

# LAND PLANNING AND WATER POLICY INTEGRATION

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***Land Use Planning in Montana***

# Department Challenges

- New to the workforce staff members
- Rebuilding Environmental Health
- Changes in Building Codes
- CEQA and other litigation
- Lack of Redundancy in Positions
- Shifting Priorities – New “emergencies”
- Phasing of Conditions of Approval for Existing Projects

# 2019 General Plan

- Alternative 1: No Project (Recent Trends, Existing)
- Alternative 2: Public Services
- Alternative 3: Recent Trends, Proposed
- Alternative 4: Historic Structure Preservation
- Alternative 5: Williamson Act Property Preservation
- Alternative 6: Modified Public Services

## **Alternative 6: Modified Public Services**

- reduce new development outside identified communities by providing similar incentives in the General Plan Update for encouraging growth within identified communities,
- create disincentives for development in rural areas.
- no land located outside identified communities would be redesignated from Agriculture to a nonagricultural use

# 2019 General Plan

- Pro “General Plan”
- Focus Development in areas with infrastructure
- Identified Communities
- Special Commercial land use designations
  - Allow commercial to have septic and well
- Oak Woodlands
- Prepared to accommodate projected growth, if it occurs, while adhering to policies that define where and how development will occur
- EIR assumes a generous growth rate that may not be reflective of the foreseeable level of growth

# 8,906 people over the 25-year (2015–2040) forecast period, or 16 percent

Assumptions and projections about future growth are based on:

- historical data about past development in the County areas,
- the constraints of existing infrastructure (e.g., water, electricity)
- the population projections of various agencies (e.g., Department of Finance, TCTC)
- 63,243 people by year 2040

