



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

AGENDA TUOLUMNE COUNTY PLANNING COMMISSION VIA ZOOM August 17, 2022 6:00 p.m.

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
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www.tuolumnecounty.ca.gov

PUBLIC PARTICIPATION PROCEDURES

- In order to protect public health and the safety of Tuolumne County citizens, the Tuolumne County Planning Commission Meeting will be physically closed to the public. Public Comment will be opened and closed individually for each agenda item listed below, excluding Reports. To observe or participate in the meeting, follow the instructions below. For detailed Zoom instructions go to the Agenda Packet <https://www.tuolumnecounty.ca.gov/AgendaCenter/Tuolumne-County-Planning-Commission-8>. if you need swift special assistance during the Planning Commission meeting, please call **209-770-5423**.

1) Use the link to join the webinar: <https://us02web.zoom.us/j/82429265792>

2) During the public comment period you will have the option to “*raise your hand*” if you would like to comment on a project or during the public comment portion of the meeting.

If participating by computer:

- After clicking the “*raise your hand*” option, please wait until a staff member unmutes your microphone.
- Once staff has unmuted your microphone you will be asked to provide comments.
- A staff member will notify to you when you have 30 seconds remaining and again when your time is up.
- Once your allotted time is up, a staff member will mute your microphone and “*lower your hand*”.

If participating by smartphone:

- If you are participating from your smartphone, you will also have a “*raise your hand*” feature.
- When you are unmuted a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment. Staff will assist as described above.

If participating by telephone:

- If you are participating via telephone call, you will need to press *9 (star 9) to “*raise your hand*”, and when you are unmuted you will hear “*you are unmuted*” allowing you to provide public comment. Staff will assist as described above.

You also may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (CDD@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

PLANNING COMMISSION BUSINESS: 6:00 p.m.

1. Adopting Resolution PC2022-006 authorizing remote teleconference meetings of TCPC for the period of August 17, 2022 to September 16, 2022

2. Reports from Commissioners and Staff

** Reports are a brief oral report from a Committee or Commission member and/or County staff, and no Committee or Commission action will occur. This item is not intended to include in depth

presentations or reports, as those matters should be placed on an agenda for discussion**

3. **Report from the Board of Supervisors Planning Committee Representative**
4. **Report from the Agricultural Advisory Committee Representative**
5. **Minutes of the Meeting of July 20, 2022**

PUBLIC COMMENT: 15 minutes

The public may speak on any item not on the printed agenda. No action may be taken by the Commission.

PUBLIC HEARING: 6:00 p.m.

NEW ITEMS:

Consideration of providing direction to the Board of Supervisors on the adoption of the Tuolumne County Climate Action Plan, including the action items in the Prioritization Matrix Workplan.

<https://www.tuolumnecounty.ca.gov/1332/Climate-Action-Plan>

The Minutes, Staff Reports, and environmental documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department Monday through Thursday, 8:30 a.m. to noon and 1:00 p.m. to 3:00 p.m., Fourth Floor, A.N. Francisco Building, 48 Yaney, Sonora, California, and online at www.tuolumnecounty.ca.gov.

Any other materials related to the items referenced in this Agenda that are provided by the County to the Planning Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department 48 Yaney, Sonora, California, and will be available at the meeting. Any materials provided to the Planning Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

TO: Tuolumne County Committee and Commission Members

FROM: Quincy Yaley, AICP Community Development Department Director

RE: COVID-19 Meeting Procedures

48 Yaney Avenue, Sonora
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In response to increasing risks of exposure to the coronavirus (COVID-19), all the Committee and Commission meetings will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Commission/Committees and County to adhere to social distancing requirements of the Brown Act and provide a way for the public to provide public comment live during the meeting.

Due to the modified meeting format and tele-conferencing meeting procedures, the Chair may choose to allow public comment on the project in an alternative fashion, rather than calling for those in favor, those in opposition, those neutral, and then any rebuttals or surrebuttals. The Chair may take public comment on the project in any order in lieu of the calling for those in favor, opposition, neutral, rebuttals, and then surrebuttals.

The Committee and Commission may elect to allow the applicant or applicant representative a specific time to speak on the project prior to taking public comments on the item. This opportunity could have a specific time length allotted, such as five or ten minutes.

As a reminder, those who wish to provide information during the public comment are not required to provide their name. County staff will notify the Chair of any individuals who wish to provide testimony and will limit the testimony to the time limit identified by the Chair.

If an item on the agenda is not identified as a “public hearing”, public comment is still required and can be conducted in a similar format to the modified procedures above.

All votes require a roll call with each Committee and Commission member to be named by County Staff prior to stating their vote. The Chair shall also identify by name the commissioner who initiated the motion and the name of the commissioner who seconds the motion. After a second is named, the Chair must allow County staff to complete a roll call vote.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the zoom meeting. It is recommended that the Chair pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed County staff will notify the Chair that there is no further public comment.

Staff may need to respond to emails or phone calls from members of the public during the meeting to provide assistance to the public if they encounter problems using the Zoom platform. Staff requests that the Chair allow additional time as needed to ensure that members of the public can engage in the meeting.

Zoom Instructions

Zoom links can be found in the agenda for each meeting. The public can view the meeting from their smartphone, on their computer browser, or listen on their telephone. Zoom does not require an account to attend the meeting, but if the public wishes to create one, their basic accounts are free.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the Zoom meeting. The Chair will pause for 60 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 60 seconds has elapsed county staff will notify the Chair that there is no public comment.

Members of the public can also choose to watch the meeting and do not have to comment during the meeting. If a member of the public does not want to provide public comment live, they can provide public comment prior to the meeting via email to the Community Development Department Planning manager at QYaley@co.tuolumne.ca.us. If you would like your comments to be included in the record, please send comments to the above email address by 9:00 a.m. of the day of the noticed meeting.

If anyone is having technical difficulties with Zoom, they can visit Zoom's support page for helpful tips: <https://support.zoom.us/hc/en-us/categories/201146643>.

Below are step by step instructions on how to join and interact as an attendee via Zoom.

JOINING A WEBINAR BY LINK

- To join the webinar, click the link that we provided in the agenda.
- If you are signed in, change your name if you do not want your default name to appear.
- If you are not signed in, enter a display name.

MANUALLY JOINING A WEBINAR

- Use the 9-digit meeting ID/webinar ID provided in the agenda.
- Sign in to the Zoom Desktop or Mobile App
- Click or tap **Join a Meeting**
- Enter the 9-digit webinar ID, and click **Join** or tap **Join Meeting**
- If prompted, enter your name and email, then click **Join Webinar** or tap **Join**.
- You may change your name if you do not want your default name to appear, as you are not required to state your name.

