component of the Community and to facilitate vehicular travel to the residential neighborhoods throughout the Community. An internal loop road around the majority of the golf course serves the balance of the Community west of the central Village Center. As the loop road passes the Village Center and the traffic needs are lowered the local road section is reduced based on adjacent residential or open space and recreational uses as reflected in Table 3-1 and Figure 3-3.

Location

- Northern Access (Mountain Ridge Drive) from Lime Kiln Road (Street Section A on Figure 3.1)
- Championship Drive from Lime Kiln Rd to Village Center (Street Section B on Figure 3.1)
- Village Center Drive (Street Section A on Figure 3.1)

Notes

- Structural Section for TI = 6, R-Values required every 1000' Min. structural section 3.0"AC / 6"AB
- Design Speed is 35 mph on Championship Dr.
- Design Speed is 25 mph on Section A
- Cross Culverts - minimum 18" diameter
- Right-of-way shown does not include slope maintenance area. In areas with cut or fill slopes adjacent to road way, full slope area plus 5 feet must be added to right of way width.
- R/W shown does not include the required 10' PUE on all frontages
- In fill areas, gravel shoulders shall be paved as needed.
- 4 foot bicycle lane may be reduced to a 2 foot paved shoulder if the natural or paved path is widened to 8 feet.
- In fill areas, gravel shoulders shall be paved as needed.
- Pedestrian walkways sidewalks in the various use areas will be as designated in the road cross sections unless an adjacent open space trail system is provided. If an adjacent open space trail system is provided, only a two-foot shoulder shall be required.



Key

- T Travel Lane
- PP Natural or Paved Path
- PUE Public Utility Easement
- PS Paved Shoulder
- SC Setback Corridor
- R/W Right-of-Way
- BL Bike Lane

Figure 3-2 Entry Road Sections

The local roads will have varying cross sections, depending on the planned level of service, adjacent uses and parking requirements. The three categories of local roads are: A) local street section – less than 14,520 sf lots; B) local street section – 14,521 sf to 43,559 sf lots; C) local street section - one acre lots or larger. The reduced road width with larger lots enables the road to better conform to the natural terrain and reduces the amount of grading required. The street sections will be designed and landscaped to reflect the character of the Community Plan. See figure 3.3 Road Sections A, B and C.

3.2.1 Local Road Section – Lots 14,519 sf and Less

This street section, as illustrated in Figure 3-3 Section A, will include two 10-foot travel lanes, one in each direction, a 4 foot paved shoulder on one side and an 8 foot parking lane on the other side if providing access to individual lots. If lots less than 14,519 sf have access from one side of the local street, the 4 foot paved shoulder would be increased to 8 feet to address related parking. If lots less than 14,519 sf are accessed from both sides of the local street, both 4 foot paved shoulders would be increased to 8 feet on each side to address related parking. The total right-of-way (ROW) for the road will be a minimum of 50 feet (could be larger to include 2:1 or 1.5:1 slopes in road ROW). A five-foot path will be provided on the side of the roadway that is fronted by residential lots or pedestrian and bicycle traffic could be routed to trails located within adjacent open space corridors. The roadside path may be separated from the street by open space that may incorporate natural vegetation or be landscaped. This street section is intended for higher intensity residential uses.

3.2.2 Local Road Section – 14,519 sf Lots to 43,559 sf lots

This street section, as illustrated in Figure 3-3 Section B, will include two 10-foot travel lanes, one in each direction, and a 4 foot paved shoulder on each side. While the street section will permit driveway access to individual lots, on-street parking will be prohibited unless pull-out spaces are provided in the form of multiple-vehicle parking pull-outs located along street segments or within landscaped medians at the end of cul-de-sacs constructed and designated for such use.

The total right-of-way (ROW) for the road would be a minimum of 50 feet (could be larger to include 2:1 or 1.5:1 slopes in road ROW). A 5-foot roadside path will be provided on one side of the roadway that is fronted by residential lots or pedestrian and bicycle traffic could be routed to trails located within adjacent open space corridors. The roadside path may be separated from the street by open space that may incorporate natural vegetation or be landscaped.

3.2.3 Local Road Section – 43,560 sf Lots and Larger

Local roads serving one acre lots and larger are those located in portions of the Community where they provide adequate circulation access to other areas as they are developed. Local road sections are minimized in these areas in order to reduce grading and visual impacts. This street section, as illustrated in Figure 3-3 Section C, will include two 10-foot travel lanes, one in each direction, and a 2 foot gravel shoulder on each side. While the street section will permit driveway access to individual lots, on-street parking will be prohibited unless pull-outs spaces are provided in the form of multiple-vehicle parking pull-outs located along street segments or within landscaped medians at the end of cul-de-sacs constructed and designated for such use.

Notes

- Parking width includes the gutter width.
- Total travel way is measured from flow line where curb is provided, and from edge of pavement in other areas.
- For lots less than 14,520 sf, street shall include 3' wide PCC rollover curb/gutter.
- Structural Section for TI = 5, R-Values required every 1000' Min structural section 2.5"AC / 4"AB
- Design Speed is 25 mph
- Engineered subsurface (piped) drainage system for all areas where average lot less than 10,000 sf.
- Cross Culverts - minimum 18" diameter
- Right-of-way shown does not include slope maintenance area. In areas with cut or fill slopes adjacent to road way, full slope area plus 5 feet must be added to right of way width.
- R/W shown does not include the required minimum 6' PUE on all frontages
- In fill areas, gravel shoulders shall be paved as needed.
- For one way streets, reduce the travel way to 14'.
- Local streets with housing fronting the street will need a parking lane. The paved width will be increased 4-8 feet.
- Pedestrian walkways sidewalks in the various use areas will be as designated in the road cross sections unless an adjacent open space trail system is provided. If an adjacent open space trail system is provided, only a two-foot shoulder shall be required.

Key

T	Travel Lane
GS	Gravel Shoulder
PSH	Paved Shoulder
PL	Parking Lane
PP	Natural or Paved Path
SC	Setback Corridor
R/W	Right-of-Way

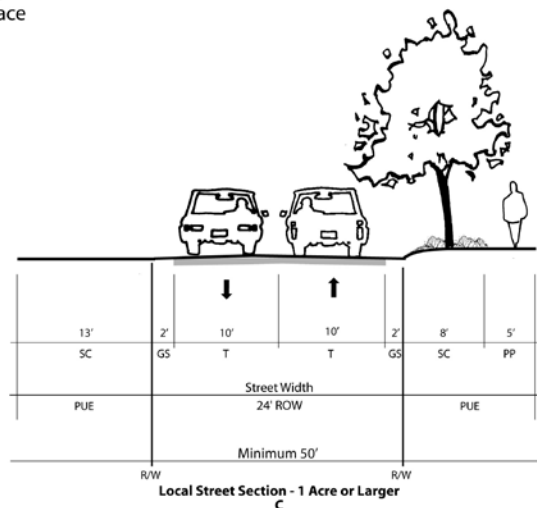
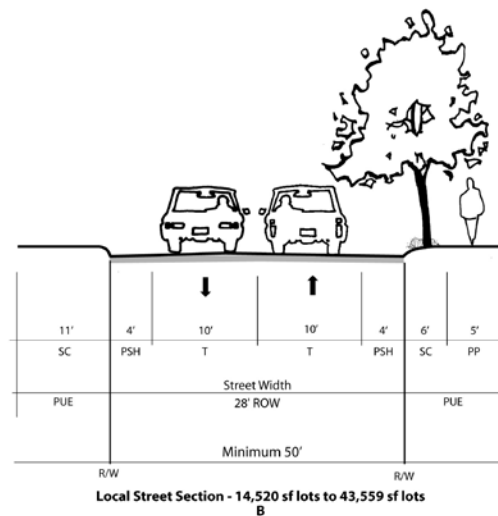
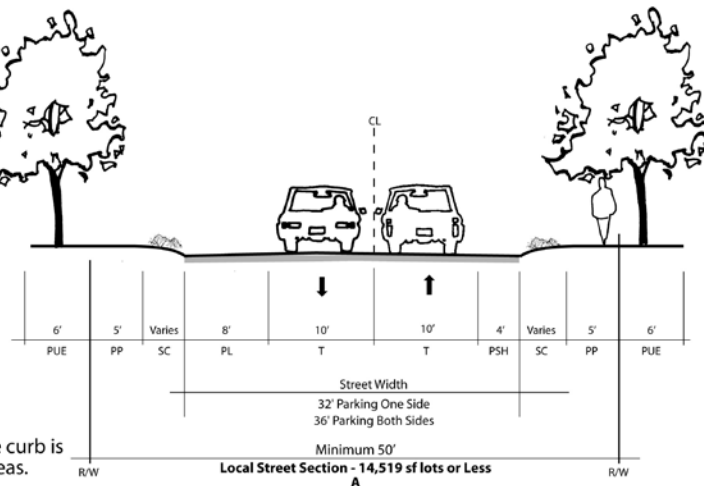


Figure 3-3 Local Street Sections

The total right-of-way (ROW) for the road would be a minimum of 50 feet (could be larger to include 2:1 or 1.5:1 slopes in road ROW). A 5-foot path will also be provided on one side if the residential lots do not have access to the neighborhood or community trail system. The exact location of the sidewalk will be determined based on actual site conditions and may be separated from the street by open space that may incorporate natural vegetation or be landscaped. This street section is intended to carry low traffic volumes.

3.3 Private Streets

Private streets may be designed to serve a limited number of residences within private neighborhoods. Private streets may employ reduced roadway widths as necessary for condominium areas, town home areas, other multi-family dwellings, or environmentally sensitive areas. Private streets shall be encouraged in order to reduce unnecessary environmental effects associated with grading or removal of desirable vegetation. Private street sections shall be approved by the County.

3.4 Bikeways/Pedestrian Pathways

Non-motorized transportation, such as walking or bicycling, is an efficient and popular form of recreation. The Tuolumne County Recreation Master Plan lists trails for bikes and walking as some of the top recreational needs in the County. These non-motorized travel modes also reduce automobile traffic volumes and are strongly encouraged to be implemented throughout the Community.

The Tuolumne County Regional Transportation Plan (RTP) requires that new communities include bicycle and pedestrian routes. To address this need, the Community Plan contains a network of pedestrian sidewalks, bike lanes and trails designed to give residents convenient access to open space amenities, recreational areas and the Village Center without the use of an automobile. In addition, the Community Plan provides for a Sullivan Creek trail easement that could provide future regional connectivity to communities outside the Mountain Springs area via the Sullivan Creek riparian corridor consistent with the County's General Plan (Refer to Figure 3-1).

3.5 Public Transportation

Public transportation provides opportunities for those unable to drive, those who choose not to drive, or who do not own an automobile. It also decreases dependence upon automobiles. The County's public transit needs are met cooperatively through social service organizations, private enterprise, volunteers and the County's public transit system. A fixed route service is provided by the County between Sonora and the communities of Jamestown, Columbia, Sierra Village and Tuolumne. Dial-a-ride service and the adult-day health care program are also part of the County's public transportation program. Providing a transit stop within the Mountain Springs Community Village Center has the potential to increase ridership and facilitate links to other County destinations. Additionally, the Community will provide a shuttle service into the commercial areas of Sonora if the residents express a desire for this service. This

shuttle will allow those who do not drive or do not wish to drive an opportunity to go to retail areas and also reduce vehicle trips to and from the Community. School bus stops will be provided within residential neighborhoods as needed.

3.6 Goals, Policies and Implementation Programs

Goal

3.A To provide a circulation system that adequately supports planned land uses.

Policy

3.A.1 The Community Plan should provide a circulation system that maintains desired levels of service on all streets and intersections.

Implementation Programs

- 3.A.1.a Plan, design and regulate roadways in accordance with the classification system identified in Figure 3-1. Locations shown for some neighborhood roadways may change based upon tentative and approved final maps.
- 3.A.1.b All street improvements should be consistent with the appropriate street sections indicated in Figure 3-2 through Figure 3-4. Exceptions and/or modifications may be made to respond to special site conditions.
- 3.A.1.c Except as otherwise modified by this Community Plan or through a design exception approved by the County Public Works Director, all circulation improvements shall be constructed according to County standards.
- 3.A.1.d Key intersections within the Community should include turn pockets and other improvements as deemed necessary for mitigating traffic impacts.
- 3.A.1.e Residential units fronting entry roads shall provide a minimum of one additional on-site parking space (a total of at least 3) in garages or driveways.
- 3.A.1.f Residential units fronting entry roads may share driveway access (one for every two lots) to be located on a shared property line. Shared driveway width at the street shall be a minimum of 18 feet wide.
- 3.A.1.g Residential front yard setbacks for units fronting on entry roads shall be a minimum of 25 feet from edge of pavement or 20 feet back of sidewalk whichever is greater.

- 3.A.1.h Intersections should be provided as necessary with appropriate traffic control devices.
- 3.A.1.i Design of Collector, local, and hillside streets may employ traffic calming devices, such as chokers, “bow-outs,” medians, roundabouts, etc., where necessary to manage traffic speeds.
- 3.A.1.j Intersection spacing shall comply with the requirements set forth in Chapter 11.12 of the Tuolumne County Ordinances and General Plan Implementation Measure 2.A.e.
- 3.A.1.k Hillside roads may utilize reduced County roadway standards (see Figure 3-4) as approved by the Public Works Department through a design exception, in order to reduce unnecessary environmental effects associated with grading or vegetation removal.
- 3.A.1.l Road maintenance will be provided through a Home Owners Association (HOA)
- 3.A.1.m Private streets may be designed for private communities within the Mountain Springs Community. Private streets may employ reduced roadway widths as approved by the Public Works Department through a design exception. Private streets are encouraged in order to reduce environmental effects. A Home Owners’ Association or other private funding mechanism may be used to maintain the private roads.
- 3.A.1.n Roadways should be designed to attain level of service standards set forth in Tuolumne County General Plan Implementation Measure 2.A.e.

