

CHAPTER 7: PUBLIC FACILITIES AND SERVICES

INTRODUCTION

According to Section 65303 of the Government Code, in addition to the seven elements mandated to be included in a General Plan, local governments may adopt "any other elements or address any other subjects which, in the judgement of the legislative body, relate to the physical development of the county or city". Of these optional elements, one that can be added is the public facilities element. This Public Facilities and Services Element is rather comprehensive, and addresses many of the facilities or services provided by the various local public agencies serving the citizens of Tuolumne County. This element does not focus on the services or facilities of regional, state, or federal agencies, except as they interact with local agencies.

Public facilities and services within Tuolumne County are provided by a multitude of agencies. In addition to the County, services are provided by school districts, fire districts, utility districts (water and sewer districts), parks and recreation districts, community service districts (multiple functions) and other single purpose districts.

The County of Tuolumne provides a wide range of services through various offices and departments. These range from law enforcement to libraries, and emergency services to elections. The following list is a sample of the array of public services provided by County government: Air Pollution Control District, Airports, Animal Control, Boat Patrol, Building and Safety, Sheriff, District Attorney, Child Support, Victim/Witness, Elections, University of California Cooperative Extension/Farm Advisor, Child Protective Services, Environmental Health, Public Health, Tuolumne General Hospital, Mental Health, Welfare, Courts, Library, Planning, Probation, Public Defender, Public Works, Recreation, Fire Department and Weights and Measures.

The purpose of this element is to address the public facilities and services necessary to support the current and future residents and visitors of Tuolumne County. The focus is on those services provided by the County of Tuolumne and other local agencies, and how the needs for those services relate to future growth. Several of the services provided by public agencies are addressed in other elements. For example, the Safety Element includes sections regarding fire protection, law enforcement, emergency services, and airports. The Circulation Element addresses transportation issues. This element is divided into the following sections: Education, Library Services, Public Water Supplies, Sewer Systems, and Other Public Services.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

EDUCATION

Tuolumne County offers a wide variety of educational opportunities. For the very young, preschools are available including cooperative parent nursery schools, Headstart, and Tinytots. For school aged children, a variety of private schools and home-schooling alternatives add to the public school systems. The University of California Cooperative Extension/Farm Advisor's office cooperates with Senior Youth Partnership in after school day care programs (PM Clubs) for children of working parents. Columbia College is open to adults of all ages, with a wide variety of class offerings including standard community college programs. Tuolumne County's citizens of any age can avail themselves of these educational opportunities.

The twelve school districts within Tuolumne County consist of two high school districts, nine elementary school districts, and one unified school district, which includes both elementary and high schools. Approximately 8,200 students attended the first day of classes for the 1995-96 school year at public schools within this County. The diagram on the following page shows the geographic distribution of the school districts in

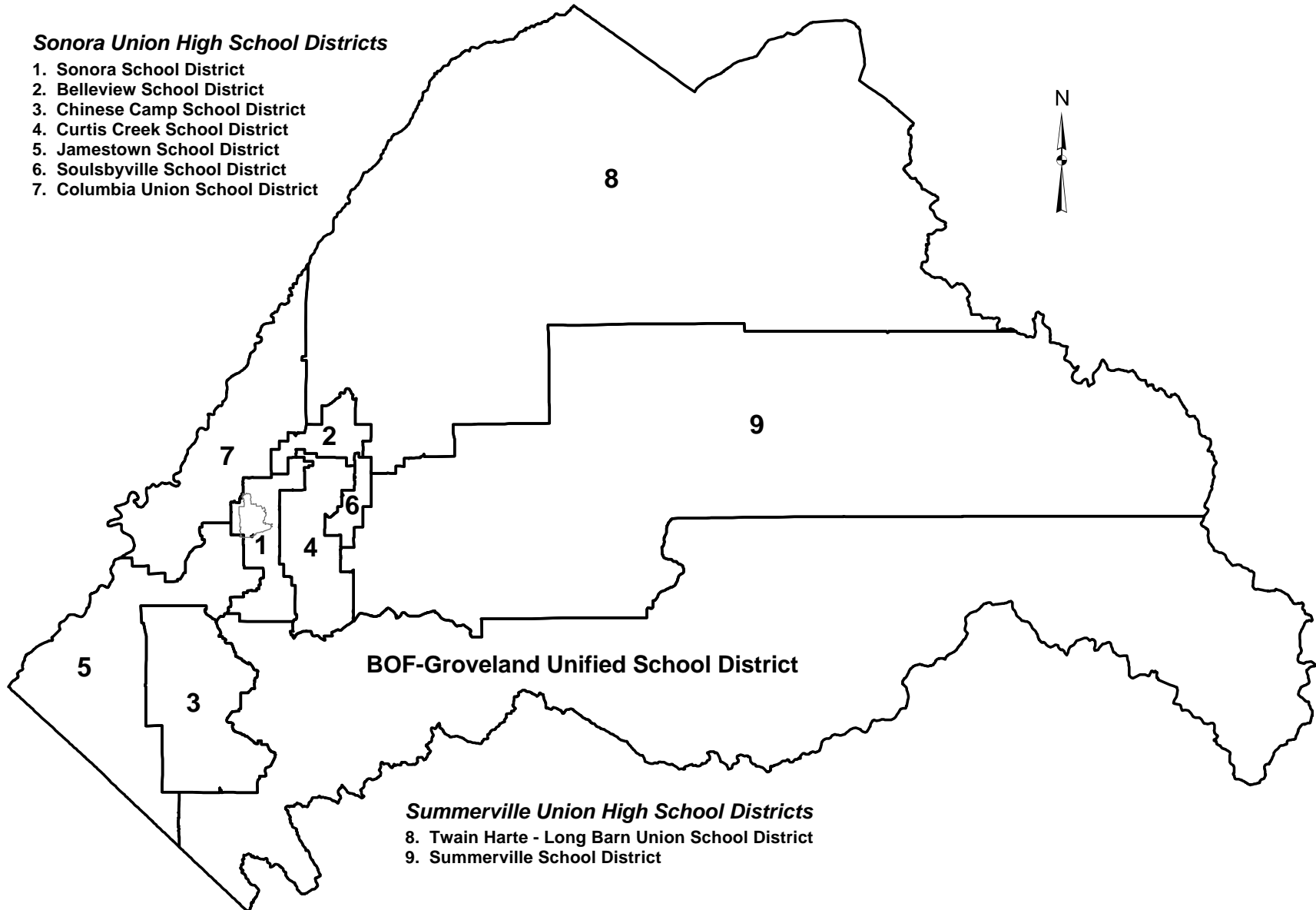
Tuolumne County.