WAITING FOR HOST TO START THE WEBINAR

- If the host has not started broadcasting the webinar, you'll receive a message letting you know to "Please wait for the host to start the meeting".

PUBLIC COMMENT

- During the public comment period you will have the option to "raise your hand" if you would like to comment on a proposed project or during the public comment portion of the meeting.
- Once you have clicked the "raise your hand" option, please wait until a staff unmutes your microphone.
- Once staff has unmuted you will have three minutes to speak.

- A staff member will verbally communicate to you and the Commissioners when you have 30 seconds remaining and then when your time is up.
- Once your allotted time is up, a staff member will mute and “lower your hand”.
- If you are participating from your smartphone, you will also have a “raise their hand” feature.
- When you are unmuted a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment.
- If you are participating via telephone call, you will need to press *9 (star 9) to “raise their hand”, and when you are unmuted you will hear “you are unmuted” allowing you to provide public comment.

END OF MEETING

- If you would like to leave the meeting before it ends, click **Leave meeting**. If you leave, you can rejoin if the webinar is still in progress, as long as the host has not locked the webinar.

Hi there,

You are invited to a Zoom webinar.

When: Aug 17, 2022 06:00 PM Pacific Time (US and Canada)

Topic: Tuolumne County Planning Commission (TCPC)

Please click the link below to join the webinar:

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Or One tap mobile :

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Dial(for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 386 347 5053 or +1 564 217 2000

Webinar ID: 824 2926 5792

International numbers available: <https://us02web.zoom.us/j/82429265792>

1 **Tuolumne County Planning Commission (TCPC)**

2 **County of Tuolumne**

3
4 **FINDINGS OF THE TUOLUMNE COUNTY PLANNING COMMISSION (TCPC)**
5 **AUTHORIZING REMOTE TELECONFERENCE MEETINGS**
6 **OF THE TUOLUMNE COUNTY PLANNING COMMISSION (TCPC)**
7 **FOR THE PERIOD August 17, 2022 TO September 16, 2022**
8 **PURSUANT TO THE RALPH M. BROWN ACT.**
9

10 **WHEREAS**, all meetings of Tuolumne County Planning Commission (TCPC) and its legislative
11 bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code §§ 54950 – 54963),
12 so that any member of the public may attend, participate, and view the legislative bodies conduct their
13 business; and

14 **WHEREAS**, the Brown Act, Government Code section 54953(e), makes provisions for remote
15 teleconferencing participation in meetings by members of a legislative body, without compliance with the
16 requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions and
17 requirements; and

18 **WHEREAS**, a required condition of Government Code section 54953(e) is that a state of emergency
19 is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of
20 conditions of disaster or of extreme peril to the safety of persons and property within the state caused by
21 conditions as described in Government Code section 8558(b); and

22 **WHEREAS**, a further required condition of Government Code section 54953(e) is that state or local
23 officials have imposed or recommended measures to promote social distancing, or, the legislative body
24 holds a meeting to determine or has determined by a majority vote that meeting in person would present
25 imminent risks to the health and safety of attendees; and

26 **WHEREAS**, on March 4, 2020, Governor Newsom issued a Proclamation of a State of Emergency
27 declaring a state of emergency exists in California due to the threat of COVID-19, pursuant to the California
28 Emergency Services Act (Government Code section 8625); and,

1 **WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-07-21, which
2 formally rescinded the Stay-at-Home Order (Executive Order N-33-20), as well as the framework for a
3 gradual, risk-based reopening of the economy (Executive Order N-60-20, issued on May 4, 2020) but did
4 not rescind the proclaimed state of emergency; and,

5 **WHEREAS**, on June 11, 2021, Governor Newsom also issued Executive Order N-08-21, which set
6 expiration dates for certain paragraphs of the State of Emergency Proclamation dated March 4, 2020 and
7 other Executive Orders but did not rescind the proclaimed state of emergency; and,

8 **WHEREAS**, as of the date of this Findings, neither the Governor nor the state Legislature have
9 exercised their respective powers pursuant to Government Code section 8629 to lift the state of emergency
10 either by proclamation or by concurrent Findings the state Legislature; and,

11 **WHEREAS**, the California Department of Industrial Relations has issued regulations related to
12 COVID-19 Prevention for employees and places of employment. Title 8 of the California Code of
13 Regulations, Section 3205(5)(D) specifically recommends physical (social) distancing as one of the
14 measures to decrease the spread of COVID-19 based on the fact that particles containing the virus can travel
15 more than six feet, especially indoors; and,

16 **WHEREAS**, the Tuolumne County Planning Commission (TCPC) finds that state or local officials
17 have imposed or recommended measures to promote social distancing, based on the California Department
18 of Industrial Relations' issuance of regulations related to COVID-19 Prevention through Title 8 of the
19 California Code of Regulations, Section 3205(5)(D); and,

20 **WHEREAS**, as a consequence, the Tuolumne County Planning Commission (TCPC) does hereby
21 find that it shall conduct its meetings by teleconferencing without compliance with Government Code
22 section 54953 (b)(3), pursuant to Section 54953(e), and that such legislative bodies shall comply with the
23 requirements to provide the public with access to the meetings as prescribed by Government Code section
24 54953(e)(2).

25 ///

26 ///

27 ///

28 ///

1 **NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED** by the Tuolumne County
2 Planning Commission (TCPC) , County of Tuolumne, State of California, in regular session assembled on
3 August 17, 2022 does hereby resolve as follows:

4 Section 1. Recitals. All of the above recitals are true and correct and are incorporated into this
5 Findings by this reference.

6 Section 2. State or Local Officials Have Imposed or Recommended Measures to Promote Social
7 Distancing. The Tuolumne County Planning Commission (TCPC) hereby proclaims that state officials
8 have imposed or recommended measures to promote social (physical) distancing based on the California
9 Department of Industrial Relations’ issuance of regulations related to COVID-19 Prevention through Title
10 8 of the California Code of Regulations, Section 3205(5)(D).

11 Section 3. Remote Teleconference Meetings. The Tuolumne County Planning Commission
12 (TCPC) is hereby authorized and directed to take all actions necessary to carry out the intent and purpose
13 of these Findings including, conducting open and public meetings in accordance with Government Code
14 section 54953(e) and other applicable provisions of the Brown Act.

15 Section 4. Effective Date. These Findings shall take effect immediately upon its adoption and
16 shall be effective until the earlier of (i) December 13, 2021, or (ii) such time the Tuolumne County Planning
17 Commission (TCPC) adopts a subsequent Findings in accordance with Government Code section
18 54953(e)(3) to extend the time during which its legislative bodies may continue to teleconference without
19 compliance with Section 54953(b)(3).