Goal

- 3.B Encourage a comprehensive system of pedestrian and bicycle travel with the Community Plan.**

Policy

- 3.B.1 Provide a network of trails, bikeways and sidewalks along roadways and within Open Space corridors, where appropriate.

Implementation Programs

- 3.B.1.a The Community shall contain a well-designed network of trails, bikeways and sidewalks along roadways which offers ample and easy access for pedestrians and cyclists. (See street sections and Figure 3-1).
- 3.B.1.b Some trails throughout the Community Open Space Areas may be limited to pedestrian use only.

- 3.B.1.c Pedestrian sidewalks in the various use areas will be as designated in the road cross sections, Figure 3-2 and 3-3 unless an adjacent open space trail system is provided. If an adjacent open space trail system is provided, only a two-foot shoulder shall be required.
- 3.B.1.d Sidewalks or pathways, where required, should be a minimum of 5 feet wide in residential areas.
- 3.B.1.e Sidewalks or pathways along the streets for commercial and recreational developments in the Village Center should be at least 5 feet wide and wider if necessary to accommodate the more concentrated pedestrian traffic.
- 3.B.1.f Bicycle and pedestrian circulation systems shall be designed to minimize conflicts with vehicular traffic.
- 3.B.1.g Where recreational trails cross streets at intersections, traffic calming devices such as patterned pavement, bow-outs and/or marked crossings should be provided and signs posted. Mid-block crossings should be avoided whenever possible.
- 3.B.1.h Sidewalks and pathways shall be accessible with curb cuts at intersections and best efforts made to comply with all requirements of the California Building Code accessibility standards/Americans with Disabilities Act (ADA). Special attention shall be given to ensure adequate pedestrian access to the Village Center.
- 3.B.1.i A sign program should be developed to clearly mark all trails and pathways.
- 3.B.1.j Recreational community and neighborhood trails through natural areas should be composed of compacted soil, soil additives, decomposed granite, or other comparable materials.
- 3.B.1.k Access to trails should be permitted from individual lots backing onto trail corridors where safe and feasible.
- 3.B.1.l Future connections to the regional pedestrian and bicycle trail system via the Sullivan Creek riparian corridor should be provided by establishing an easement within the Community, in accordance with the County Regional Transportation Plan.
- 3.B.1.m Recreational trails should be designed so that grades are limited where feasible, thereby increasing accessibility for physically challenged users.
- 3.B.1.n The bicycle and pedestrian pathway network should be interconnected where feasible, in order to maximize pedestrian and bicycle travel opportunities.
- 3.B.1.o Pedestrian and Bicycle trail facilities maintenance will be provided through a Home Owners Association (HOA)

Goal

3.C Meet the transit needs of Community Residents.

Policy

- 3.C.1 The Community Plan will facilitate safe, effective and efficient transportation service to meet the reasonable community needs of transit dependent residents.

Implementation Programs

- 3.C.1.a Provide a continuous, interconnected system of pathways that leads to the public transit stop.
- 3.C.1.b A public transit stop should be located at the Village Center.
- 3.C.1.c Provide amenities, such as a shelter and benches, at the public transit stop.
- 3.C.1.d Provide an on-site shuttle to provide access to Community amenities (refer to Chapter 9 – Green Building Program).

4 Community Identity

Nestled in the Sierra Foothills, the Mountain Springs Community is planned to provide an attractive blend of agriculture, open space, recreational, residential, and commercial uses. With 45 percent of the community being comprised of open space and recreation, Mountain Springs maintains the rural character of the area. Open space green belts and the agricultural land to be retained virtually surround the entire community providing a buffer between neighboring agricultural and developed lands.

The Community Plan envisions a series of smaller residential neighborhoods carefully laid out to address the diverse site conditions and adjacent uses. Larger lots are located on steeper terrain while smaller lot homes are provided in centralized locations around the existing golf course, in and around the Village Center, and near community amenities. Scenic vistas and riparian corridors are preserved within areas designated as open space, which also provides for recreational opportunities that create a natural landscape that visually and physically links the components of the community together. This element identifies the physical characteristics and aesthetics of the Mountain Springs Community and provides basic design elements to establish the community form and visual character consistent with the natural beauty of the Community.

4.1 Village Center Character

The Village Center is a central focal point of the Mountain Springs Community. It offers a mix of opportunities for housing, retail, medical and professional offices, and recreational services, and civic establishments. The layout and centralized location of the Village Center within the Community is both desirable and compatible with County historic development patterns and allocates sufficient land to provide for the mixture of uses consistent with the County's General Plan. The Village Center reflects a blend of a rural small town and village qualities. The intent is to create a lively community center where people choose to gather and socialize. Sidewalks should be welcoming, with special attention to paving, street furniture, street trees and lighting. Concepts for the Village Center incorporate a Village Green or community gathering area for community and local sponsored events.

Multi-story buildings may accommodate a mix of uses, providing retail and entertainment opportunities at street level and office, professional or residential uses on the upper story. The shops and offices are intended to include: basic grocery and retail goods, restaurants, professional offices, hotel lodging facilities, banking, and recreation related facilities. Mail delivery, postal services, educational opportunities, additional community amenities and services may also be incorporated. Specific uses in the Village Center will be incorporated as needed by the phased development of the Community residential and lodging uses.

Parking will be provided in several areas to reduce the visual impact. Service and secondary access will be from behind buildings when possible. The Village Center architectural character will draw from the historic and cultural features of existing buildings in the Sierra Nevada Region, reflecting a high quality appearance. The eclectic combination of period architecture reflected in downtown Sonora provides many good examples. Materials appropriate to this character include stone and rock, plaster, stucco, brick, tin, painted and natural wood, heavy timbers and a variety of colors from white to warm earthy colors. Figures 4-1 and 4-2 provide two conceptual layouts of the Village Center. Further amendments and refinements of the Village Center concepts may occur as the Plan is developed over time.

4.1.1 Conceptual Layout – Concept One

This Village Center concept with a central landscaped courtyard design envisions a commercial area with one and two story shops, offices, residential, and a hotel located around a central courtyard for small gatherings and cultural events. Plans may also include a recreation facility (associated with the hotel and open to residential memberships) with related fitness facilities. Depending on the desires of residents and hotel guests the recreational facilities may include fitness facilities, tennis courts, a swimming pool, and meeting areas for events and activities. Housing to accommodate up to 8 employees associated with the lodging facilities will be provided.

4.1.2 Conceptual Layout – Concept Two

Concept Two envisions a lodging facility with related casitas, one and two story commercial area with shops and offices and related residential around a central “village green” arrival area. The village green could also be used for outdoor activities and neighborhood events and could incorporate a centrally located gazebo as a focal point and gathering area. Plans may also include a recreation facility (associated with the hotel and open to residential memberships) with related fitness facilities. Depending on the desires of residents and hotel guests, the recreational facilities could include fitness facilities, tennis courts, a swimming pool, and meeting areas for events and activities. Housing to accommodate up to 8 employees associated with the lodging facilities will be provided.

4.2 Residential Character

Mountain Springs offers a variety of housing opportunities in a range of neighborhoods located adjacent to the golf course, community parks and open space corridors that accommodate a wide range of housing needs. The housing types may include but are not limited to condominiums, townhouses, patio homes, detached and attached single-family homes and estate homes. The Community Plan is proposing 542 of the homes to be sold at general market rates and an additional 10% (54 homes) to provide a median income level of affordable housing for residents of Tuolumne County. The market rate and affordable homes combined total 596 homes. An additional 4 homes are provided on Agricultural parcels for a total of 600 homes located within the Community Plan area. There is also the potential for a lodging facility with related casitas to be provided in conjunction with the golf course as part of the Village Center hotel lodging facility. Housing to accommodate up to 8 employees associated with the lodging facilities will also be provided.

Please Insert Figure 4-1 Village Center Concept One

Please Insert Figure 4-2 Village Center Concept Two

Residential development within the Community is also intended to reflect an environmentally responsive architectural character that is compatible with the Plan area. Even though the overall density averages less than one home per gross acre, the topography and layout of the Community Plan promotes smaller lot homes clustered in the flatter areas associated with the golf course and Village Center. In hillier areas, homes on larger lots are designed and situated so that grading and the visual impact from adjacent residential and agricultural lands are mitigated. In addition, homes on larger lots would be located so as not to adversely impact ridge lines, address individual lot conditions, and maintain open space corridors. Housing on slopes will be designed to accommodate the steeper terrain and may incorporate walk out basements, multi-level design, multi-level decks and terraces. Scenic vistas and golf course views are considered when planning and designing residential villages and housing should be compatible with the style and character of the Village Center and the historic architecture found in the Sierra Nevada foothills. Further, building elevations and heights for both multi-family and single-family housing should be articulated to avoid a bulky appearances and the utilization of front and rear porches will be encouraged.

4.3 Landscape and Lighting

Landscape character is an important element of the Mountain Springs Community. Landscape features enhance the streetscape along the Community road network (refer to Figure 3-1). Streetscapes will be a combination of the natural landscape and additional landscaping that is compatible with the natural vegetation. A consistent landscape theme for the entrance and loop road can be a unifying factor for the community as a whole.

Street, building, and landscape lighting contribute to the overall character of the Community while providing for safety and security of community residents. Proper lighting design will minimize light and glare impacts associated with the provision of lights in the Community. Guidelines to ensure consistency in lighting design and appropriate lighting levels have been provided.

4.4 Walls and Fences

As with other physical features, carefully placed walls and fences can play an important role in defining community character and providing a sense of place. They can provide security, safety and privacy. Walls can also function as noise attenuation barriers for residential and other noise sensitive land uses. If walls and fences are to be utilized, guidelines on material use and placement are essential to protect the visual character of the Community. Minimizing walls and fences throughout the Community will maintain a greater sense of “openness.” Residential fencing will be restricted to maintain specified setbacks from the entire property line so that wildlife movements through neighborhoods are not unduly restricted.

A coordinated system of fencing should be established that responds to a variety of special conditions related to aesthetics, safety, privacy and site conditions (i.e. where fences should and should not be used, materials, height, etc.). Specifications for the various types of fencing needs, as well as the maintenance

of fencing along adjoining agricultural lands will be addressed in a phased comprehensive landscape master plan.

4.5 Signage and Identification

Signs and landmarks are also important elements in community design. Signs and landmarks provide directions and orientation to community residents and visitors. They also can contribute to a sense of place. A consistent framework for a coordinated signage and community identification system will be established. Signage concepts should utilize historic or natural thematic features, monuments, landscape, and landmarks to provide cohesiveness and community identity.

4.6 Goals, Policies and Implementation Programs

The following goals, policies and implementation programs are intended to serve as a foundation for guiding the implementation of the physical community element. The programs are to be used in conjunction with County ordinances and in the case of any conflicts; the County's Ordinance Code will prevail. The programs following each of the Goals and Policies below are intended to be flexible to allow creativity and variety in application. Compliance with the programs shall be determined on the basis of meeting the intent of the Goals, Policies and Implementation Programs.

Goal

- 4.A Create a Village Center that is pedestrian in scale and reflects a small town commercial character.**

Policy

- 4.A.1 The Village Center shall be designed to reflect a pedestrian oriented small town character, with a strong sense of quality and permanence.

Implementation Programs

- 4.A.1.a Buildings may be articulated and feature landmark elements where appropriate.
- 4.A.1.b Roofing and building colors should be reflective of the historic materials used in the Sierra Nevada Region. Where appropriate soft, muted color tones compatible with natural materials to minimize reflective glare and visual impacts should be used.
- 4.A.1.c Building architectural design should draw from the historic features of existing buildings in the Sierra Nevada Region. This may include the use of native building materials, such as wood, stone, tin, brick, and plaster in a variety of color tones.

- 4.A.1.d At sidewalk level, buildings should incorporate plazas, entry enclaves, sidewalk café areas, covered walkways, porches and other pedestrian amenities, where possible.
- 4.A.1.e Innovative, low-level lighting may be used to enhance the high quality “Village” character and promote safety while minimizing light and glare.

Goal

- 4.B Provide residential development that is sensitive to the site’s natural setting and enhances the area’s open character.**

Policy

- 4.B.1 Residential development shall be sited consistent with the Community Plan in response to the site’s form and in a way that is compatible with the Community’s natural setting.

Implementation Programs

- 4.B.1.a Building designs shall minimize scale and massing impacts through building siting, articulated building elevations and roof planes, porches and balconies, as well as the careful use of color and materials.
- 4.B.1.b Building exteriors may utilize materials such as wood, stone, brick, tin and plaster/stucco in combination to create variety in the appearance of residential units.
- 4.B.1.c Building materials and colors should be appropriate to the historic character of the Sierra Nevada Region and could include stone and rock, plaster, stucco, brick, tin, painted and natural wood, heavy timbers and a variety of colors from white to warm earthy colors.
- 4.B.1.d Roofing materials shall be non-combustible and be reflective of the historic materials used in the Sierra Nevada Region. Roofing colors shall be soft and applied in such a way that there is a variety of roofing materials and colors throughout the various neighborhoods. Dark and muted roof colors are encouraged and bright roof colors shall be avoided.
- 4.B.1.e Single family residential construction may feature staggered setbacks where possible to provide a more open and appealing streetscape.
- 4.B.1.f Structures shall be sited in accordance with the Tuolumne County Hilltop and Hillside Development Guidelines.
- 4.B.1.g Grading of the site and individual lots shall comply with the Tuolumne County Hilltop and Hillside Development Guidelines.