Enrollments at private schools operating within Tuolumne County range in size from a single student up to 247 students. The two largest are the Mother Lode Christian School, located in Tuolumne, and the Sierra Waldorf School, located in the Rawhide Valley, near Jamestown. The small private schools, such as the ones with a single student, are home-schools. Since many home-schools are not registered as a private school, the actual number of students being taught at home or informally in small groups is unknown.

Financing school facilities and school site acquisitions is one of the most critical problems facing school districts in Tuolumne County. Due to financing problems, districts have been forced to overcrowd existing sites, increase class sizes and consider year-round school schedules.

The timely provision of school facilities is essential to creating a viable community. Residential development should, therefore, be tied to the provision of adequate school facilities.

FIGURE 7-1



GOAL 7.A Promote a quality K-12 education in an uncrowded environment for all children of Tuolumne County.

Policies

7.A.1 Assist the County Schools Office and the school districts within Tuolumne County in their efforts to provide school services and facilities consistent with the level established by the respective school boards.

7.A.2 Allow the establishment and continued use of private or alternative schools.

Implementation Programs

7.A.a Assist County Schools

Provide assistance to the County Superintendent of Schools Office and the school districts within Tuolumne County regarding school facilities planning, land use, growth trends, and potential school sites.

7.A.b Allow Alternative Schools

Continue to allow establishment of private or alternative schools in a variety of zoning districts as conditional uses as long as the school can be found to be compatible with the surrounding neighborhood.

GOAL 7.B Support the school districts within Tuolumne County in their quest for adequate funding to provide school facilities for anticipated County growth.

Policies

7.B.1 Require new development to maintain the acceptable level of service established by the respective school districts.

Implementation Programs

7.B.a Review of Development Proposals by School Districts

Consider, prior to approval, whether proposed residential development has been certified by the affected school district(s) that adequate school facilities meeting standards determined by the individual governing boards of the schools and state requirements will be available to meet the needs of future residents to the extent permitted by law.

GOAL 7.C Encourage school facilities planning and site acquisition to be coordinated between school districts and Tuolumne County in order to provide public schools that are physically and functionally integrated with their communities.

Policies

7.C.1 Encourage coordinated school facilities planning and site acquisition among school districts and the County of Tuolumne.

7.C.2 Encourage the provision of public schools that are physically and functionally integrated with their surrounding neighborhoods or service areas.

7.C.3 Encourage the use of schools as multi-purpose community facilities for uses such as after

school care for young students and youth services in order to avoid duplication of facilities.

Implementation Programs

7.C.a Coordinate School Facilities Planning and Site Acquisition

Assist the various school districts within Tuolumne County to coordinate school facilities planning and site acquisition. Schools should be physically and functionally integrated with their respective community.