20 ADOPTED this 17th day of August, 2022 by Tuolumne County Planning Commission (TCPC), by
21 the following vote:

22
23 YES:

24 NO:

25 ABSENT:

26 ABSTAIN:



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

August 15, 2022

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TO: Tuolumne County Planning Commissioners
FROM: Quincy Yaley, AICP, Director
RE: Adoption of the Tuolumne County Climate Action Plan (TC 19-001)

REQUESTED ACTION

Consideration of providing direction to the Board of Supervisors on the adoption of the Tuolumne County Climate Action Plan, including the action items in the Prioritization Matrix Workplan.

Addition to staff report on 8/15/2022 – Addition to Exhibit A and Exhibit B– new language to table is identified by red font

BACKGROUND INFORMATION ON THE CLIMATE ACTION PLAN PROJECT PROCESS

1. After the update to the General Plan in 2019, the County is required to prepare a Climate Action Plan (CAP). Development of a CAP is driven by Policy 18.A.1 in the County's 2018 General Plan. The County's CAP will identify existing and projected GHG emissions, set GHG reduction targets, establish policies and actions to meet reduction targets, integrate climate adaptation and resilience strategies, engage the community, and provide an implementation program. The draft CAP is found on the project webpage: <https://www.tuolumnecounty.ca.gov/1332/Climate-Action-Plan>.
2. On March 31, 2020, the Tuolumne County Board of Supervisors directed Community Development Department (CDD) staff to prepare a Climate Action Plan with the assistance of Ascent Environmental. The Climate Action Plan before your Commission is the culmination of over 2 years of planning work involving the County, partner agencies, and the public. The Climate Action Plan is built upon these previous planning efforts and documents, including:
 - Tuolumne County Regional Blueprint Greenhouse Gas Study (2012)
 - Tuolumne County Emergency Operations Plan (2012)
 - Tuolumne County Regional Transportation Plan (2016)
 - Tuolumne Utilities District Urban Water Management Plan (2020)
 - Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan (2017)
 - Tuolumne County General Plan Update (2019)
 - Tuolumne County Fire Safety Report (2020)
 - Tuolumne County Board of Supervisors Priorities and Objectives (2022)

PUBLIC OUTREACH AND ENGAGEMENT

3. Community involvement in the Climate Action Plan process was integral to the development and prioritization of GHG reduction and climate adaptation measures. Between January 2021 and May 2021, the County conducted the following community engagement activities:
 - Tuolumne County Board of Supervisors Planning Committee Presentations
 - January 28, 2021

- March 18, 2021
 - May 20, 2021
 - Tuolumne County Board of Supervisors Natural Resources Committee Presentations
 - February 10, 2021
 - March 10, 2021
 - May 12, 2021
 - Virtual Community Workshops
 - February 25, 2021
 - April 8, 2021
 - May 25, 2021
4. The Board of Supervisors Committee meetings served as an opportunity for the County to present and solicit input on CAP developments prior to sharing with the broader community. The content was largely similar for both the Committee meetings and community workshops, with the workshops including a variety of virtual tools to help facilitate discussion and encourage input. The virtual tools included polling questions, breakout rooms, and a virtual whiteboard platform.
 5. In addition, the County hosted an online engagement platform (Konveio) that was available through the County's website in 2021 and promoted at the Board of Supervisors Committee meetings and community workshops. The online engagement platform included project information, previous presentations, draft climate strategies for comment, and surveys to prioritize draft climate strategies.
 6. On July 20, 2021, CDD staff presented a project update to the Board of Supervisors and held a discussion regarding the benefits and considerations of developing the Climate Action Plan in a way that is qualified under the California Environmental Quality Act (CEQA) Guidelines Section 15183.5. This provision of the CEQA Guidelines allows for future discretionary projects to tier from the CAP for GHG analyses. During this Board of Supervisors meeting, your Board decided to not pursue CEQA qualification for the Climate Action Plan. However, to provide future discretionary projects with assistance for GHG analyses, your Board directed staff to provide project-level GHG thresholds that could be used by future discretionary projects using the GHG inventory and targets included in the Climate Action Plan. These thresholds can be found in Chapter 5 of the Climate Action Plan.

OVERVIEW OF THE CLIMATE ACTION PLAN

7. This Climate Action Plan provides the County with a comprehensive guiding document to address the challenges of climate change. The CAP serves to reduce greenhouse gas (GHG) emissions from local sources, strengthen resilience to prepare for and adapt to climate change impacts, and implement solutions to better manage natural resources within the county. The CAP is consistent with and complementary to statewide legislation and regulatory mandates. It establishes locally based strategies, measures, and actions that will not only reduce GHG emissions and enhance climate resilience, but will also improve the livability and quality of life for residents, workers, and visitors of the county.
8. The County initiated a scoping phase for the project in early 2020. For the second phase of the project, which began in October 2020, the County prepared GHG emissions inventories and forecasts, set GHG reduction targets, and conducted a climate change vulnerability assessment. After completing these tasks in June 2021, the County developed GHG emissions reduction and adaptation strategies, measures, and actions to be included in the CAP. These efforts created the foundation for developing the CAP document, which occurred between September 2021 and March 2022.
9. The CAP is divided into five main chapters. Chapter 1 introduces the county, outlines the objectives and organization of the CAP, and describes existing legislation and efforts aimed at addressing climate change. Chapter 2 summarizes the county's baseline GHG emissions, presents a forecast of

future emissions, and identifies the County's emissions reduction targets. An overview of the climate adaptation planning process and a summary of the county's climate change vulnerability assessment are included in Chapter 3. The core of the CAP – the GHG reduction and adaptation strategies and measures – are included in Chapter 4, organized into five focus areas: Health and Safety, Conservation and Recreation, Buildings, Infrastructure, and Agriculture and Forestry. Each focus area contains strategies and measures that the County will implement to reduce GHG emissions and strengthen community resilience to climate change impacts. Chapter 5 provides a framework for implementing, monitoring, and updating the CAP in the future.

10. Each focus area in Chapter 4 presents strategies that serve as the foundation to help the County achieve its climate change goals. Within each strategy are one or more measures that represent specific expressions of the broad strategies. Climate change mitigation and adaptation objectives are intertwined throughout the strategies and measures. Chapter 5 includes actions associated with each measure that define the activities, projects, programs, or policies that the County can implement or support to advance its GHG reduction and adaptation goals.
11. Each CAP action was evaluated qualitatively for its GHG reduction potential and climate resilience benefit. Actions were assigned a score of 1, 2, or 3 for each metric, which correspond to a low, medium, or high GHG reduction potential and low, medium, or high climate resilience benefit. The icons shown below are used throughout the CAP to indicate the score for GHG reduction potential and climate resilience benefit. Additional information regarding the scoring can be found in Chapter 5.