Goal

- 4.C Create a strong identity and character for the Mountain Springs Community.**

Policy

- 4.C.1 Lighting within the Community Plan Area shall be designed as a coordinated, unified theme and character that minimizes light impacts on the surrounding area.

Implementation Programs

- 4.C.1.a Development plans may be prepared that identify the type, size, style and location requirements for both public and private lighting systems in the various phases of the Community Plan.
- 4.C.1.b Efficient lighting patterns that minimize glare and avoid light pollution both on- and off-site are encouraged.
- 4.C.1.c Lighting systems and fixtures shall be coordinated throughout the Plan area with respect to energy conservation, light output and public safety.
- 4.C.1.d Both public and private lighting systems may utilize low-level, luminaries where applicable to reduce or prevent light spillover from one use / property to another.
- 4.C.1.e Street lighting may be incorporated at all major roadway intersections to ensure safety. Lighting may be minimized along roadways to reduce light / glare impact.
- 4.C.1.f Use of accent lighting to highlight such features as entries, pathways, and special plantings is encouraged.
- 4.C.1.g Lighting fixtures and poles should be coordinated with architectural and environmental features on site. Standard “cobra head” lighting is discouraged in favor of thematic or standard anodized bronze lighting standards (or equivalent decorative lighting) with “shoebox” fixtures. Pole heights shall be minimized to reduce glare. Lighting for primary pedestrian pathways and trails may be provided to enhance safety.

Policy

- 4.C.2 Landscape character throughout the Community Plan shall be coordinated in order to strengthen the community character and respond to the environmental setting.

Implementation Programs

- 4.C.2.a A Landscape Master Plan shall be prepared to identify appropriate landscape materials and concepts consistent with the community's rural character. Emphasis will be placed on native plant species for their aesthetic characteristics and lower water needs. This plan shall be approved through the County's site plan approval process.
- 4.C.2.b Landscape materials and the intensity of planting shall be encouraged to be compatible with the open, natural character of the Community Plan setting.
- 4.C.2.c Streetscape and public area landscape may address passive energy conservation considerations.
- 4.C.2.d Landscape designs, materials and irrigation systems shall be encouraged to ensure efficiency in minimizing water use, maintenance and environmental impacts. The use of tertiary treated wastewater for irrigation in select common areas shall be encouraged.
- 4.C.2.e Ornamental and specialty plantings may be considered as appropriate accents to community entry features and open space areas, consistent with the community character.
- 4.C.2.f Entry feature concepts and landscaping should complement and blend into surrounding open space areas.

Policy

- 4.C.3 Walls and fences throughout the Plan area shall be encouraged to present a consistent framework that enhances the identity and character of Mountain Springs.

Implementation Programs

- 4.C.3.a Walls and fencing shall incorporate materials, colors, and shapes that appropriately reflect the environmental setting and character of the Community (e.g., rock, stone, plaster and wood in color tones that complement the architectural styles of the community). Use of walls and fencing shall be minimized to promote the open feel of the Community and maintain wildlife corridors.
- 4.C.3.b Fencing or open fencing (e.g., rail, wrought iron, non-barbed wire) may be utilized adjacent to the golf course, within ½ acre or larger lots in the LDR designation, and within residential rear and side yards abutting open space areas. This guideline does not apply to retaining walls or barbed wire separating the community open space buffer from existing on-site adjacent agricultural uses.

- 4.C.3.c A landscaped area may be provided along the outside edge of any fence or wall adjoining a publicly accessible or visible area (e.g., roadways or open space areas).
- 4.C.3.d Landscaping improvements may be used to enhance the appearance of walls or fences.
- 4.C.3.e Fences and walls shall be designed with the following principles in mind. These include:
- Maintaining good visual access from roadways into front yard areas.
 - Avoiding the creation of “blind spots” in the community that become hiding places.
 - Creating a sense of security for the community by establishing strong entry statements for the Community and its neighborhoods.

Policy

- 4.C.4 Signage elements shall reinforce the character of Mountain Springs and be coordinated throughout the Community Plan area.

Implementation Programs

- 4.C.4.a A community signage program shall be prepared, identifying the framework for a coordinated signage and identification system. This signage program shall be approved pursuant to the Tuolumne County site plan approval process.
- 4.C.4.b Signage shall incorporate materials, colors and shapes that appropriately reflect the character of Mountain Springs.
- 4.C.4.c Design of signage shall be coordinated with adjoining walls or fencing, where appropriate. Signs should be clear, concise and informative.
- 4.C.4.d Signs, monuments and logos along the primary circulation loop may be consistent in size, scale and character.
- 4.C.4.e Village Center identification signs and monuments may be of a similar size, shape and color and be composed of compatible materials.
- 4.C.4.f Neighborhood identification signs may be of uniform size, shape and color and be composed of compatible materials.
- 4.C.4.g Entry feature identification should incorporate landscaping and shall be encouraged to complement the surrounding environment.

- 4.C.4.h Temporary signage (e.g., real estate development signs) located on-site shall be designed and located with community image and identity in mind.

5 Housing

The Mountain Springs Community is located within the area for urban development consistent with the County General Plan and provides for the phased development of a 1,076 acre Golf and Residential Community. The Community contains a variety of land uses that include a range of residential housing options to meet a portion of the future housing needs of Tuolumne County. Even though the density of the Community is less than one home per acre overall, the Community Plan has been designed to provide for the development of homes at varying densities ranging from less than one dwelling unit per 2 acres or more up to 15 dwelling units per acre. A variety of housing types including single-family detached housing, patio homes, duplexes, condominiums, townhomes, and other multi-family dwellings are accommodated. The Community Plan proposes 542 of the homes to be sold at general market rates and an additional 10% (54 homes) to provide a median income level of affordable housing for residents of Tuolumne County. The market rate and affordable homes have a combined total of 596 homes. In addition, 4 homes are provided on 4 Agricultural parcels that are a minimum of 37 acres each. Housing to accommodate up to 8 employees associated with the lodging facilities will also be provided.

The range of housing options within the Plan area results in a range of pricing alternatives. Because of the cost issues related to infrastructure, site development, and home construction, exact housing prices cannot be specifically determined for the market rate homes; however, the moderate level of affordable homes will be priced according to County guidelines. Housing types range from large lot single family detached housing to medium and mixed use attached housing. Housing prices will vary given actual time of development but will reflect comparable pricing to similar housing products with similar community amenities in Tuolumne County and adjacent Counties.

5.1 Resource Inventory

The County General Plan states that the Mountain Springs Community is located within an area proposed for new residential development and provides guidance in determining the appropriate locations for growth. At this time approximately 76% of lands within the County are federally owned, 1.3% is state and local government owned, and 23% are privately owned. Approximately half of these privately owned lands have an Agricultural (AG) General Plan land use designation. Portions of the Community are located on lands that currently have an Agricultural designation. The existing Mountain Springs Golf Course is located on approximately 221 acres and was approved for use on agricultural lands under a Williamson Act contract. Even though the existing golf use is not changing, the existing zoning district is being rezoned as a part of the Community Plan process to eliminate any non-conforming uses. Approximately 234 acres of Open Space and additional 28 acres of community parks are also having their agricultural designation changed to open space and parks and recreation for

consistency purposes. These uses will maintain the open character of the land and provide recreational opportunities on land that currently has restricted access. Approximately 572 acres of land uses designated as agricultural is being rezoned to provide for an efficient, balanced mix of uses that is proposed to include 542 market rate homes (in various sizes and price ranges) and an additional 54 affordable homes (10% of market rate residential units), 4 homes on agricultural parcels, 20,000 square feet of office and retail commercial that may be expanded to 35,000 square feet, and a tourist oriented lodging facility. The implementation of the Community Plan expands the County's inventory of land suitable for residential development and increases the selection of new housing opportunities consistent with the County's General Plan. Based on the General Plan, Tuolumne County has a projected population of 65,452 by the year 2020. The estimated population per household is 2.5 residents. Using the General Plan assumptions, the Community Plan can accommodate approximately 20% of the Counties future residential growth needs. Table 5-1 provides a summary of the residential zoning and permitted housing type, net acres and public services.

GENERAL PLAN DESIGNATION/ ZONING DISTRICT	NET ACRES	Overall Density Units / Acre	PUBLIC SERVICES
Estate Residential (RE-2:PD)	10.8	3.6	water sewer
Low Density Residential (RE-1:PD, R-1:PD)	384.1	0.7	water sewer
Medium Density Residential (R-2:PD)	2.5	0.2	water sewer
Mixed Use (M-U:PD)	32.0	0.3	water sewer
Total	429.4		

**Note: Some lots within areas 26 as illustrated in Figure 2-4 and Table 2-2 may utilize septic tanks.

Table 5-1 Residential Development

6 Conservation and Open Space

The preservation of the rural and natural open space and inclusion of parks and recreation facilities are key components of the Mountain Springs Community Plan. Retaining the existing character within the Community requires preservation of significant natural resources such as cultural and historical resources, prominent landforms, natural drainages, seasonal streams and ponds, riparian corridors and other sensitive wildlife habitat. Land devoted to community open space and private open space comprises 234 acres (22%) within the Community. An additional 249 acres (23%) of the Community Plan are designated Parks and Recreation, which include community parks totaling 28 acres, as well as the 221 acre existing Mountain Springs Golf Facility (refer to Figure 6-1). The significant open space coupled with the large expanse of Parks and Recreation land totals 484 acres and make up approximately 45% of the Community.

Open space is a valuable amenity and integral component of the Community. All of the open space and parks and recreation lands interconnect and are designated and sized appropriately in specific areas to ensure the preservation of sensitive areas. The significant amount of open space along with the parks and recreation areas preserve the natural resources of the Community, and provide a scenic buffer for the on-and off-site uses and preserve the natural wildlife corridors that traverse the Plan Area. The open space corridors also provide areas to develop the extensive community and neighborhood trail system.

One of the goals of the Community Plan is to protect the sensitive habitat and landforms that provide the area identity and character and buffer adjacent agriculture uses. With careful planning of the various residential and commercial uses, development can occur in harmony with, rather than opposition to, the character of the natural environment.

6.1 Vegetation and Wildlife Habitat

The Community is located within a region which has a wide variety of vegetative and wildlife habitat. Land use changes and competition from non-native species have led to the decline of some wildlife species in the County. The Plan area includes the following types of habitats: annual grassland; blue oak-grey foothill pine woodland; mixed chaparral; and valley foothill riparian woodland.

The County Biological Resources Conservation Handbook classifies biological resources into four categories based on their level of legal protection, rarity in the County, importance to fish, plant and wildlife species and their habitat, and sensitivity to human disturbance. First and second priority species require specialized mitigation measures addressing each species' habitat needs. Second priority habitats are to be fully protected except when doing so would eliminate all economic use of the parcel. Twenty

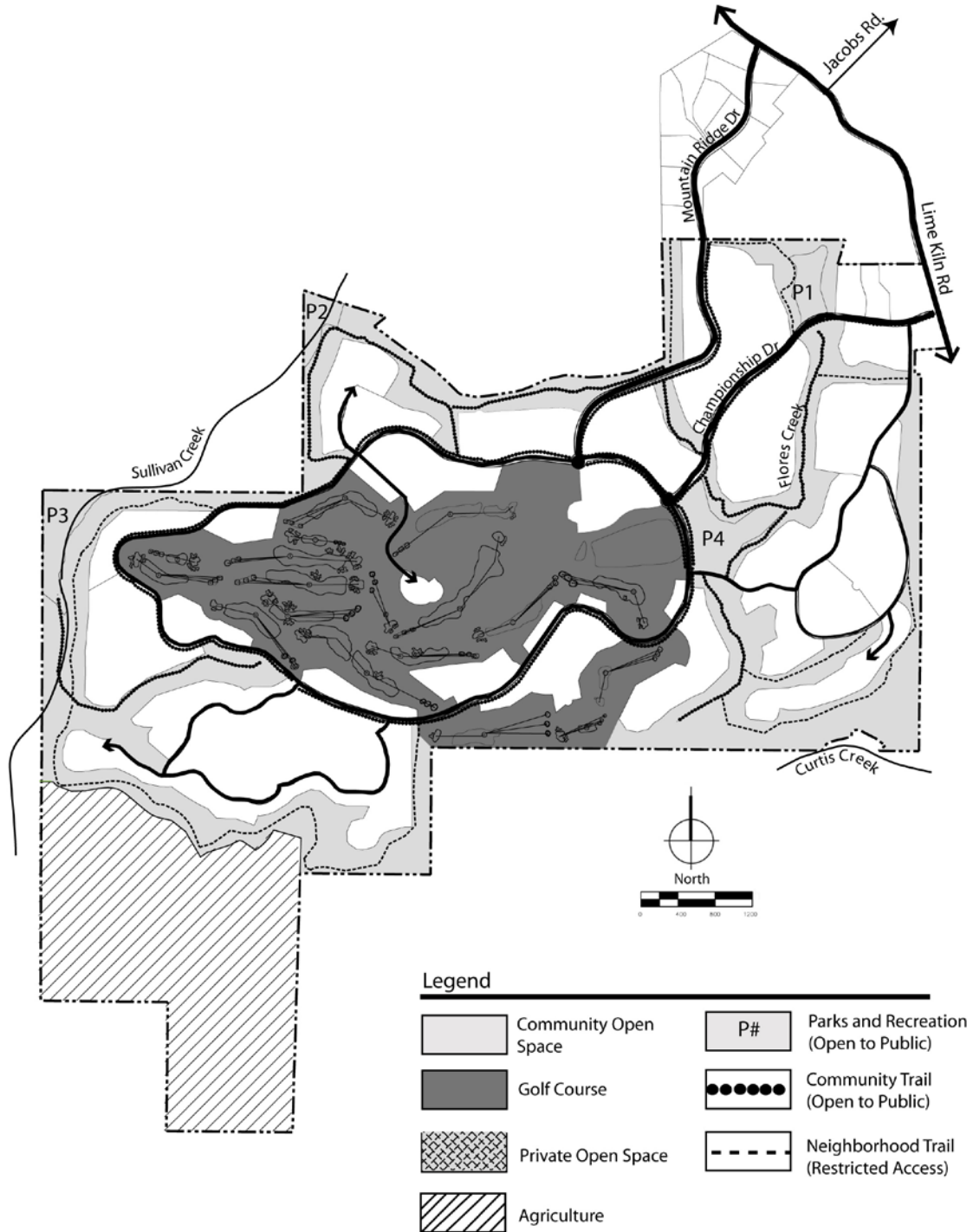


Figure 6-1 Conservation and Open Space Diagram

percent (20%) of the Community must be set aside for the preservation of third priority habitat. When an area is set aside to preserve first and second priority habitat that meets or exceeds 20% of the site, the third priority habitat area requirement is considered met as well. Fourth priority habitats are not subject to special conditions. Preserved habitat areas are required to be zoned Open Space.