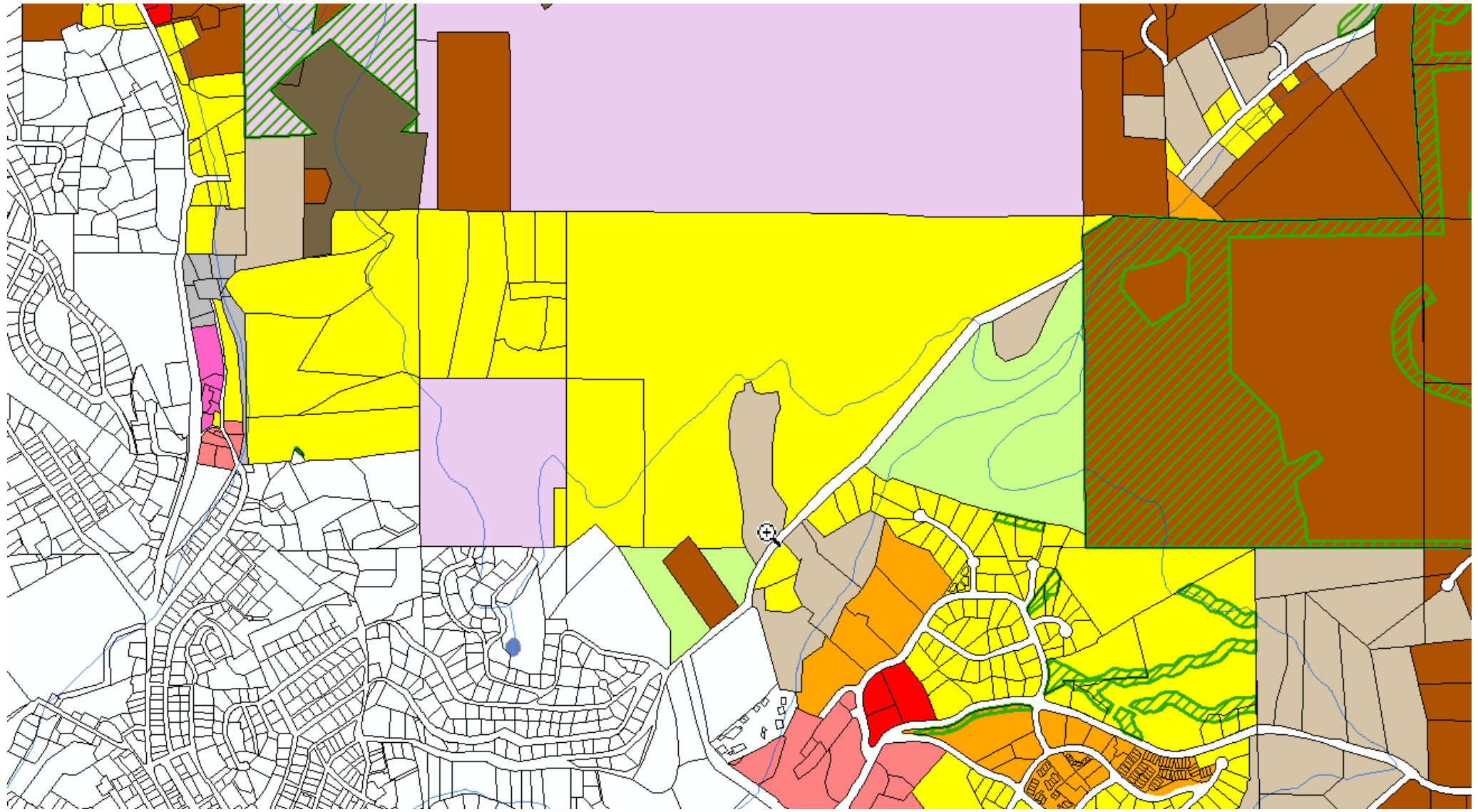


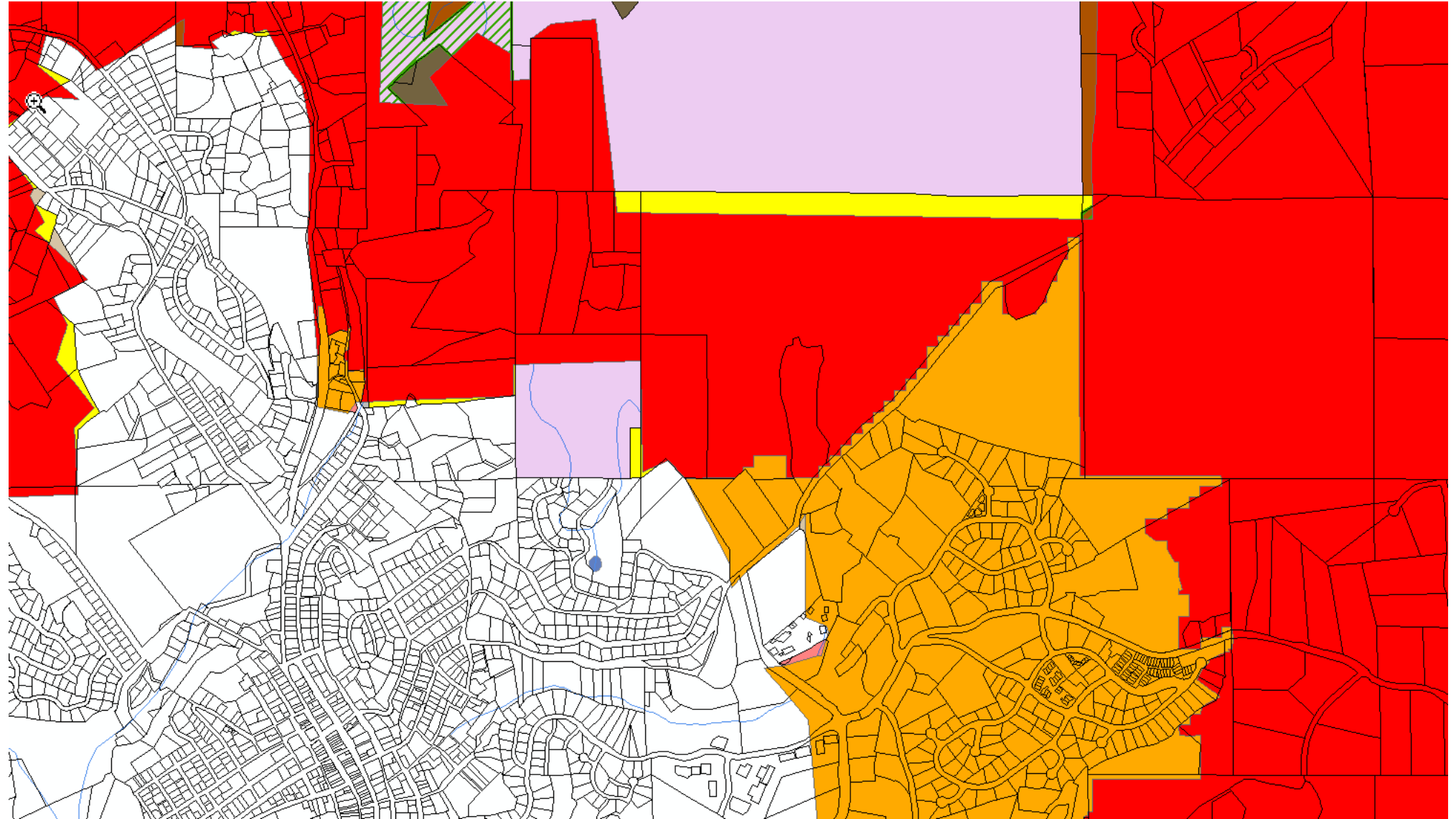


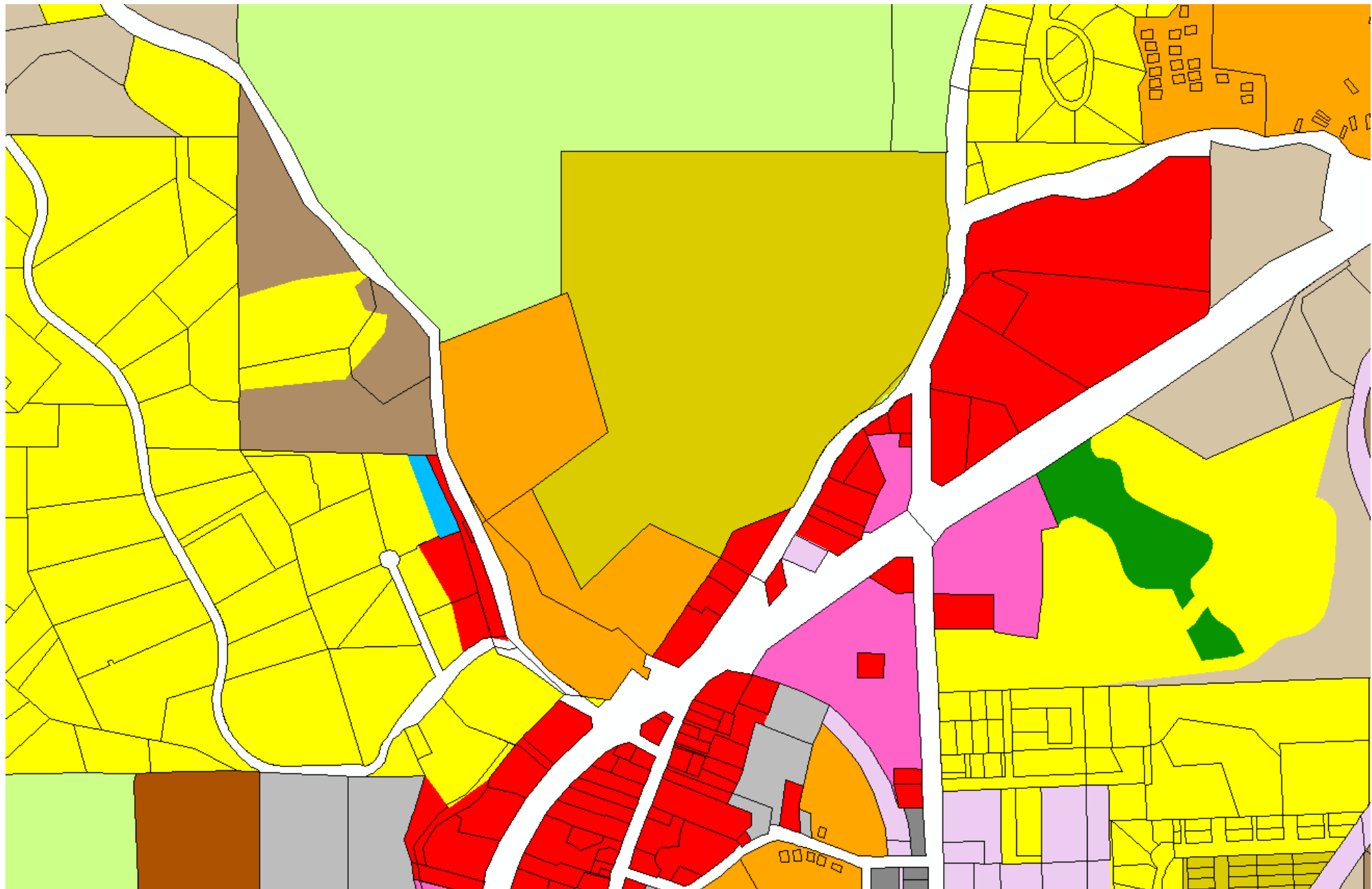


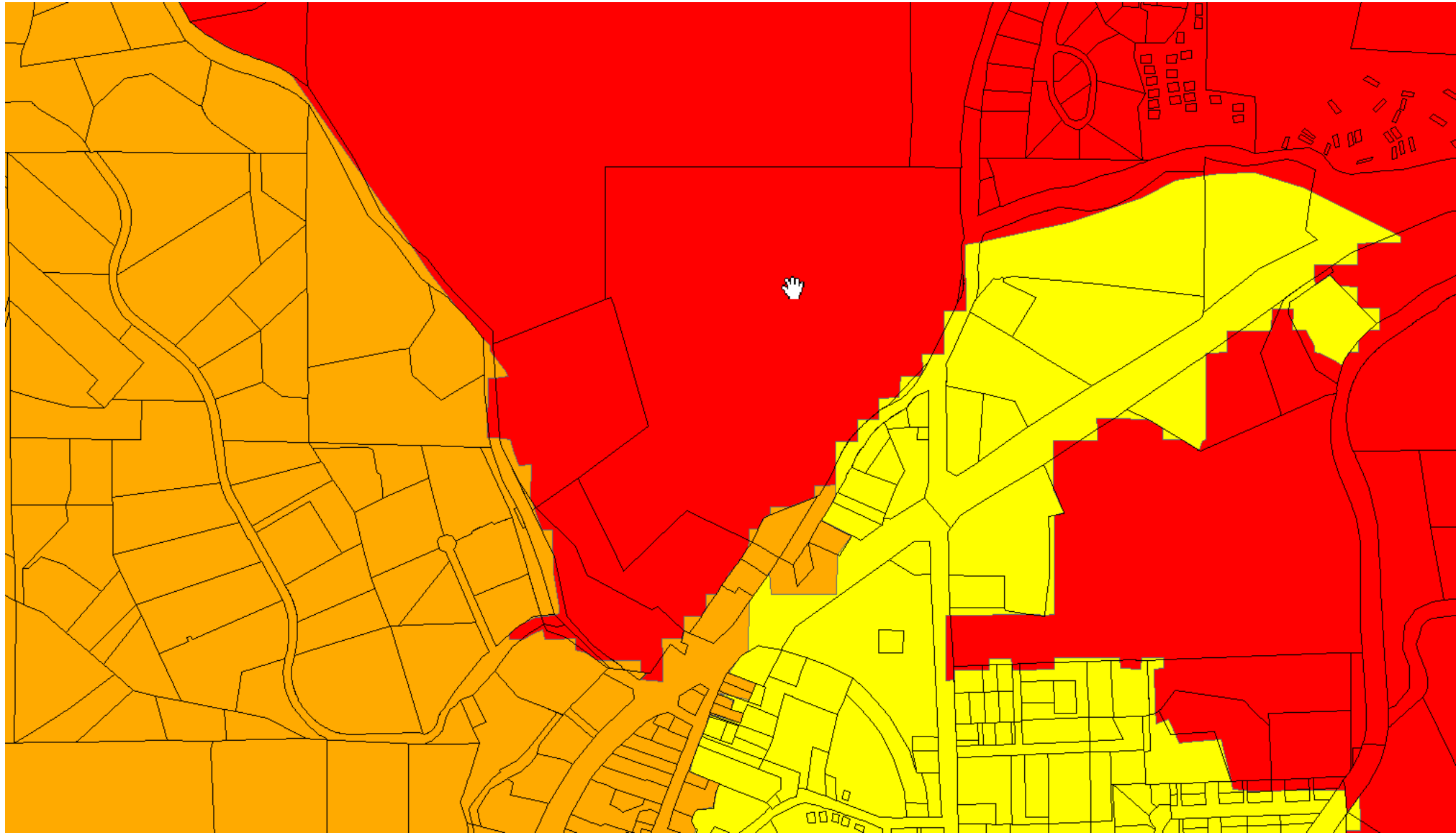
# FAST FORWARD

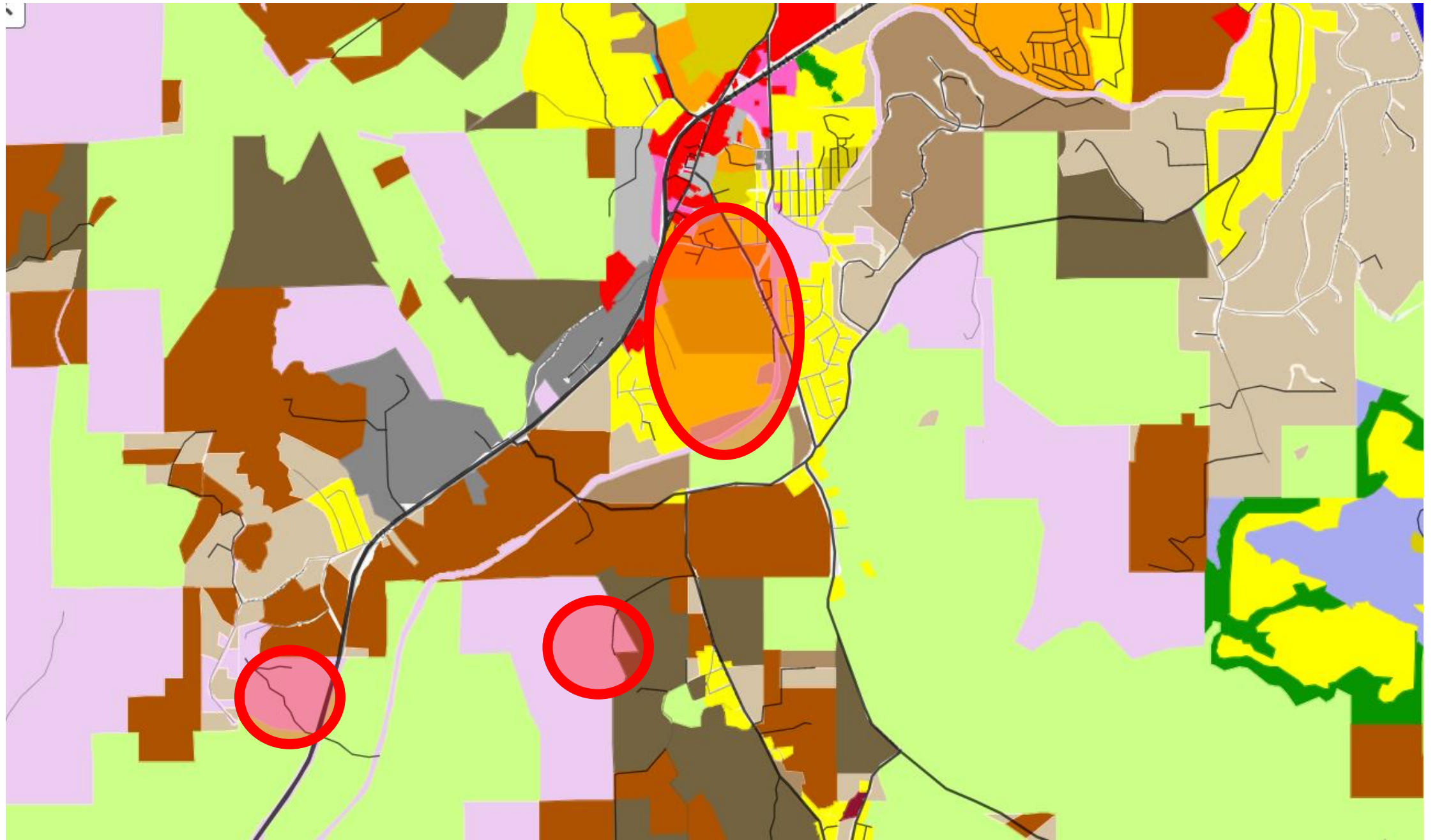
- Housing Laws
- Regional Housing Needs Assessment
  - 2019 – approx. 550 units
- Camp Fire
  - Impacts on land planning
- Board of Forestry Regulations
  - Cancel out housing regs/streamlining from State laws
- Planning for Resiliency and Vulnerabilities
  - Now the norm for planning projects











# POST 2019 General Plan

- Modeling done in 2012/2013 for Tuolumne Tomorrow Project
- Drought Conditions
- 2021 – Special Commercial Development Projects
  - Technical Studies for groundwater were a main area of review
    - Fractured Rock Approach
    - Emergency Evacuation Technical Studies
- Sanitary System Constraints
- Shifting Job Centers

## Moving Forward

- How do we integrate development and water supply?
  - Rekindle communication
- Board of Forestry Regs (BOS meetings)
- Fire Insurance
- Zoning Code – Minimum Parcel Sizes
- Use Housing Element to collaborate
- BOF Regs and Housing numbers – how to we reconcile?
- Update land use modeling





# THANK YOU!

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