PUBLIC COMMENT AND RESPONSES

12. The Draft CAP was available for public review from May 2, 2022 to June 15, 2022. Staff presented the Draft CAP to the Board of Supervisors Planning Committee on May 19, 2022, and the Board of Supervisors Natural Resources Committee on June 1, 2022, both of which were open to the public. At the conclusion of the 45-day comment period, letters were received from 1 public agency, 5 organizations, and 42 individuals. These comments can be reviewed on the project webpage at: <https://www.tuolumnecounty.ca.gov/1332/Climate-Action-Plan>.
13. Common themes were found throughout the comments received on the Draft CAP. CDD staff prepared a "Frequently Asked Questions" (FAQ) document addressing comments received on the Draft CAP and published the document on July 19, 2022. The FAQ document can be found on the project website: <https://www.tuolumnecounty.ca.gov/1332/Climate-Action-Plan>. The FAQ document addresses the following topic, among others:
 - Scope of the climate action plan in terms of planning jurisdiction, geography, and requirements
 - Cost and feasibility of climate action strategies, measures, and actions
 - Implementation and prioritization of climate action strategies, measures, and actions
 - Forest health initiatives
14. The Natural Resources Committee discussed the role of forest health in the overall reduction of greenhouse gas emissions and raised concerns that the important work of the Yosemite Stanislaus Solutions (YSS) organization was not recognized in the CAP. Healthy forests provide direct benefits to the community, including wildfire and drought resilience, and they also play a role in mitigating climate change. Building the long-term resilience of forests in the county boosts public safety, improves local air quality, enhances water quality and supply, and increases carbon sequestration. The CAP identifies the importance of forest health in Strategy 6, Forest Resilience in under the "Agricultural and Forestry" strategies in Chapter 4. The YSS is specifically identified in Section 2.3.3, "Adaptive Efforts Related to Increased Wildfire Risk" which recognizes the important and collaborative work that YSS is leading by enhancing forest management actions that aggressively reduce forest fuels and restore forests to conditions that are resilient to wildfire.

15. After reviewing the comments from the public review period several changes were incorporated in the Climate Action Plan. These proposed changes can be found in Exhibit A.
The Final Climate Action Plan will be revised to reflect these revisions, or any others as approved by the Board of Supervisors.

PRIORITIZATION MATRIX - WORKPLAN

16. Effective implementation of this CAP will require ongoing management and oversight of measure implementation. Ensuring that the measures identified in the CAP result in emissions reductions and resilience improvements is central to the success of this CAP. Achieving these goals will require investments and long-term commitments from the County as well as participation from County staff. The success of CAP implementation will also depend on the participation of residents, businesses, and other stakeholders in the county.
17. To help guide the implementation of CAP measures and actions, the County developed a Prioritization Matrix – Workplan, located in Chapter 5 of the CAP. This involved evaluating each action considering a variety of factors, including GHG reduction potential, climate resilience benefit, jurisdictional control, timeframe of implementation, technological feasibility, public and private cost-effectiveness, and associated co-benefits, to generate a prioritization score. By directing staff to implement the Prioritization Matrix – Workplan matrix, it narrows the scope of work and focuses the future review of the CAP.
18. The Prioritization Matrix – Workplan is attached in Exhibit B to this report, and the initial implementation of the CAP would be limited to these actions. The remaining actions identified in Appendix C would to be included for future phases or implementation, if the prioritization score improved (due to a change in a scoring factor). The Board of Supervisors would be responsible for approving any changes to the prioritization matrix.

ENVIRONMENTAL DOCUMENTATION

19. After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the Climate Action Plan is categorically exempt from review under the California Environmental Quality Act pursuant to Section 15308 of the State CEQA Guidelines because the project entails an action taken by a regulatory agency for protection of the environment. None of the exceptions to the use of a categorical exemption found in Section 15300.2 of the State CEQA Guidelines apply to this project.

RECOMMENDATION

It is requested that your Planning Commission recommend that the Board of Supervisors adopt the Climate Action Plan with the recommended revisions identified in Exhibit A, including the prioritization matrix workplan in Exhibit B.

Exhibit A. Proposed Revisions to the Draft Climate Action Plan (**updated 8/15/2022**)

After reviewing the comments from the public review period, staff determined that several changes were necessary in the Climate Action Plan. These proposed changes include the following revisions (underline = addition, strikeout = deletion):

| Draft CAP Page Number | | Measure/Action Number | Proposed Revision | Source of Proposed Revision |
|-----------------------|--------------------------|---------------------------|--|--|
| ES-8, 4-37, and 5-9 | Agriculture and Forestry | Measure 6.3 | Manage vegetation and reduce wildfire risk to promote <u>carbon</u> sequestration. | Randy Hanvelt Comment Letter |
| 3-10 | N/A | N/A | The county's water supply relies on surface water runoff originating from high-elevation snowpack in the Sierra Nevada, which is stored in large <u>small</u> storage reservoirs at lower elevations. | Tuolumne Utilities District Comment Letter |
| Appendix C page 9 | Infrastructure | Action 3.3.1 | Install EV charging stations and alternative fuel stations throughout the County for public use. Prioritize installations in parking lots and other applicable locations (e.g., parks) owned or managed by the County. <u>The County will seek state and federal grant funding to provide a minimum of 50 new Level 2 EV charging stations and at least 10 DC Fast Charge EV charging stations within 5 years.</u> | CSERC Comment Letter |
| N/A | Infrastructure | Action 3.1.8 (new action) | <u>The County will streamline the application permitting process for EV charging stations so that tourist-serving businesses can advertise to EV owners the location of charging stations when traveling within Tuolumne County.</u> | CSERC Comment Letter |
| Appendix C page 9 | Infrastructure | Action 2.2.1 | Support TCT to transition <u>at least 2/3 of its transit fleet to EVs and/or alternatively fueled vehicles by 2030</u> its vehicle fleet to EVs and alternatively fueled vehicles and install associated EV charging and alternative fueling infrastructure, in compliance with the California Air Resources Board's Innovative Clean Transit Regulation. | CSERC Comment Letter |
| N/A | Infrastructure | Action 4.1.6 (new action) | <u>The County will coordinate with regional economic partners, such as the Sierra Business Council, to pursue grant funding to analyze and identify a minimum of four potential cost-effective and feasible sites for the establishment of new solar farms, wind farms, or similar clean power energy sites within Tuolumne County.</u> | CSERC Comment Letter |