The Community Plan provides for the preservation of second priority habitats within areas designated as open space. These habitats include Sullivan, Flores and Curtis Creeks, and valley foothill riparian woodland found along the banks of these creeks (refer to Figure 1-3). In addition, this habitat includes two existing ponds on Flores Creek and two impoundment ponds below the golf course. A building setback of 200 feet from the thread of perennial streams (Sullivan, Flores and Curtis Creeks) and 100 feet from the thread of intermittent streams is required. Building and clearing setbacks of up to 75 feet are also required along both sides of ephemeral streams (drainages) if it is necessary to protect relatively undisturbed riparian woodland.

A preliminary biological assessment indicates that the great blue herons, a second priority species, may potentially have colonized just south of the project site near Curtis Creek. A development setback of 300-feet is required and provided within the Community Plan.

6.2 Cultural Resources

The historic background of the Community includes placer and quartz mining, various agricultural activities, and the construction of water conveyance and storage systems in support of mining and agriculture. The Plan area is also located within the ancestral territory of the Central Sierra Mi-Wuk Native Americans. Remains of placer and quartz mining and other prospecting consist largely of waste rock piles along the banks of Flores, Sullivan and Curtis Creeks, and in the southern portion of the Plan Area. The partial remains of a stamp mill will be left in place as part of one of the Agricultural parcels.

6.3 Open Space for Public Health and Safety

Unstable hillsides and potential for flooding restrict development opportunities in some portions of the Plan area. The County has defined slopes in excess of 30 percent as potentially unstable and as having a high erosion potential. Based upon the Tuolumne County General Plan Geohazard Diagram for the Sonora Quadrangle, a northwest trending geologic fault bisects the Plan area (refer to Figure 1-3). Development in steep terrain, near faults or along drainages should be regulated in accordance with recommendations of a qualified soils engineer. Property most susceptible to these hazards should be preserved as open space or parks and recreation. With the exception of portions of the area designated Estate Residential and for a few acres designated Low Density Residential, the Community Plan designates slopes in excess of 30 percent as community and private open space.

6.4 Visual Open Space

Visual open space, particularly hillside areas and ridgelines, contribute greatly to the character of the Community. With property elevations ranging from 1,360 to 1,750 feet above sea level, the Community Plan offers many panoramic views of the existing Mountain Springs 18-hole championship golf course and portions of the Sierra Nevada Range. There are minor ridge features traversing the Plan area, with prominent ridges wrapping around the Community. The Mountain Springs Land Use Plan has been designed with the intent to minimize visual impacts on the surrounding major ridgelines.

Scenic roads and paths are also common ways people enjoy visual open space. Scenic roads and paths should be established and maintained to maximize appreciation of rural open space. Championship Drive and other neighborhood streets will provide an expansive amenity and vista opportunities. The pedestrian trail system that parallels the loop road and meanders through open space corridors will also provide opportunities for visual enjoyment of the natural and developed features of the Community.

6.5 Recreation

The Community Plan identifies the general location of four Community Parks. Three are passive Community parks, one along Flores Creek north of Championship Drive, another along Flores Creek south of Championship Drive, and the other in the northwest section of the site along the west side of Sullivan Creek. One additional historical park is located in the northwestern portion of the Plan area (Refer to 6-1 for the general location of proposed park facilities). Each of these parks is part of the open space system and are all connected to land uses within the community by the extensive trail network, to which the Community Trails will be available for use by all residents and visitors of Tuolumne County. Additional neighborhood park facilities may consist of private or public parks designed to meet Tuolumne County recreational need standards within each of the residential neighborhoods.

Other recreational opportunities are closely tied to the existing 18-hole championship golf course and include the golf course, a driving range, putting greens, clubhouse, lodging, a pro shop and other golf-related amenities. The Community Plan provides for improvements to the existing golf facility that will include re-alignment or relocation of several tees, fairways, and greens to better utilize the natural features of the site and improve the playability of the golf course. Other golf improvements may also be incorporated to further upgrade the quality of the overall golf facility. All modifications can be made with little disruption of the existing golf operations.

6.6 Goals, Policies and Implementation Programs

Goal

- 6.A Achieve a harmonious relationship between the Community Plan's natural setting and the built environment.**

Policy

- 6.A.1 Development within the Mountain Springs Community Plan shall be encouraged to complement the Community Plan area's natural beauty.

Implementation Programs

- 6.A.1a Conserve the natural scenic quality and open space character along select local and entry roadways within the Community Plan.
- 6.A.1.b Conserve the scenic quality of hillsides and hilltops, in accordance with the Tuolumne County Hillside and Hilltop Development Guidelines.
- 6.A.1.c Protect clusters of native trees, where feasible.
- 6.A.1.d Development shall consider the existing landforms. Gradients of altered slopes should conform to meet natural terrain gradients using slope rounding methods of grading. Sharp, angular landforms shall be avoided.

Goal

- 6.B Preserve and protect natural resources within the Community Plan.**

Policy

- 6.B.1 The Mountain Springs Community Plan shall minimize disturbance to the natural resources and incorporate natural features as community amenities.

Implementation Programs

- 6.B.1.a Achieve no net loss of first and second priority habitat. Second priority habitat shall be designated as Open Space or in private open space.
- 6.B.1.b Twenty (20) percent of all third priority habitats within the Plan Area shall be preserved as Open Space in accordance with the Tuolumne County Biological Resources Conservation Handbook. Portions of the Community Plan set aside for

conservation of first and second priority habitat can be applied towards the 20 percent preservation requirement.

- 6.B.1.c Provide minimum development setbacks, as required by the County's Biological Resources Conservation Handbook, to protect biological resources identified on site. Provide building and clearing setbacks along ephemeral streams, in accordance with the Tuolumne County Biological Resources Conservation Handbook.
- 6.B.1.d Provide public access by way of the community trail system to public waterways, lakes and ponds, while respecting and protecting private property rights.
- 6.B.1.e Encourage clustering of dwelling units to allow for additional private open space and preservation, to minimize infrastructure in hillside areas and to minimize intrusion into sensitive habitat areas.
- 6.B.1.f Give special design attention and sensitivity to development in areas with prominent topography and priority habitat areas.
- 6.B.1.g Development of golf course improvements shall be designed to minimize changes to watercourses and significant areas of vegetation.
- 6.B.1.h Natural drainage courses may be preserved, where feasible, and integrated into project design.

Goal

- 6.C Ensure adequate park and recreational facilities for residents of the Mountain Springs Community.**

Policy

- 6.C.1 The Mountain Springs Community Plan may utilize existing natural amenities and open space features to meet the park/recreational needs of the Community Plan residents.

Implementation Programs

- 6.C.1.a Provide on-site open space and appropriate recreational facilities in multi-family housing areas.
- 6.C.1.b Incorporate scenic, biological and water resources into the design and location of parks and trails. Consider topography, vegetation and proximity to population when siting parks and recreation facilities.

- 6.C.1.c Develop park sites in areas requiring minimal site preparation. Location of park sites shall comply with the California Building Code accessibility standards/Americans with Disabilities Act.
- 6.C.1.d Public park sites shall be located at easily accessible locations within the open space system of the Community.

7 Safety

The purpose of the safety section is to help protect the community from any unreasonable risks associated with seismically-induced hazards (surface rupture, ground shaking, ground failure, seismic and dam failure) and other geologic hazards, such as slope instability or subsidence, and flooding and fires. Due to the rural setting of the Community, natural hazards, such as wild fires and flooding are of particular concern. While this element focuses on natural hazards, other public safety concerns are also addressed.

7.1 Geologic Hazards

Due to the mountainous setting of Mountain Springs and the seismic history of the Sierra Foothills region, geologic hazards are of particular concern. The Community Plan is not located within a Fault-Rupture Hazard Zone as delineated by the Alquist-Priolo Earthquake Fault Zoning Act, and no active faults are known to reach the surface in the Community Plan area. Based upon the Tuolumne County General Plan Geohazard Diagram for the Sonora Quadrangle, there is potentially a northwest-trending geologic fault bisecting the Community Plan area. (Refer to Figure 1-2). Potential safety concerns are limited, however, since the existing golf course is the primary land use in the vicinity of the fault. In this way, the impacts of a seismic event are reduced.

The Mountain Springs Community is nestled within the Sierra Foothills where the gently rolling terrain gives way, in places, to relatively steep slopes. Development on steep slopes can reduce soil stability, leading to an increased risk of landslides, mudslides and other natural hazards. The Community Plan limits land use designations on steep slopes primarily to community open space and private open space.

7.2 Flood Hazards

The Community lies within the Sullivan Creek and Curtis Creek watersheds. Sullivan Creek flows through the western portion of the Plan area. Flores Creek, a tributary to Curtis Creek, also flows through the Mountain Springs Community. All three creeks are perennial streams, though flows are restricted during the dry summer season. The potential for flooding is limited, due to the minimal size of these streams and the generally rugged relief of the area. The Community Plan identifies the riparian corridors as community open space, private open space, or parks and recreation, thereby further reducing the potential for flood damage to structures.

7.3 Fire Protection

The Mountain Springs Community lies within a region prone to wildland fires. Additionally, the Community faces the threat of urban fires associated with development. Fire protection for the Community is provided by the Tuolumne County Fire Department. A one million gallon water tank and booster pump system provides water and fire flow with adequate pressures for the Community (refer to Figure 8.1). In addition, several ponds contained on the property provide a reliable water source for fighting wildland fires. There are also several levels of “fire breaks” designed in the Community. The first is a perimeter trail system with a compacted soil surface; second is the defensible space and related brush and limb clearing around individual residences; third is the neighborhood and community road system; and fourth is the large contiguous irrigated area of the golf course.

Home construction within the Community will emphasize building with fire retardant building and roofing materials. Multi-family homes within the Community Plan will also incorporate residential fire sprinkler systems tied into the plumbing of the home. Sprinkler systems in single family residential homes will also be provided.

Approximately 2.7 gross acres has also been set aside for dedication to the County of Tuolumne for the potential development of public facilities on this site. . The facility may include fire, police, medical or other services as determined by the County (see potential community services parcel in Figures 2-1 and 2-2). This element identifies measures that can help reduce fire hazards for the Mountain Springs region.

7.4 Criminal Justice

Police protection for the Mountain Springs Community is provided by the Tuolumne County Sheriff's Department. Recent population increases have placed greater demands on the County's police services. As the Mountain Springs area develops, additional law enforcement personnel will be required to maintain existing levels of service which are funded through the County Services Impact Mitigation Fee (GIGER) assessed by the County at the time of building permit for individual homes (commercial projects are exempt from the fee).

7.5 Goals, Policies and Implementation Programs

Goal

- 7.A Avoid exposure of people and improvements to seismically active or other hazardous conditions.**

Policy

- 7.A.1. Development within the Community Plan area shall be sited and designed to maximize protection from seismic and other hazardous events.

Implementation Programs

- 7.A.1.a Designate areas within 100 feet of known capable faults as Open Space, or Parks and Recreation.
- 7.A.1.b Maintain existing stream carrying capacity as new development occurs by regulating, where feasible, grading, filling, dredging, vegetative clearance and other activities which may increase flood damage due to stream sedimentation or stream constriction within the Community Plan.

Goal

- 7.B Protect Mountain Springs residents and natural resources from wildland fire losses.**

Policy

- 7.B.1 Development within the Community Plan area shall be designed to minimize the potential occurrence and spread of wildland fire.

Implementation Programs

- 7.B.1.a Development shall mitigate the project impacts on the availability of fire protection services within Tuolumne County's established fire districts.
- 7.B.1.b Development in the Community Plan area shall incorporate appropriate fire prevention and protection measures.
- 7.B.1.c Prepare a Community-wide fire safety plan prior to commencement of construction. The fire safety plan shall be approved by the Tuolumne County Fire Department.

- 7.B.1.d Provide for a one million gallon water tank to provide water to residents and also ensure fire flow for fire protection services. The location and timing of construction will be during the first phase of development.
- 7.B.1.e A 2.2 acre site has been set aside for the potential development of a service facility that could include fire, police, medical or other services as determined by the County.