| | | | | |
|-------------------|-----------------------------|------------------------------|--|----------------------|
| N/A | Buildings | Action 1.1.6 (new action) | <u>The County will look for ways to provide incentives for new development projects that install EnergyStar-rated appliances, that utilize carbon-free energy in the building design, and that exceed minimum State-required energy efficiency use mandates.</u> | CSERC Comment Letter |
| N/A | Buildings | Action 2.1.8 (new action) | <u>The County will seek essential grant funding to enable existing residential and commercial buildings to be retrofitted with energy-efficient lighting, heating/cooling, and insulation so as to save participating property owners money, while reducing GHG emissions.</u> | CSERC Comment Letter |
| Appendix C page 7 | Buildings | Action 2.2.1 | Conduct detailed assessments and develop retrofit plans specific to each existing County-owned building based on the age, type, energy consumed, and climate-related risks. Prioritize buildings and facilities with the highest energy use per area. <u>Seek grant funding for energy efficiency upgrade projects in order to significantly upgrade the energy efficiency of at least 25 percent of County facilities within 10 years.</u> | CSERC Comment Letter |
| 4-11 | Conservation and Recreation | Measure 1.3 | Conserve areas, such as wildlife habitat and corridors, wetlands, and watersheds, and groundwater recharge areas, that provide carbon sequestration benefits. | Supervisor Brandon |
| 4-19 | Buildings | Measure 3.1 | Actions that could be included under this measure include installing backup power sources at critical facilities, diversifying backup energy generation and installing battery storage systems <u>(including lithium-ion, hydrogen, and other emerging technologies)</u> , improving blackout preparedness, establishing onsite backup power at County buildings, and promoting outreach materials and incentives for battery storage and clean backup power systems. | Supervisor Brandon |
| 4-25 | Infrastructure | Measure 4.1 | Actions that could be taken under this measure include increasing the development of renewable energy systems suitable for the county, incentivizing local clean energy production and infrastructure projects, and prioritizing climate resilience in energy and transmission systems planning. <u>Renewable energy systems that are installed in the county should be able to operate in all weather conditions and should consider financial and safety constraints to ensure the well-being of residents and visitors.</u> | Supervisor Brandon |
| 4-26 | Infrastructure | Measure 5.1 | Reduce <u>per capita</u> water consumption. | Supervisor Brandon |

| 5-7 | Infrastructure | Action 4.1.2 | Encourage development of alternative energy-producing facilities that conserve the county's natural resources such as rooftop solar and wind turbines, <u>as well as emerging battery technologies and the use of green hydrogen.</u> | Supervisor Brandon |
|---|---------------------------------------|---|---|--------------------|
| General Text Changes/Additions Added 8/15/2022 | | | | |
| Page | Section | <u>Additions/Deletions</u> | | |
| 2-3 | Baseline Inventory Section, Chapter 2 | <p>Quantifying emissions from fires and forest management is an evolving area of science and it is possible that future State inventories will include these sources of emissions. For the first time, CARB and the California Department of Forestry and Fire Protection developed a draft report (released in December 2020) that presents statewide estimates of GHG emissions associated with wildfires and prescribed burning activities for 2000–2019 but these estimates are not yet available for the local level.</p> <p><u>The U.S. Community Protocol currently does not include methodologies for wildfire related GHG emissions and the State of California does not currently include wildfire emissions in the statewide inventory. Quantifying emissions from fires and forest management is an evolving area of science and it is possible that future State inventories will include these sources of emissions. Estimating how much wildfire emissions alter GHG concentrations and contribute to climate change is difficult, because wildfire emissions are a part of the terrestrial carbon cycle.</u></p> <p><u>The terrestrial carbon cycle transfers carbon between the land, ocean, and atmosphere. The cycle is balanced over decades or centuries by fire, plant respiration and decomposition versus plant growth and other. If the cycle is balanced, biogenic carbon dioxide (CO₂) emissions from fire and other sources are offset by biogenic CO₂ sequestration, resulting in relatively minimal change in the total concentration of atmospheric CO₂ that drives climate change. However, with the combustion of fossil fuels at the rates we have recently experienced, this cycle is put out of balance. Fossil fuels also contribute to a negative feedback loop for California's forests and lands: as CO₂ emissions accumulate in the atmosphere and we experience increased warming, extreme heat events, droughts, and invasive species, the risk and intensity of fires also increases, which in turn push the terrestrial carbon cycle further out of balance (CARB, FAQ, Wildfire Emissions: https://ww2.arb.ca.gov/wildfire-emissions). Because of this effect, CARB works to understand and track both the total GHG emissions from anthropogenic</u></p> | | |

| | | |
|--|--|--|
| | | <p><u>sources, like the combustion of fossil-fuels, and the total carbon flux (or <i>net</i> change in carbon on the landscape) from terrestrial carbon.</u></p> <p><u>Looking year-over-year at the data in the inventory, we can see clear trends of carbon-loss in California's natural and working lands, with most of those losses coming from wildfires. Using preliminary fire footprint information, the CARB/CALFRIE report discussed above, released a draft estimate of 2020 wildfire GHG emissions, which was the worst fire year on record (by acres burned) for the California. The emissions estimate, 112 (MMTCO₂), is equivalent to the amount of carbon contained in the structural lumber of 6.3 million average California homes, or over 75 percent of all homes in California. (CARB, FAQ, Wildfire Emissions: https://ww2.arb.ca.gov/wildfire-emissions)</u></p> <p>Therefore, because of a lack of available methods to quantify locally and predict future wildfire occurrences in an accurate manner, these emissions are not included in the County's inventory.</p> |
|--|--|--|

Prioritization Matrix

Based on the assessment approach described above, the maximum prioritization score for each action was 25. To enable the County to focus on and feasibly implement high-priority actions, a minimum score of 15 was chosen as the threshold for the inclusion of an action in the CAP. The 29 actions with prioritization scores greater than 15 are included in the summarized prioritization matrix below, which presents each action's overall prioritization score, the agency responsible for implementation, and the recommended timing for implementation (i.e., ongoing – already occurring, near-term – within three to five years, or mid-term – within 10 years), which is based on the two previous factors above as well as additional considerations such as community values and priorities that may not be reflected elsewhere. The full prioritization matrix with all factor scores can be found in Appendix C. Details regarding monitoring, ongoing engagement, potential funding sources, and GHG emissions thresholds are included in the sections following the matrix.

| Measure | Action | Timing | Implementing Agency | Prioritization Score |
|--|--|---------|---|----------------------|
| HEALTH AND SAFETY | | | | |
| STRATEGY 4. FIRE-ADAPTED COMMUNITY | | | | |
| Measure 4.2: Increase the use of defensible space strategies to reduce wildfire property damage for properties located in high-wildfire risk zones in the county using guidance and requirements pursuant to Assembly Bill (AB) 3074 of 2020 (Fire Prevention). | Action 4.2.1. Continue to support the Tuolumne County Fire Department (TCFD) Fire Safety Inspection Program and the Tuolumne FireSafe Council's fuel break projects and education and outreach efforts regarding defensible space strategies. | Ongoing | Fire Department, Office of Emergency Services | 15 |

Tuolumne County Climate Action Plan

| Measure | Action | Timing | Implementing Agency | Prioritization Score |
|---|---|-----------|--|----------------------|
| CONSERVATION AND RECREATION | | | | |
| STRATEGY 1. ECOSYSTEM PRESERVATION AND CONSERVATION | | | | |
| Measure 1.1: Enhance the protection of the county's natural assets and ecosystems and expand natural capital throughout the county, while building climate resilience in the environment. | Action 1.1.1. Support Yosemite Stanislaus Solutions, Tuolumne River Trust, and other stakeholder organizations in their efforts to protect and enhance the county's natural environment and improve climate resilience. | Ongoing | County Administration Office, Office of Emergency Services | 17 |
| | Action 1.1.2. Protect and restore river basins, watersheds, and ecosystems. | Ongoing | Community Development Department | 15 |
| Measure 1.3: Conserve areas, such as wildlife habitat and corridors, wetlands, and watersheds, and groundwater recharge areas, that provide carbon sequestration benefits. | Action 1.3.1. Within identified communities, retain oak woodland habitat as much as practical. Efforts could include incorporating oak woodland into landscaped or public spaces to enhance project site aesthetics, using oak woodlands as visual buffers between land uses, and using oak woodland habitat to maintain slopes and reduce onsite runoff. | Ongoing | Community Development Department | 17 |
| BUILDINGS | | | | |
| STRATEGY 1. ENERGY-EFFICIENT BUILDINGS AND RESILIENT NEW BUILDINGS | | | | |
| Measure 1.1: Increase energy efficiency and climate resiliency in all new buildings. | Action 1.1.1. Explore building "reach" codes that include energy efficiency measures that go beyond State requirements for new construction. | Near-term | Community Development Department | 15 |
| Measure 1.2: Require all new County-owned buildings and facilities to be energy efficient and climate resilient. | Action 1.2.1. Establish a policy to require new County buildings to be constructed to meet a high energy efficiency standard such as the California Green Building Standards Code (CalGREEN). | Near-term | County Administration Office, Community Development Department | 16 |

Tuolumne County Climate Action Plan

| Measure | Action | Timing | Implementing Agency | Prioritization Score |
|--|---|-----------|---|----------------------|
| STRATEGY 2. ENERGY-EFFICIENT AND RESILIENT EXISTING BUILDINGS | | | | |
| Measure 2.1: Increase energy efficiency and climate resiliency in existing residential and nonresidential buildings. | Action 2.1.1. Partner with energy utility providers, building contractors, and other stakeholders to implement an Energy-Resilient Buildings Program modeled after a Regional Energy Network program that focuses on energy efficiency retrofits, improving climate-control (cooling), wildfire smoke and ventilation systems, and energy independence in existing buildings. | Near-term | Community Development Department, Innovation and Business Assistance Department | 19 |
| | Action 2.1.2. Facilitate conversations with homeowners, landlords, and tenants about energy conservation, energy efficiency best practices, green infrastructure, and anticipated monetary savings associated with retrofitting buildings. | Near-term | Community Development Department | 15 |
| | Action 2.1.3. Prioritize low-income homeowners and renters as part of the Energy-Resilient Buildings Program and provide information and educational materials to residents focused on cost-effective strategies to keep homes cool during extreme heat events (i.e., four or more consecutive days when the maximum temperature is above 88.6 °F). | Near-term | Community Development Department, Office of Emergency Services | 15 |
| Measure 2.2: Require all existing County-owned buildings and facilities to be energy efficient and climate resilient. | Action 2.2.1. Conduct detailed assessments and develop retrofit plans specific to each existing County-owned building based on the age, type, energy consumed, and climate-related risks. Prioritize buildings and facilities with the highest energy use per area. <u>Seek grant funding for energy efficiency upgrade projects in order to significantly upgrade the energy efficiency of at least 25 percent of County facilities within 10 years.</u> | Mid-term | Community Development Department, County Administration Office | 15 |

Tuolumne County Climate Action Plan

| Measure | Action | Timing | Implementing Agency | Prioritization Score |
|---|---|------------------|---|----------------------|
| INFRASTRUCTURE | | | | |
| STRATEGY 4. RESILIENT AND CLEAN ELECTRICAL GRID | | | | |
| Measure 4.1: Transition to 100 percent clean electricity. | Action 4.1.1. Where feasible, develop renewable energy generation capacity at County-owned buildings and facilities. | Mid-term | County Administrative Office, Community Development Department | 15 |
| | <u>Action 4.1.2. Encourage development of alternative energy-producing facilities that conserve the county's natural resources such as rooftop solar and wind turbines, as well as emerging battery technologies and the use of green hydrogen.</u> | Near-term | Community Development Department, Public Works Department | 16 |
| | Action 4.1.3. Adopt a community solar program to help realize economies of scale and help residents without appropriate rooftop space to participate in green energy generation. | Near-term | Community Development Department, Public Works Department | 17 |
| | Action 4.1.4. Encourage energy development and transmission systems planning that prioritizes climate resilience, efficiency, and local benefit. | Mid-term | Community Development Department, County Administration Office | 15 |
| | Action 4.1.5. Provide incentives for clean energy infrastructure and community-based energy projects, prioritizing local renewable energy production. | Mid-term | Community Development Department, County Administration Office | 17 |
| | <u>Action 4.1.6. The County will coordinate with regional economic partners, such as the Sierra Business Council, to pursue grant funding to analyze and identify a minimum of four potential cost-effective and feasible sites for the establishment of new solar farms, wind farms, or similar clean power energy sites within Tuolumne County.</u> | <u>Near-term</u> | <u>Community Development Department, County Administration Office</u> | <u>16</u> |