Goal

- 7.C Protect residents of and property within the Mountain Springs Community from criminal activity.**

Policy

- 7.C.1 Development within the Community Plan shall maintain County standard levels of service for police protection.

Implementation Program

- 7.C.1.a Determine the impacts of development on law enforcement and assure that levels of service are maintained. Each home will pay the County Services Impact Mitigation Fee as determined by the County at the time of issuance of building permit to fund the applicable share of the cost of increased levels of service.
- 7.C.1.b “Defensible Space” principles shall be applied to community design and development planning efforts.

8 Public Facilities and Services

This section is intended to provide the essential public infrastructure facility requirements necessary to support Mountain Springs at full build-out of the Community Plan. Public infrastructure facilities include potable water, storm drainage, sewer and an on-site wastewater treatment facility. The basic precept of the Community Plan is that appropriate infrastructure will be provided commensurate with the level of entitlement associated with each phase of development. To deter growth, the on-site infrastructure (roads, water and sewer) will not be extended to adjacent agricultural lands to the west, south, and east.

A 2.7 gross acre site has also been set aside for dedication to the County of Tuolumne for the potential development of public facilities. The facility could include fire, police, medical or other services as determined by the County (see potential community services area 27 in Figure 2-5, and Table 2-2).

8.1 Water

The Tuolumne Utilities District (TUD) provides more than 12,000 area customers with potable water obtained from both surface and subsurface sources. The Community Plan falls within TUD's Sonora Service Area. Additional storage requirements, to accommodate Mountain Springs' projected domestic and fire flow needs, will be met by providing water storage tank(s).

Mountain Springs will be served by a water distribution system designed to adequately satisfy the community's potable water requirements, including residential, non-residential and fire-suppression purposes. The existing clubhouse and maintenance facility are serviced by wells. The major elements of the water system consist of water supply, storage and delivery facilities. The proposed distribution system is primarily gravity-fed. Treated water will be provided by TUD via a water transmission pipeline extended from existing TUD pipelines to a new one million gallon water storage tank. A looped distribution system with booster pumps and pressure reducing valves will be constructed to provide adequate water pressure to individual pressure zones and planning areas. The backbone water system within the Community Plan will be primarily constructed parallel to main roadways. The conceptual water system is depicted in Figure 8-1.

Off-site water service will be provided by a waterline extension in Lime Kiln Road from the intersection of Campo Seco Road to the one million gallon water tank constructed with the first phase of development for the Community.

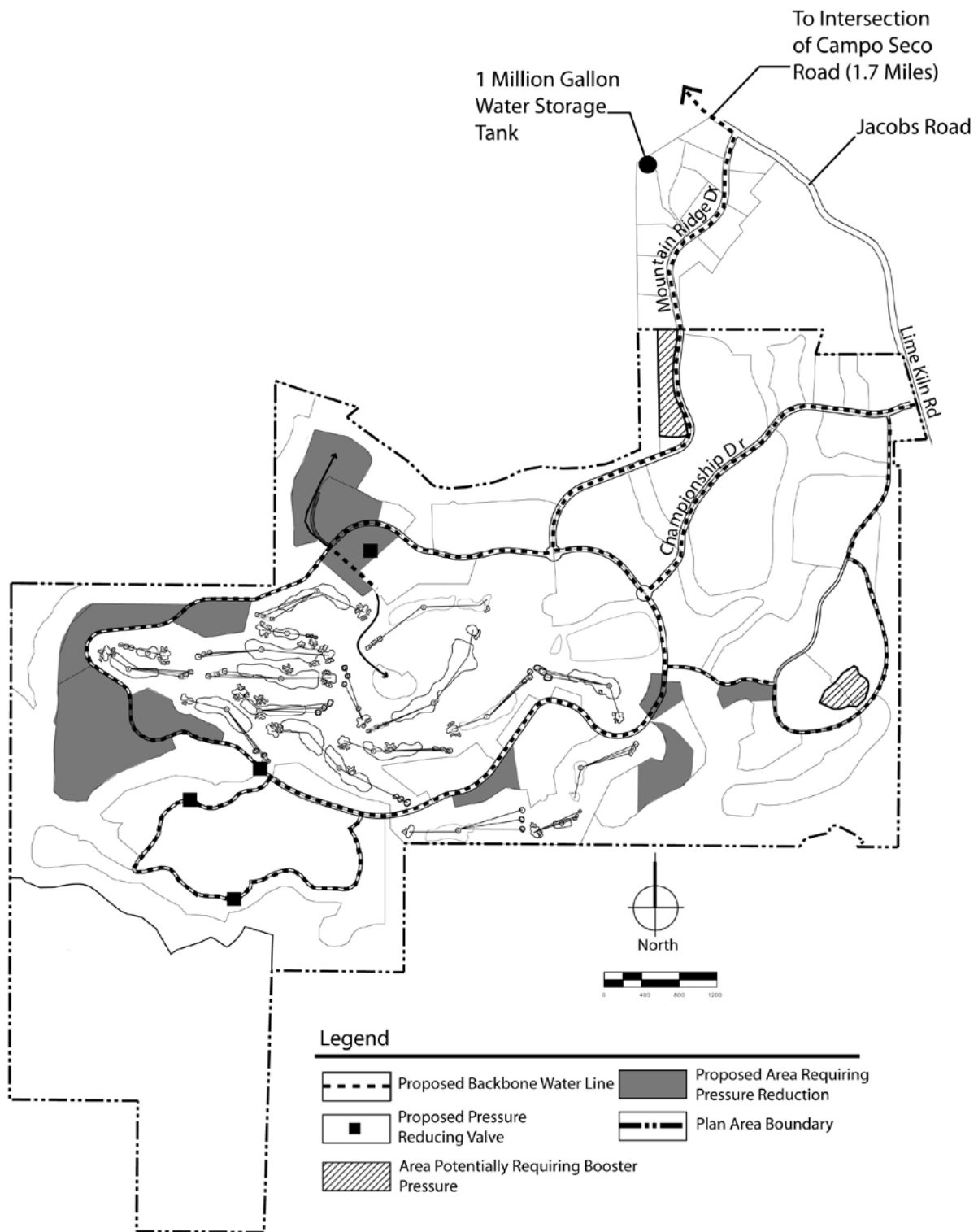


Figure 8-1 Conceptual Water System Diagram

8.2 Storm Drainage

The Community Plan lies within the Sullivan Creek and Curtis Creek watersheds. Existing natural channels and on-site, man-made reservoirs will be utilized for storm drainage retention and detention. Improvements to the storm drainage system may include culverts, covered channels, sedimentation control facilities, storm drains and the use of retention or detention basins. National Pollution Discharge Elimination System (NPDES) requirements will be met.

The storm drainage system within the Community Plan should be designed to minimize effects on creek or drainage channels. Best management practices for grading on steep slopes, maintaining sediments on-site, reducing substantial run-off over neighboring properties and revegetating and/or terracing on larger cut-and-fill slopes should be considered in the design of the project.

8.3 Sewer

Mountain Springs Community, in conjunction with Tuolumne Utilities District (TUD), is proposing an on-site wastewater treatment facility that will also provide tertiary treated water for irrigation of the existing Mountain Springs Golf Course and potentially other community landscaped areas and the agricultural parcels. The size of the treatment facility and the quantity of tertiary water generated will be based on 600 total primary homes and 26 secondary homes, a hotel/lodging facility, and a minimum 20,000 square feet with the ability to construct up to 35,000 square feet of related office and commercial. The treatment facility is estimated to provide a majority of the irrigation needs for the existing golf course. The treated water could correspondingly reduce the need for raw water purchased by the golf facility from TUD in the summer months. The on-site sewage treatment facility would be constructed to State of California and TUD Specifications and then turned over to TUD to manage and operate. Homes and uses that are served within the Mountain Springs Community would pay hookup fees and sewer rates that would support the construction and operation of the facility. The wastewater treatment plant would be engineered so that it can be phased with the growth of the community, substantially buried and/or enclosed, and located within the boundary of the golf course. Under current State of California requirements all tertiary treated water will be stored and disposed of on-site even during unusually wet years at full build out of the Community. The recycled water would be treated and stored in an upper lake contained within the golf course. Water for irrigation could be blended with additional agricultural water in the upper lake and lower lakes or at the pump location or pumped directly from the upper lake to irrigate the golf course.

Planned sewage facilities serving the Community include trunk collection lines, force mains and pump stations. This internal wastewater collection system would be linked to the on-site treatment facility managed by TUD. A gravity flow system would serve the majority of the Community Plan. Lift stations within the Community Plan are necessary to convey sewage flows through force mains connected to the major gravity components of the system. The lift stations work in conjunction with the main sewer trunk system to convey effluent to the on-site treatment facility. Topographically diverse, remote and lower-density planning areas may utilize individual or joint septic systems, independent of the backbone

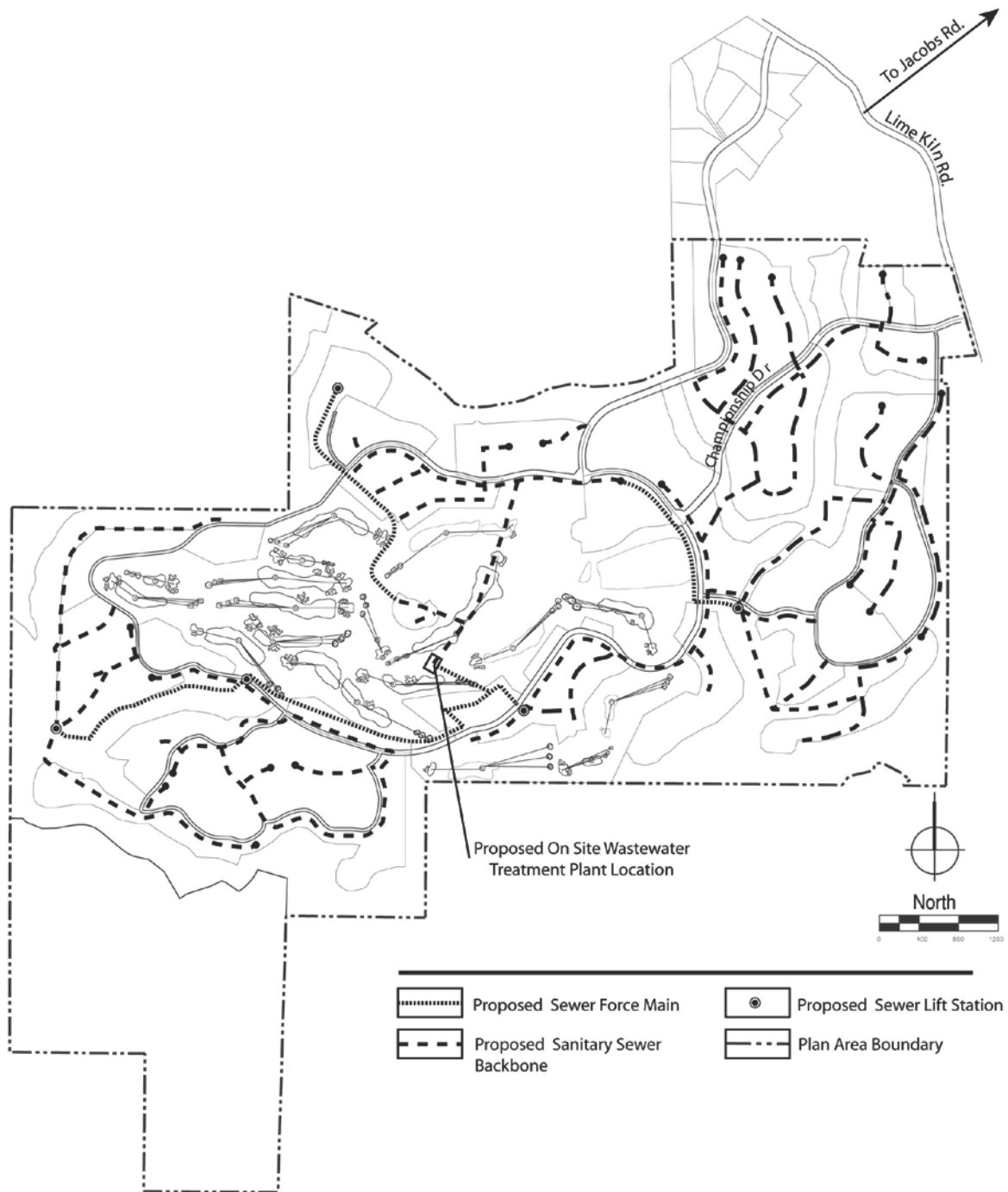


Figure 8-2 Conceptual Sewer System Diagram

system. Except for small isolated areas, the only portion of the Community Plan where this may occur is in a small portion of the Low Density Residential designation located in the southwest area of the Community Plan. The conceptual sewer collection system is depicted in Figure 8-2.

8.4 Education

The Mountain Springs Community Plan falls within three school districts—Jamestown Elementary (grades K-8), Sonora Elementary (grades K-8) and Sonora Union High School (grades 9-12). While the Jamestown/Sonora Elementary School District boundary bisects the project, the Sonora Union High School District serves the entire Community. Figure 8-3 illustrates the school district boundaries.

Student population projections for the Mountain Springs Community Plan are found in Table 8-1. The population projections are separated by school district and are based on the Community Plan's maximum dwelling unit yield of 600 primary units. Based on the layout and density ranges of the Community Plan, 318 homes fall within the Sonora School district and 282 homes fall within the Jamestown School District. Student yield factors, the number of students generated per household, were obtained by utilizing October 2003 enrollment information from the respective school districts and the number of households served in each district based on Tuolumne County GIS information derived from Census Block 2000. Space for a satellite or charter school has been planned for in the Village Center if any of the related school districts determine there is adequate need and support for such a facility as the community develops.