Tuolumne County Climate Action Plan

| Measure | Action | Timing | Implementing Agency | Prioritization Score |
|--|--|-----------|--|----------------------|
| Measure 4.2: Reduce electricity grid demand through load reduction strategies. | Action 4.2.1. Encourage installation of battery storage in conjunction with renewable energy generation projects through engagement campaigns and partner agency incentives. | Near-term | Community Development Department, Office of Emergency Services | 16 |
| | Action 4.2.2. Assess the feasibility and cost effectiveness of microgrid technologies to increase energy independence for County operations, businesses, and residents during Public Safety Power Shutoff events. | Near-term | County Administration Office, Office of Emergency Services | 15 |
| STRATEGY 6. GREEN INFRASTRUCTURE | | | | |
| Measure 6.1: Increase the use of green infrastructure in County projects. | Action 6.1.1. Require green infrastructure to be integrated into all new County-owned buildings and facilities. | Mid-term | County Administration Office, Public Works Department | |
| AGRICULTURE AND FORESTRY | | | | |
| STRATEGY 1. LIVESTOCK MANAGEMENT | | | | |
| Measure 1.1: Implement best practices for livestock management. | Action 1.1.1. Work with the County Agricultural Commissioner's office to facilitate forums, training sessions, and capacity-building activities for local farms to continue to implement manure management best practices. | Near-term | Agricultural Commissioner | 15 |
| | Action 1.1.2. Uphold traditional livestock grazing rights to manage vegetation, protect soil and water, and protect the stability of the communities that depend on range resources. | Near-term | Agricultural Commissioner, Farm Advisor | 16 |
| STRATEGY 2. ENERGY-EFFICIENT AGRICULTURE | | | | |
| Measure 2.2: Implement agricultural best practices that improve energy efficiency. | Action 2.2.1. Promote energy conservation; increased energy and water use efficiency; and on-farm solar, wind, and other renewable energy production. | Near-term | Agricultural Commissioner, Community Development Department | 16 |

Tuolumne County Climate Action Plan

| Measure | Action | Timing | Implementing Agency | Prioritization Score |
|---|---|-----------|--|----------------------|
| STRATEGY 3. CLIMATE-RESILIENT AGRICULTURE | | | | |
| Measure 3.1: Implement agricultural best practices that improve resilience to climate impacts. | Action 3.1.1. Encourage mapping of existing crop varieties against future climate projections such as extreme heat, drought, and flood risk. Adjust varieties to address those future conditions, selecting species that are native, drought-tolerant, and adapted to extreme heat. | Near-term | Agricultural Commissioner, Farm Advisor | 16 |
| | Action 3.1.2. Encourage networking among agriculture producers to share resources, tools, and knowledge about sustainable, efficient, and resilient agricultural practices. | Near-term | Agricultural Commissioner, Innovation and Business Assistance Department | 17 |
| Measure 3.2: Increase soil organic matter and carbon content. | Action 3.2.1. Develop programs to encourage compost application to enhance soil for carbon sequestration and healthy farms. Utilize existing programs and resources from the California Department of Food and Agriculture's Healthy Soils Program. | Mid-term | Agricultural Commissioner, Farm Advisor | 17 |
| | Action 3.2.2. Support regenerative farming systems that use perennial groundcover, rotational grazing systems, and other natural approaches to increase crop diversity and improve soil health and soil organic matter, while ensuring fair incomes for farmers. | Near-term | Agricultural Commissioner, County Administration Office | 18 |
| | Action 3.2.3. Encourage farmers and other key stakeholders to pursue innovative agricultural practices that increase the amount of carbon that is removed from the air and stored in soils and working lands. | Near-term | Agricultural Commissioner | 16 |
| STRATEGY 6. FOREST RESILIENCE | | | | |
| Measure 6.1: Improve long-term forest resilience. | Action 6.1.1. Continue to support existing projects and organizations including Yosemite Stanislaus Solutions to ensure the long-term health of forests in areas under the County's jurisdiction, as well as | Ongoing | Fire Department, Community Development Department | 17 |

Tuolumne County Climate Action Plan

| Measure | Action | Timing | Implementing Agency | Prioritization Score |
|---|---|----------|---|----------------------|
| | areas managed by State and federal agencies. Balance and integrate fuel modification efforts with habitat and open space management, vegetative soil cover/erosion management, and urban greening to reduce the potential for conflicts between safety and environmental goals. | | | |
| Measure 6.3: Manage vegetation and reduce wildfire risk to promote sequestration. | Action 6.3.1. Implement a vegetation management program to reduce wildfire risk and improve forest health. | Mid-term | Fire Department, Community Development Department | 15 |
| | Action 6.3.2. Develop vegetation management programs that support enhanced carbon storage in forests, use of durable wood products, and use of wood biomass for energy, while maintaining healthy forest ecosystems. | Mid-term | Fire Department, Community Development Department | 15 |



OFFICE OF ENVIRONMENTAL COORDINATOR

Quincy Yaley, AICP
Environmental Coordinator

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NOTICE OF EXEMPTION

PROJECT TITLE: TC 19-001 Tuolumne County Climate Action Plan (CAP)

**PROJECT
PROPONENT:** Tuolumne County
2 South Green Street
Sonora, CA 95370

LOCATION: Unincorporated Tuolumne County

**PROJECT
DESCRIPTION:** TC 19-001 - Adoption of a Climate Action Plan that updates the County's inventory of greenhouse gas (GHG) emissions and identifies GHG reduction and adaptation measures to address minimizing GHG emissions, to plan for a resilient future.

**APPROVING
AGENCY:** Tuolumne County

EXEMPT STATUS (check one)

- ☐ Ministerial (Sec. 21083, 21084; 15303(d))
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
☒ X Categorical Exemption (Sec. 15308)
☐ Exemption (Sec. 21083, 21084; 15303(d), 15304(a); 15304(b))

RATIONALE FOR EXEMPTION: The CAP is a comprehensive guiding document to address the challenges of climate change, and serves to reduce greenhouse gas (GHG) emissions from local sources, strengthen resiliency to prepare for and adapt to climate change impacts, and implement solutions to better manage natural resources within the county. The CAP is consistent with and complementary to statewide legislation and regulatory mandates. It establishes locally-based strategies, measures, and actions that will not only reduce GHG emissions and enhance climate resiliency, but will also improve the livability and quality of life for residents, workers, and visitors of the county. The project is consistent with the Tuolumne County General Plan, Climate Change Element, Goal 18A and Policy 18.A.1.

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that TC 19-001 is categorically exempt from review under the California Environmental Quality Act pursuant to Section 15308 of the *State CEQA Guidelines* because the project entails an action taken by a regulatory agency for protection of the environment. None of the exceptions to the use of a categorical exemption found in Section 15300.2 of the *State CEQA Guidelines* apply to this project.

LEAD AGENCY CONTACT: Quincy Yaley

TELEPHONE NUMBER: (209) 533-5633

Signature: _____
Quincy Yaley, AICP
Environmental Coordinator

Date: _____



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

UNAPPROVED

TUOLUMNE COUNTY

PLANNING COMMISSION MEETING

MINUTES

July 20, 2022

PRESENT: Vice-Chair Linda Emerson and Commissioners Mike Gustafson, Jim Jordan, Catherine Santa Maria, Larry Beil and Kara Bechtle

ABSENT: Chair Jerry Morrow

STAFF: Quincy Yaley, CDD Director; Cheydi Gonzales, Land Use Coordinator; Quinn Lewis, Land Use Technician

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* * * * *

CALL TO ORDER/WELCOME:

Vice-Chair Emerson called the meeting of July 20, 2022 to order at 6:00 p.m. and led the Commission and audience members in the Pledge of Allegiance.