Table 8-1. Student Population Projections

<u>School District</u>	<u>Student Population Projection</u>
Jamestown Elementary (K-8) ¹	71 Students
Sonora Elementary (K-8) ²	60 Students
Sonora Union High School (9-12) ³	59 Students

¹2,099 homes yielding 515 students - Student yield factor = 0.25 students per home

²4,174 homes yielding 800 students –Student yield factor = 0.19 students per home

³15,893 homes yielding 1,565 students – student yield factor = 0.098 students per home

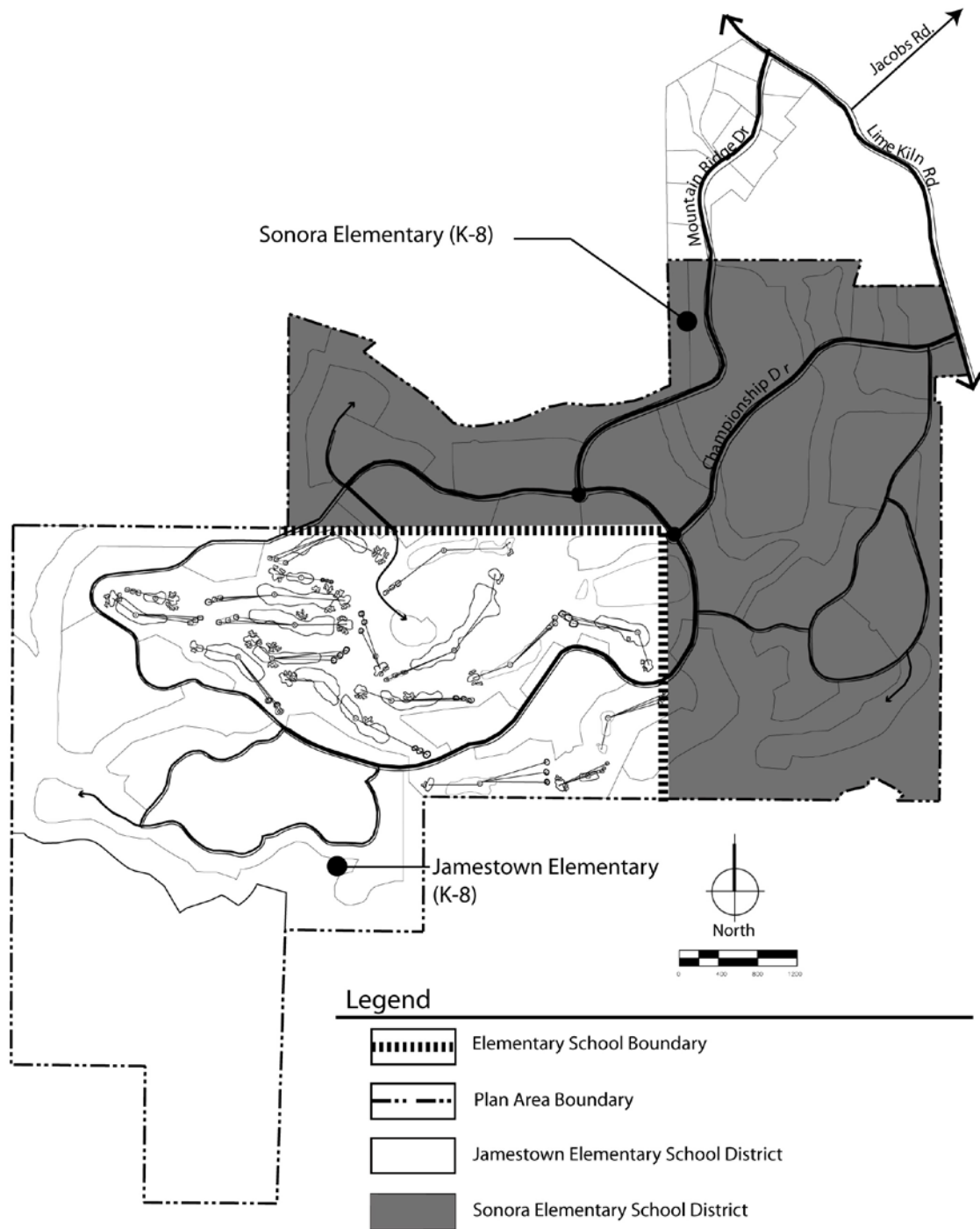


Figure 8-3 School District Boundaries Diagram

8.5 Goals, Policies and Implementation Programs

Goal

- 8.A Provide an adequate infrastructure (water, sewer, storm drainage) system to serve residents and businesses within the Community Plan.**

Policy

- 8.A.1 Development should provide water, sewer, and storm drainage facilities to serve residents and businesses within the Community.

Implementation Programs

- 8.A.1.a Prepare an overall Master Plan for the placement and sizing of necessary infrastructure (water, sewer, drainage) to serve the entire Community. Sewage treatment shall be addressed utilizing an on-site treatment facility.
- 8.A.1.b Prepare an infrastructure phasing plan to cover the entire Community Plan area to ensure that adequate public services are in place when development occurs.
- 8.A.1.c All development within the Community, except for the agricultural parcels and irrigation needs of the golf course, landscape areas and select uses, shall utilize a community potable water system.
- 8.A.1.d Water system design should incorporate a “looped system” to maximize water service efficiency.
- 8.A.1.e Use of reclaimed water, supplemented by raw water, shall be utilized for irrigation purposes for the golf course and community common areas within the Community Plan.

Goal

- 8.B Provide for the K-12 education needs for Mountain Springs Community residents.**

Policy

- 8.B.1 The Mountain Springs Community should maintain level of service standards established by the respective school districts.

Implementation Program

- 8.B.1.a Homes within the Community Plan shall pay established fees to the respective public school systems to cover their share of the pro rata development impacts.
- 8.B.1.b Opportunities for on site educational facilities will be planned for if determined to be desirable by the respective school systems during the phased development of the Community Plan.
- 8.B.1.c Space for a satellite or charter school will be accommodated in the Village Center if any of the related school districts determine there is adequate need and support for such a facility as the community develops.

9.1 Introduction

The Mountain Springs Community Plan strives to create an environmentally friendly master planned community through the use of sustainable “green” building practices. Through these “green” building practices, the Mountain Springs Community will be a leader in “green” building not only in Tuolumne County, but also in California. This initiative is a result of collaborations between architect Copper J. Kessel, AIA, Dr. Patrick Moore, co-founder and former leader of the grass roots organization Greenpeace and current chair of Greenspirit Strategies, and Mountain Springs Communities, L.P. The objective of this chapter is to provide flexibility for alternative energy programs and efficient site planning that will reduce energy consumption and greenhouse gas emissions.

Through these policies and implementation programs, Mountain Springs establishes a “green” standard that achieves a sustainable community by focusing on sustainable practices such as renewable energy, site planning, building design practices and energy conservation to accomplish both a reduction in energy usage and in greenhouse gas emissions that will be 20% below existing State minimums.

9.2 Energy Efficiency & Conservation

There are several techniques that will be implemented throughout development within the Mountain Springs Community that will contribute to the reduction of energy usage, and thus reducing the overall carbon footprint created by new development. Development within the Community strives to reduce total building energy consumption by 20% more than the State of California’s Title 24 minimum established for energy efficiencies as of the adoption date of this plan. The energy savings can be achieved throughout the Community by implementing any one or combination of these systems or other technologies as they become available.

9.2.1 Solar Thermal Energy

Solar thermal energy is an option that utilizes solar energy as the primary source of power to provide heat and potable hot water to homes. This provenance of energy features a collector system often incorporated into the roof area that has an appearance of a skylight and connects to a drainback tank which is the core of the space and potable water heating system for homes.

9.2.2 Passive Cooling & Thermal Chimneys

Passive cooling is an option that can reduce or eliminate the need for a heating, ventilating and air conditioner (HVAC) systems for cooling buildings. This method uses natural ventilation in hot climates through the use of a thermal chimney. A thermal chimney uses a convective current to drive air out of a

building. This chimney initially creates a warm zone with an exterior exhaust outlet and then air can be drawn into the ventilating structure. As the warm air is light in weight it gets collected in the vent and the air is driven out by the chimney.

9.2.3 Evaporative Cooling

Evaporative cooling combines a natural process of water evaporation with an air-moving system. Outside air is pulled through moist pads where it is cooled by evaporation and circulated through a building by a large blower. Through this process the temperature of the outside air can be lowered by as much as 30 degrees. Evaporative coolers work best when the outside air they are drawing in is dry and has relatively low humidity content. As the humidity increases, however, the ability for these devices to cool the air effectively decreases. The summer months at Mountain Springs have mild humidity, but are still dry enough for evaporative cooling to work effectively.

9.2.4 Thermal Mass Exterior Walls

Thermal mass of exterior walls enables building materials to absorb, store, and later release significant amounts of heat. Buildings constructed of concrete, masonry, or other materials with similar properties as a single source or in combination have a unique energy-saving advantage because of their inherent thermal mass. These materials absorb energy slowly and hold it for much longer periods of time than do less massive materials. This delays and reduces heat transfer through a thermal mass building component. By using this option in buildings there are fewer spikes in the heating and cooling requirements, since mass slows the response time and moderates indoor temperature fluctuations, it uses less energy than a similar low mass building due to the reduced heat transfer through the massive elements and it can shift energy demand to off-peak time periods when utility rates are lower.

9.2.5 Radiant Floors

Radiant heating systems involve supplying heat directly to the floor and depend largely on radiant heat transfer for the delivery of heat directly from the hot surface to the people and objects in the room via infrared radiation. Radiant heating is the effect similar to the feeling of the warmth of a hot stovetop element from across the room.

Radiant heating is more efficient than baseboard heating and usually more efficient than forced-air heating because no energy is lost through ducts. The lack of moving air can also be advantageous to people with severe allergies. Hydronic (liquid-based) systems use little electricity and can be heated with a wide variety of energy sources, including standard gas or, wood-fired boilers, solar water heaters, or some combination of these heat sources.

9.2.6 Photovoltaic (PV) Panels

Photovoltaic (PV) Panels convert sunlight directly into electricity through mountings on either the roof of a home or on the side of a lot, preferably where a large amount of sunlight can be obtained throughout the day. Connecting PV panels to the utility grid would enable PV panels to supply energy to the home during sunny days. When consumption is less than the electricity generated by PV Panels, consumers may be able to sell back excess electricity to the utility company (referred to as “Net Metering”) at the rate charged for electricity consumption, as permitted by the state of California.

9.2.7 Geothermal Heating and Cooling Systems

Geothermal heating and cooling systems use the Earth's constant temperature below ground to provide heating and cooling needs of buildings at significant cost savings. Like a cave, this below ground temperature is warmer than the air above it during the winter and cooler than the air in the summer. There are different types of geothermal heating and cooling systems, but the principle on which they operate is similar. A loop of piping is buried in the ground and fluid circulates through the loop. In the summer, the fluid uses the cooler temperature of the ground to provide indoor cooling. During colder months, the system uses the below-ground temperature, which is significantly warmer than the outside air, to warm the home. Unlike traditional HVAC systems, geothermal systems do not use energy to generate hot or cool air. GHP systems use energy only to move cooler or warmer air, depending on the season, into and out of the home. As a result, geothermal heating and cooling systems are a very energy-efficient method for heating and cooling.

9.2.8 Energy Efficient Building Materials

The use of energy efficient building materials can improve a building's overall energy consumption. This includes using energy efficient doors and windows as the first line of protection to ensure a building stays cooler in the summer and warmer in the winter. Buildings can lose 25 percent or more of their heat through windows or doors. By utilizing windows with Low-emittance (Low-E) coatings that reflect ultraviolet (UV) rays from entering a building as well as protect interior furnishings, dual panes, and gas fills between the window panes that are non-toxic and insulate the windows better than regular air, buildings can reduce heat and cooling losses. In addition to energy saving windows, doors with multiple panes if they feature windows, tighter fits around frames, improved weather stripping and improved core materials including fiberglass, wood cladding and steel with a polyurethane foam core should be utilized in new homes.

In addition to windows and doors, proper insulation keeps buildings warm in the winter and cool in the summer. There are several types of insulation on the market today from fiberglass, cellulose, rigid foam board, and spray foam. Reflective insulation is another insulating product that may help save energy that may be suitable for use in Mountain Springs.

Insulation performance is measured by its R-value, or its ability to resist heat flow. The higher R-value is the more insulating power it has. Different R-values are recommended for walls, attics, and crawlspaces, etc. Development throughout Mountain Springs is encouraged to utilize higher R-value of insulation and deploy methods that minimize the amount of leakage in air ducts.

9.3 Site Design & Resource Conservation

Through site design and resource conservation, the Mountain Springs Community seeks to achieve a high level of sustainability as well as its goal to reduce total building energy consumption by 20% over than the State of California's Title 24 minimum established for energy efficiencies as of the adoption date of this plan. Development of the Mountain Springs Community will take advantage of site design and resource conservation techniques that increase energy efficiency of buildings, as well as provide

sustainable resource conservation practices that highlight the integration of open space with environmentally friendly development.

9.3.1 Building Site Design

Building site design will take into consideration of solar orientation, to the extent feasible. Within individual neighborhoods, solar access will be given priority and commercial sites will be laid out to optimize views as well as incorporate solar heating and cooling features such as incorporating natural day-lighting and maximizing southern solar energy exposure. These site design features, coupled with energy efficient building materials and heating and cooling systems will contribute to meeting the Community's goal of reducing energy consumption.