Quincy Yaley, Community Development Department Director, noted that there was a quorum.

PLANNING COMMISSION BUSINESS:

- 1. Adopting Resolution TCPC2022-005, authorizing remote teleconference meetings of TCPC for the period of July 20, 2022 to August 20, 2022.**

It was moved by Commissioner Gustafson and seconded by Commission Santa Maria to approve Resolution PC2022-005, authorizing remote teleconference meetings for TCPC for the period of July 20, 2022 to August 20, 2022.

Staff roll called for the vote:

Chair Morrow: Absent
Vice-Chair Emerson: Aye
Commissioner Gustafson: Aye
Commissioner Santa Maria: Aye
Commissioner Bechtle: Aye
Commission Jordan: No
Commissioner Beil: Aye

Vice-Chair Emerson called for the vote. 5; Ayes, 1; Noes, 0; Abstain

Motion carried: 5 – 1 – 0 With Commissioner Jordan voting no and Chair Morrow being absent.

2. Reports

**** Reports are a brief oral report from a Committee or Commission member and/or County staff, and no Committee or Commission action will occur. This item is not intended to include in depth presentations or reports, as those matters should be placed on an agenda for discussion****

Ms. Yaley noted that there would not be a TCPC meeting on August 3, 2022. She stated that staff would be bringing the Climate Action Plan (CAP) project before the Commission on August 17, 2022.

3. Report from the Board of Supervisors Planning Committee Representative

Commissioner Jordan stated there was no meeting; therefore, there was nothing to report.

4. Report from the Agricultural Advisory Committee Representative

Commissioner Bechtle stated there was no meeting; therefore, there was nothing to report.

5. Minutes of the meeting of May 18, 2022

It was moved by Commissioner Gustafson and seconded by Commissioner Santa Maria to approve the minutes of May 18, 2022.

Staff roll called for the vote:

Chair Morrow: Absent
Vice-Chair Emerson: Aye
Commissioner Gustafson: Aye
Commissioner Santa Maria: Aye
Commissioner Bechtle: Aye
Commission Jordan: Aye
Commissioner Beil: Aye

Vice-Chair Emerson called for the vote. 6; Ayes, 0; Noes, 0; Abstain

Motion carried: 6 – 0 – 0 Chair Morrow being absent.

PUBLIC COMMENT:

Chair Morrow opened the 15-minute public comment period, during which anyone wishing to could come forward and address the Commission on any item not on the Agenda. Seeing no one, he closed the public comment period.

PUBLIC HEARING:

- 1. RED TAIL RIDGE**, Ordinance for Zone Change RZ21-014 to rezone two parcels totaling a 13.8± acre from AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum) to RE-10 (Residential Estate, Ten Acre Minimum) district under Title 17 of the Tuolumne County Ordinance Code.

The project site is located approximately 1,930 feet west of the intersection of Wilson Court and High Meadow Drive. Within a portion of Sections 30-32, Township 2 North, Range 15

East, Mount Diablo Baseline and Meridian. Within Supervisorial District 1. Assessor's Parcel Numbers (APN) 044-070-020 and 044-070-021.

Cheydi Gonzales, Land Use Coordinator, gave a PowerPoint presentation on the proposed project location and description.

Vice-Chair Emerson asked if there were any questions for staff.

Commissioner Beil asked if staff relied on the previous environmental analysis completed for the Red Tail Ridge Tentative Subdivision Map project.

Ms. Gonzales replied that they did not use the previously adopted Initial Study for the CEQA determination. She noted that staff included a brief description as background information to help the Commission understand the parcels history.

Vice-Chair Emerson asked if there were any more questions for staff. Seeing no one, she opened the public comment period and asked if there was anyone who wished to speak on the proposed project.

Robert Ozbirn, Land and Structure, gave an overview of the proposed project. He explained that the project is adjusting existing parcels, noting the final configuration is roughly 50% Open Space.

Vice-Chair Emerson asked if there was anyone else who wished to speak on the proposed project. Seeing no one, she closed the public comment period and referred the item back to the Commission.

It was moved by Commission Santa Maria and seconded by Commissioner Gustafson to recommend approval of Rezone RZ21-014 based on Findings A through D.

Staff roll called for the vote.

Chair Morrow: Absent
Vice-Chair Emerson: Aye
Commissioner Gustafson: Aye
Commissioner Santa Maria: Aye
Commissioner Bechtle: Aye
Commission Jordan: Aye
Commissioner Beil: Aye

Vice-Chair Emerson called for the vote. 6; Ayes, 0; Noes, 0; Abstain

Motion carried: 6 – 0 – 0 With Chair Morrow being absent.

2. STANHOPE, Ordinance for Zone Change RZ22-003 to rezone a 9.96+ parcel zoned A-10 (General Agricultural, Ten Acre Minimum) as follows:

- 1.35± acre portion to A-20 (General Agriculture, Twenty Acre Minimum)
- 8.61± acre portion of a 9.96± acre parcel from A-10 (General Agricultural, Ten Acre Minimum) to AE-37 (Exclusive Agriculture, Thirty-Seven Acre Minimum)

The project site is located off Lytle Loomis Drive, in the community of Groveland. Within a portion of Sections 25, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 4. Assessor's Parcel Numbers (APN) 066-520-005, 066-520-015, 066-171-001.

Quinn Lewis, Land Use Technician, gave a PowerPoint presentation on the proposed project location and description.

Vice-Chair Emerson asked if there were any questions for staff.

Commissioner Beil indicated that the Zoning and Land Use designation map was not included in the Agenda Report.

Mr. Lewis responded that staff would be sure to include it for the Board of Supervisors meeting.

Vice-Chair Emerson opened the public comment period and asked if there was anyone who wished to speak on the proposed project. Seeing no one, she closed the public comment period and referred the item back to the Commission.

It was moved by Commission Gustafson and seconded by Commissioner Jordan to recommend approval of Rezone RZ22-003 based on Findings A through D.

Staff roll called for the vote.

Chair Morrow: Absent
Vice-Chair Emerson: Aye
Commissioner Gustafson: Aye
Commissioner Santa Maria: Aye
Commissioner Bechtle: Aye
Commission Jordan: Aye
Commissioner Beil: Aye

Vice-Chair Emerson called for the vote. 6; Ayes, 0; Noes, 0; Abstain

Motion carried: 6 – 0 – 0 With Chair Morrow being absent.

ADJOURNMENT:

Vice-Chair Emerson adjourned the meeting.

Respectfully,

Quincy Yaley, AICP
Community Development Department Director

QY:tv

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