9.3.2 Landscaping Design & Vegetation

Landscape design will be consistent with solar design principles such as planting trees to provide shade during summer afternoons. By using deciduous trees on southern and western exposures, solar heat gains are reduced during summer afternoons and winter sunlight is still able to enter interior spaces to provide radiant heating to buildings.

Coupled with new tree plantings within individual lots and commercial development, water efficient landscaping will be incorporated throughout the Community. Water efficient landscaping includes encouraging the use of "xeriscape" or drought tolerant landscaping throughout the Community and the reduction of turf grass and resident pool areas which will be limited to no more than 50% of the total landscaped area on residential lots.

In addition to new plantings, the site design of buildings will take into consideration the location of existing woodland vegetation such as oak trees and other tree species within individual lots and commercial development. The majority of the woodland vegetation on site will be retained. If it is determined that oak woodlands need to be removed, then these acres of oak woodlands that are removed will be mitigated according to the oak woodland mitigation plan.

9.3.3 Water Conservation, Reclamation & Management

To reduce the Community's water usage, Mountain Springs will construct a state of the art facility to treat wastewater and provide tertiary treated effluent for irrigation of the golf course, common landscaped areas and potentially the agricultural parcels. The reclaimed water will reduce irrigation needs of the existing golf course, making additional water available for residents of Mountain Springs.

Water conservation methods that may be used throughout the Community include installation of low flow toilets and showerheads in residences and the proposed hotel, water efficient irrigation systems such as drip systems or other technology for turf areas that are used in common landscape areas, residences, and parks to reduce water run-off and overuse of irrigation water. With the implementation of these practices coupled with the use of "xeriscape" or drought tolerant landscaping, water usage may be curbed even further, thus reducing the overall need for water, especially during dry seasons.

Water management of drainage systems that implement a reduction in stormwater flows through the use of rainwater collection and settling ponds as well as vegetated bio-swales designed to filter street stormwater runoff pollutants will be incorporated throughout the Plan area. Stormwater from these systems may be further directed toward drop-inlets with secondary filtration devices that reduce sedimentation and pollutant levels that were not filtered within the bio-swales or rainwater collection points. Along with the implementation of these sustainable water management techniques of stormwater run-off, the reduction of paved surfaces within the Community Plan area improves the quality of stormwater runoff and is critical to implement methods of non-point source pollution reduction thereby allowing more stormwater to be filtered and recharge ground water on site.

9.3.4 Pavement Width Reduction

Typically, residential streets support low traffic volumes and do not require wide lanes. In typical residential neighborhoods, streets are required to be fairly wide (typically 40 feet from curb to curb). It has been demonstrated that narrowing the pavement of residential streets can adequately serve automobiles, trucks and emergency vehicles, while reducing the amount of impervious surfaces within the Community, as well as the materials necessary to construct these roadways. All street sections within Mountain Springs reduce pavement width as well as take into account topographic areas by providing narrower street sections to reduce grading on maintain and scenic hillsides. The reduction in road widths shall be approved by the County's Public Works Director and the Community Development Director.

In addition, during the warm summer months, ground temperatures become even hotter along paved surfaces surrounded by buildings because their dark construction materials and lack of vegetation trap the sun's energy – a phenomenon known as the “Heat Island” effect. Heat accumulates on paved surfaces during the day and releases at night. Mountain Springs eases the Heat Island effect by reducing paved surface.

9.3.5 On-Site Recycling Programs

Recycling programs have now become standards in several municipalities within California. Mountain Springs encourages the development of recycling programs that will help curb waste into landfills that includes a program to recycle vegetation removed from individual properties such as limbs and brush to maximize defensible space for fire safety purposes as well as potentially use the chip material for mulch for common landscape areas and other community needs, as well as, reduce vehicle miles traveled to the County's waste facility to dispose of the waste.

Construction of new buildings and residences can generate a large amount of waste that usually ends up in the Material Recovery Facility (MRF), increasing the burden on loading and operations of the MRF. By encouraging the creation of an on-site construction material recycling program, some of the materials can be recycled directly into the same product for re-use while others can be reconstituted into other usable products. This program is most effective when on-site separation takes place and can be achieved with little or no additional costs in construction.

Mountain Springs will continue to encourage recycling of common household waste such as bottles, cans, and cardboard. This will be done in partnership with purveyors of waste disposal under contract

with Tuolumne County and provide recycling receptacles in public spaces such as the golf course, parks, and the Village Center.

9.4 Alternative Modes of Transportation

Over the last few years, there has been a conscious effort to reduce our dependence on fossil fuels through the vehicles we drive. With the emergence of hybrid vehicles which use a combination of electricity and gas, the resurgence of the electric vehicle, the introduction of concept vehicles that are powered by fuels such as, bio-diesel, hydrogen, and the emergence of fuel cell vehicles, a reduction of fossil fuel dependence has began. Mountain Springs will provide other forms of transportation within the Community that entice residents to leave their automobiles in their garage by walking and using their bicycles on the 12 miles of trails that are provided within the Community.

9.4.1 Alternative Fuel Vehicles

Developers within Mountain Springs will encourage the use of electric, hybrid, and other alternative fuel vehicles by wiring homes to accommodate the charging of these types of vehicles in garages including electric vehicles or plug-in hybrid. Parking areas within the Village Center may provide select parking areas for these types of vehicles as well as charging posts for electric and plug-in hybrid vehicles or other emerging technology as it becomes available and feasible. The use of these types of vehicles would contribute to a reduction of emissions and also be well suited for short trips to and from the Sonora and East Sonora commercial services areas, which are approximately two miles away.

9.4.2 On-Site Shuttle

An on-site shuttle program may be developed that provides service to various public areas and neighborhoods throughout the Community and ultimately service to select off-site areas in and around Sonora. These select off-site areas may include the East Sonora commercial service area and downtown Sonora. A low emissions vehicle will be used as the shuttle in order to reduce vehicle emissions in the area.

9.4.3 Pedestrian & Bicycle Amenities

Pedestrian and bicycle trails are provided throughout the Community via a network of Community and neighborhood trails. These trails connect neighborhoods to the various focal points of the Community such as the Village Center, the community park and other smaller parks. These trails provide opportunity for residents to walk and cycle to these various Community gathering locations. Within the Village Center and other multi-housing family areas, bicycle racks will be provided to encourage this alternative mode of transportation.

9.5 Goals, Policies and Guidelines Implementation Programs

The following goals, policies and implementation programs are intended to serve as a foundation for guiding the implementation of the green building and sustainability program for Mountain Springs. The programs following each of the Goals and Policies below are intended to be flexible to allow creativity and variety in application. Compliance with the programs shall be determined on the basis of meeting the intent of the Goals, Policies and Implementation Programs.

Goal

- 9.A Design energy efficient buildings that target energy efficiencies that are 20 % less than the current Title 24 minimums established for total building energy consumption.**

Policy

- 9.A.1 Promote the use of energy efficient systems and devices, as well as the conservation of energy throughout Mountain Springs.

Implementation Programs

- 9.A.1.a Encourage the installation of alternative energy equipment and devices for use throughout Mountain Springs such as solar thermal heating and cooling systems, passive cooling, and other better technologies as they become available.
- 9.A.1.b Integrate, where feasible, alternative energy mechanical equipment and accessories within roofing materials and/or blend them with a structure's architectural form.
- 9.A.1.c The installation of swimming pools within residential development will be encouraged to install radiant solar heating technology in place of or to augment electric heating.
- 9.A.1.d Encourage the use of energy efficient design of doors, walls, windows, roofing materials, insulation materials, and flooring materials that meet or exceed existing Title 24 standards at the time of adoption of the Mountain Springs Community Plan.
- 9.A.1.e Commercial and residential development may be prewired for rooftop Photovoltaic (PV) Panels, wind energy, or other advanced technology as it becomes available. This pre-wiring will encourage the use of alternative energy for heating, cooling and lighting systems.

Policy

- 9.A.2 Through the use of site design promote more sustainable design of housing and commercial sites throughout Mountain Springs.

Implementation Programs

- 9.A.2.a Encourage passive solar design and natural daylighting techniques in the design and construction of buildings throughout Mountain Springs.
- 9.A.2.b Promote the provision of winter sun exposure for structures by providing wall surfaces and windows facing south and adding significant thermal mass with proper ventilation to control and distribute energy throughout structures, where feasible.
- 9.A.2.c Encourage passive-solar site planning and landscape methods to support structures that utilize passive solar design.
- 9.A.2.d Encourage the use of evergreen trees on the northwest side of structures to protect from winter winds, deciduous shade trees on the east and west, and low shrubbery immediately south of a home to maximize passive solar performance.
- 9.A.2.e Encourage energy-saving landscaping around buildings and in parking lots to reduce solar gain in summer and allow solar gain in winter.
- 9.A.2.f Encourage the use of “xeriscape” or drought tolerant landscaping throughout the Community.
- 9.A.2.e Encourage the reduction of turf grass areas and pool areas to no more than 50% of the total landscaped area on residential lots.

Policy

- 9.A.3 Support the use of renewable, locally sourced and environmentally superior building materials and products.

Implementation Programs

- 9.A.3.a Encourage the use of products with recycled content; including post-industrial content with a preference for post-consumer content for residential and commercial development.
- 9.A.3.b Encourage the use of building materials, components, and systems found locally or regionally to reduce energy use, emissions and transportation costs.
- 9.A.3.c Encourage the use of non-toxic building products (e.g. formaldehyde-free insulation, low Volatile Organic Compounds [VOC] paints, etc.).

Goal

- 9.B Promote sustainable design practices throughout Mountain Springs by encouraging the conservation of resources and the reduction of carbon footprints.**

Policy

- 9.B.1 Promote water conservation through the use of drought tolerant plant materials, native xeriscape planting, and efficient and appropriate irrigation systems.

Implementation Programs

- 9.B.1.a Provide tertiary treated effluent for irrigation of the golf course, common landscaped areas and potentially the agricultural parcels.
- 9.B.1.b Promote the planting of native and drought tolerant landscaping and limited use of turf landscape based on principles of water conservation, especially within the Village Center.
- 9.B.1.c Encourage new buildings to implement water conservation through the installation of low-flow toilets, low-flow faucets and showerheads, waterless urinals, and other water conservation methods where appropriate and feasible.

Policy

- 9.B.2 Continue to promote on-site recycling programs that reduce waste to the County's solid waste disposal facilities.

Implementation Programs

- 9.B.2.a Encourage the use of reusable or recyclable construction materials that can be easily dismantled and reused or recycled on-site
- 9.B.2.b Encourage the use of recycled materials in streetscape furniture, monuments and park amenities.
- 9.B.2.c Provide on-site receptacles for recycling in public areas throughout Mountain Springs such as parks and the Village Center.

Policy

- 9.B.2 Promote best water management practices for the reduction of stormwater runoff.

- 9.B.2.a Utilize stormwater bio-swales that filter stormwater through the use of natural grasses, sediment and other features that provide a more natural setting or other such systems within Mountain Springs with the intent of reducing sediment and pollutants from entering the natural drainage systems.
- 9.B.2.b Use of drop inlets (D.I.s) or other devices with a filter system may be installed to prevent debris, refuse and other sediment infiltration throughout the Community.
- 9.B.2.c The National Pollutant Discharge Elimination System (NPDES) permit program shall be followed, and utilize Best Management Practices (BMP) to minimize pollutant runoff during a storm occurrence throughout Mountain Springs.

Policy

- 9.B.3 Promote the reduction of fossil fuel consumption and reduce vehicle and greenhouse gas emissions.

Implementation Programs

- 9.B.3.a Encourage the development and use of public transportation to and from Mountain Springs by providing a bus stop and shelter at the Village Center for the County's bus system.
- 9.B.3.b. Encourage the creation of an on-site shuttle program that provides transportation for residents to and from major focal points within the Community and potential off-site locations in and around Sonora.
- 9.B.3.c Encourage the use of electric, hybrid, and other alternative fuel vehicles by wiring homes to accommodate the charging of vehicles in garages such as electric vehicles or plug-in hybrids, where feasible
- 9.B.3.d Provide select parking areas within the Village Center and other public area is encourage to provide select parking areas for alternative fuel vehicles. These parking areas may provide charging posts for electric and plug-in hybrid vehicles or other emerging technology as they become available and feasible.
- 9.B.3.e Plant and maintain street trees to aid in the improvement of local air quality through the reduction of carbon dioxide.
- 9.B.3.f Provide and maintain bicycle and pedestrian trails to link the various neighborhoods, the parks and other public areas, and the Village Center.

- 9.B.3.g Provide bicycle racks at the Village Center, parks and multiple housing complexes to encourage and facilitate bicycle ridership.

The Mountain Springs Community Plan constitutes one in a series of steps required to secure County entitlements within the Community Plan boundaries. While consistent with and adopted as a part of the Tuolumne County General Plan, the Community Plan becomes the basis for reviewing subsequent zoning, subdivision maps and other site specific entitlement requests. This section outlines implementation measures and policy mechanisms required to ensure the coordinated development of the Mountain Springs Community.

10.1 Development Processing

Because the Community Plan itself is not an implementation mechanism, development implementation will occur in two ways: 1) By processing projects to insure conformity with the goals, policies, implementation programs and applicable guidelines; and 2) By providing the basic public facilities required to support development authorized by the Community Plan. Processing of development requests will occur through a sequence of entitlement steps following the adoption of the Community Plan. The sequence of entitlement is further identified below.

10.1.1 Zoning

Concurrent with adoption of this Community Plan, rezoning of the Community Plan area will occur. The Zoning Districts shall be consistent with the underlying Community Plan Land Use Designations as described in section 2 of the Community Plan.

10.1.2 Development Agreement and Planned Unit Development Permit

A Development Agreement and a Planned Unit Development Permit will be utilized for Community Plan implementation. The Development Agreement, pursuant to California Government Code Section 65864 et seq., will set forth needed infrastructure improvements, the timing and method for financing and installing improvements and other specific performance obligations. The Planned Unit Development Permit will authorize the development of single-family residential lots smaller than 7,500 square feet, lodging and recreational facilities, reduced street right-of-way requirements in specific areas and other modifications necessary for Community Plan implementation. A separate agreement must be completed between the project proponents and the Tuolumne Utilities District (TUD).

10.1.3 Community Design Framework Manual

A Community Design Framework Manual (CDFM) is an effective tool for project implementation and can include development guidelines and standards, subject to County approval and requirements of applicable California Government Codes. A CDFM can embody the Landscape Master Plan, Plan Area Signage program, Lighting, Fencing and Wall Master Plan and Design Guidelines and, if warranted,

specific architectural design guidelines. Approval of the Master Landscape Plan is required prior to recordation of Final Maps. The Master Landscape Plan would address Community wide-design concerns such as project neighborhood character, streetscape design, parks and recreation design, signage, walls and fences, landscaping and lighting. The Master Landscape Plan may be prepared by phase.

A Mountain Springs Community Village Center Master Plan must be adopted by the County prior to development of land within the Village Center. The Village Center Master Plan should address the distribution of land use types, development standards and guidelines, building locations, parking and other issues pertinent to development of the Village Center. The Village Center Master Plan shall be consistent with the guidelines established herein.

10.1.4 Tentative Parcel and Subdivision Maps

Tentative Subdivision and parcel maps for areas that lie within the Community Plan boundaries shall be submitted according to Tuolumne County requirements. These maps are required to be consistent with the Community Plan, underlying zoning, and any subsequent guiding documents such as the Community Design Framework Manual.

10.2 Administrative Procedures

The Tuolumne County Community Development Department is the public agency responsible for administration and enforcement of the Mountain Springs Community Plan. In order to facilitate future adjustments to the Community Plan as deemed necessary and appropriate, the following guidelines are established in 10.2.1 and 10.2.2.

10.2.1 Administrative Adjustments

Minor administrative adjustments to the Community Plan, which correct typographical or other relatively insignificant changes and which do not impact specific goals, policies, implementation programs or guideline statements, may be made administratively by the Community Development Department Director. These types of changes are as follows:

- 1) The addition of new information to the Community Plan maps or text that does not change the intent of the goals, policies, implementation programs or guidelines of the Plan.
- 2) Changes to the community infrastructure (water, sewer, drainage) which do not increase or decrease entitlement capacity in the Community Plan Area, nor change the concepts of the Plan.
- 3) Minor adjustments in boundaries between the Dwelling Unit Allocation Areas are permissible to accommodate the transfer of unit entitlements as well as final design and engineering. The determination whether an adjustment is “minor” shall be construed in relation to the entirety of the Project. Unit transfers shall be identified as part of a tentative subdivision map application and are subject to the approval of the County as part of the Tentative Map approval. Requests for unit transfers shall include: (1) the number of units being adjusted; (2) a unit summary for the entire Plan Area; and (3) the original and proposed unit allocations. The initial method for

tracking Plan Area unit allocations and unit transfers shall be established by the parties, in good faith, prior to approval of any Subsequent Tentative Map.

- 4) Minor adjustments to Board approval of density transfers within the Plan boundaries and modifications to residential land use areas that do not result in an increase in the total entitlement for the Community Plan.
- 5) Other changes, modifications or adjustments that in the judgment of the Community Development Director, are consistent with the intent and purpose of the Community Plan.

10.2.2 Community Plan Amendments

This Community Plan may be amended as necessary in the same manner as the General Plan as long as the general integrity of the Community Plan is maintained. Each amendment shall include all sections or elements of the Community Plan that are affected by the change. Said amendment shall be processed as a General Plan amendment and be subject to the same restrictions imposed by state law.

Types of changes, which will require a Community Plan amendment, include:

- 1) Changes to the text or maps of the Community Plan, other than the addition of new information, which does not change the intent of the goals, policies, implementation programs or policies of the Plan.
- 2) Addition of permitted or conditionally permitted uses or intensity of uses beyond those presently permitted within the Plan Area. This may also require a zone change.
- 3) Changes in infrastructure that have the effect of increasing capacity beyond the need projected for a specified land use intensity.

In reviewing proposed amendments to the Community Plan, the following criteria shall be used in determining compatibility with the overall intent of this Community Plan:

- 1) Consistency with the intent of the County General Plan goals, objectives, policies or implementation programs.
- 2) Consistency with the intent of the Mountain Springs Community Plan goals, policies, implementation programs and guidelines as outlined herein.

10.3 Community Plan Phasing

The land uses proposed in the Community Plan will be implemented in phases. Initially, four general phases have been determined. Each of these phases could be implemented in smaller components or the configurations of the individual phases may be modified in response to market demands. 1) Construction of the affordable homes would be initiated on or before the time thirty percent (30%) (163 homes) of the market rate homes were completed. 2) All affordable homes will be finished prior to

completing eighty percent (80%) (434 homes) of the total market rate homes. 3) Portions of on-site and off-site infrastructure necessary to support the various land uses within each phase will be constructed before each of the land uses requiring the infrastructure improvement are completed. 4) The specific timing and amount of off-site and on-site infrastructure needed to support the uses of each phase shall be determined during the permitting and amended EIR process. The proposed phasing with number of homes and percentages is shown on Preliminary Phasing Plan Figure 10-1.

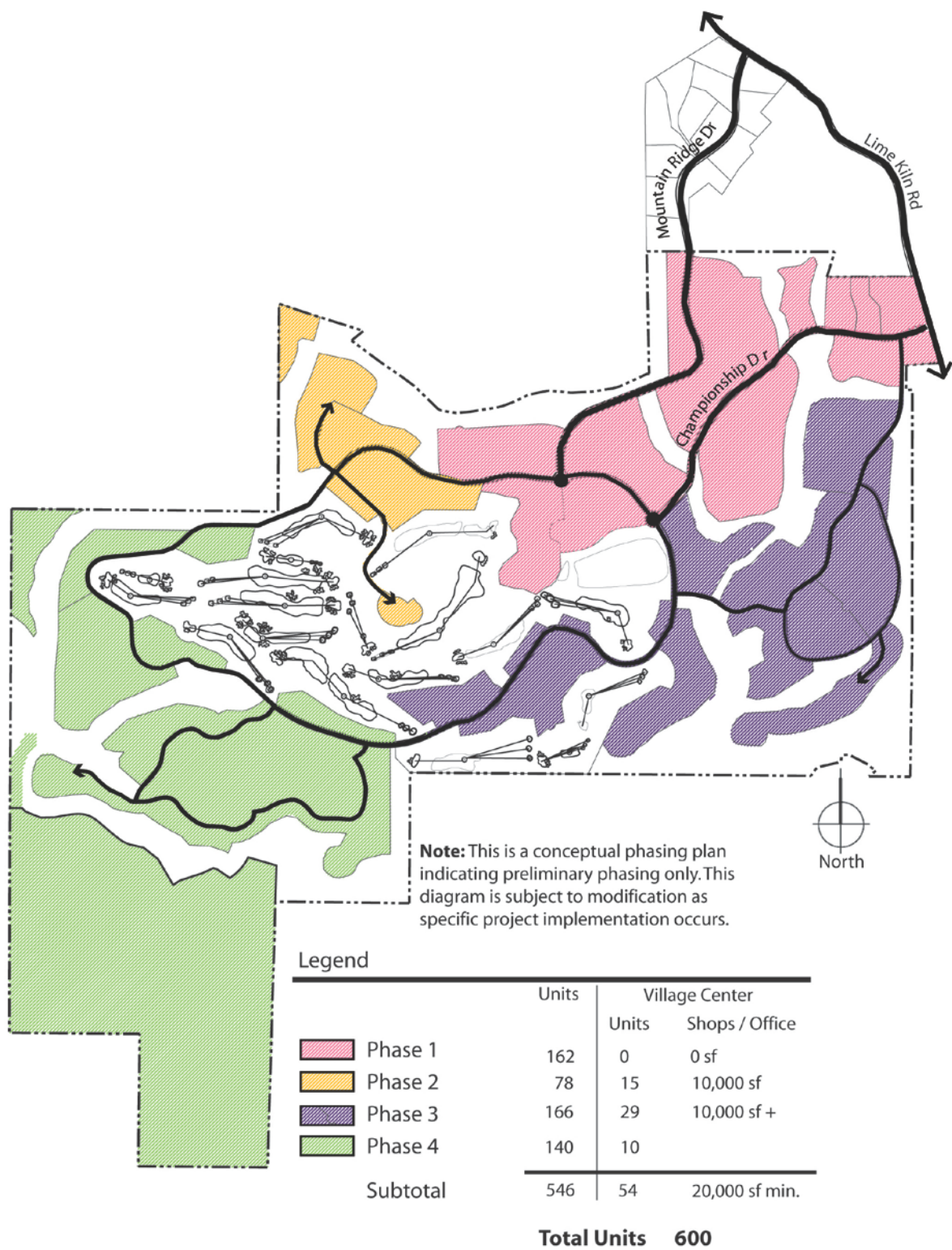


Figure 10-1 Preliminary Phasing Plan



Figure 10-2 Phase I Conceptual Lotting Plan

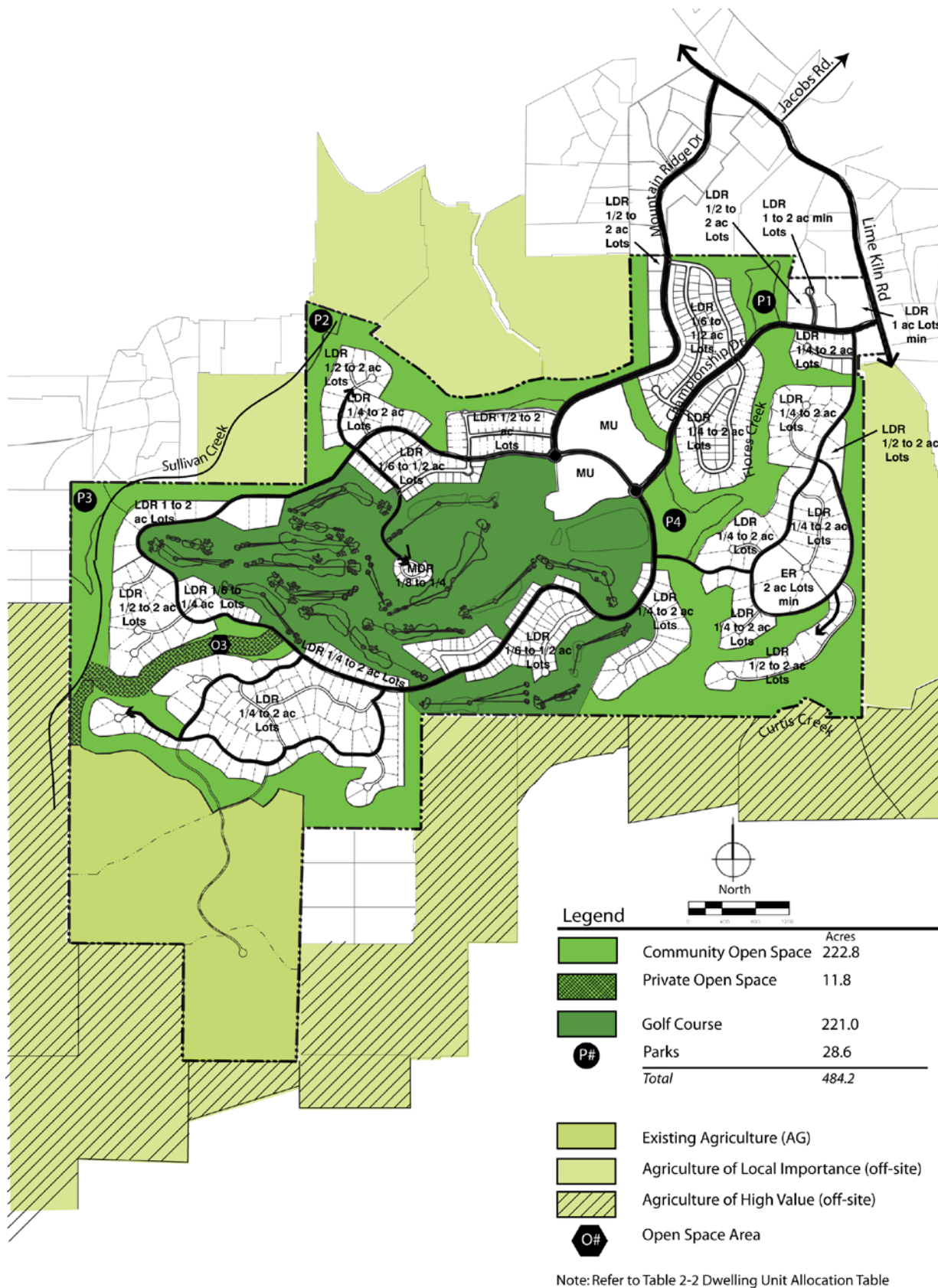


Figure 10 - 3 Conceptual Lotting with Open Space and Surrounding Land Uses