7.C.b Review of School Sites by Planning Commissions

Require review, by the jurisdictional Planning Commission, of potential school sites. The Planning Commission shall report on the conformity of the site with this General Plan, prior to acquisition by the school district, in accordance with California Government Code Section 65402 and Tuolumne County Resolution 330-76.

7.C.c Joint Use of School and Park Facilities

Encourage the joint use of school and park facilities to provide more efficient educational and recreational services and minimize the duplication of such facilities and services.

7.C.d Locate Schools in Areas with a Minimum of Incompatible Land Uses

Encourage schools to be located in areas with a minimum of incompatible land uses such as traffic hazards, airports, industrial complexes and repositories for hazardous waste.

7.C.e Integrate Schools with Alternative Transportation

Integrate schools into the system of alternative transportation corridors, such as bike lanes, and riding and hiking trails, so that as many students as possible can walk or bike to school.

7.C.f Link Schools to Adjacent Neighborhoods

Link schools to adjacent neighborhoods by sidewalks and bike paths to provide students safe access routes to school.

7.C.g Encourage Schools to Be Located in Residential Areas

Encourage schools to be located in residential areas to promote the use of school facilities as community centers, with their associated educational, cultural and recreational opportunities, and minimize transportation costs.

GOAL 7.D Support the availability of higher education programs and facilities offered by Columbia College and other post-secondary institutions in order to serve the needs of the residents of Tuolumne County.

Policies

7.D.1 Encourage the Yosemite Community College District to continue providing curriculum and services through Columbia College which serve the needs of the residents of Tuolumne County.

7.D.2 Support programs and/or facilities provided by other colleges or universities which may be offered or constructed within Tuolumne County.

- 7.D.3 Support the continuation of the Farm, 4-H, and Home Advisors programs to serve the research and educational needs of the residents of Tuolumne County.

Implementation Programs

- 7.D.a Continuing Education at Columbia College
- Encourage Columbia College to continue providing a wide range of post-secondary and continuing education programs for the citizens of Tuolumne County.
- 7.D.b Funding for the Yosemite Community College District
- Support the Yosemite Community College District or other colleges or universities in their pursuit of federal, state and private funding for facilities, equipment, special projects, transportation, technology, and educational programs that would enhance the quality of education offered at Columbia College or other institutions of higher learning.
- 7.D.c Support Job Training and Retraining
- Continue to support the efforts of the Economic Development Company of Tuolumne County, Mother Lode Job Training and Columbia College to provide training in job skills required by local employers and job retraining programs for displaced workers.
- 7.D.d Support New Programs or Facilities of Higher Learning
- Provide support or encouragement for new programs or establishment of new facilities which could be provided within Tuolumne County by colleges or universities.
- 7.D.e Support the California Cooperative Extension/Farm Advisors Programs
- Encourage the University of California Cooperative Extension to continue serving as the informal educational arm of the University of California, and support the Tuolumne County Farm Advisors, 4-H, and Home Advisors programs.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the Board of Supervisors, County Administration Office and the Planning Department, with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's General Fund.

Time Frame for Implementation: Implementation of the programs listed in this Section are ongoing.

LIBRARY SERVICES

The Tuolumne County Library system provides a diverse array of library services to the residents of Tuolumne County. Based at the Main Library in Sonora, the County Library is able to support the information and educational needs of County residents through standard reference and circulating collections, as well as videos, periodicals and newspapers, interlibrary loans, and children's programs.

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

GOAL 7.E Adopt an acceptable level of availability and variety of library services and maintain that level as new development occurs within Tuolumne County.

Policies

- 7.E.1 Consider establishing a minimum level of acceptable service for equipped and staffed library facilities.
- 7.E.2 Continue to maintain provisions for library expansion within the Capital Improvements Program (CIP).
- 7.E.3 Establish revenue sources to provide a stable, adequate level of funding for library services.

Implementation Programs

- 7.E.a Set Levels of Service
Establish a goal through the Capital Improvements Program (CIP) for levels of library services throughout Tuolumne County equivalent to 325 square feet of gross floor area of adequately equipped and staffed library facilities per 1,000 population, exclusive of the Sierra Conservation Center.
- 7.E.b Coordinate County and School Libraries
Consider coordinating County library functions with school facilities if shared facilities will result in improved library services to the public.
- 7.E.c Capital Improvement Program (CIP)
Maintain adequate considerations in the Five-Year Capital Improvement Program (CIP) for the expansion of library facilities and collections. The estimates for the expansion projects will be refined as long-range capital needs of the library system are more clearly defined.
- 7.E.d County Services Impact Mitigation Fee
Review the County Services Impact Mitigation Fee on a regular basis to evaluate the adequacy of the library services component. The fees should fund the cost recovery of necessary building additions or replacements, staffing increases, automation and additions to the collections. The librarian shall be consulted as to an adequate level of funding.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the Board of Supervisors, County Administration Office, County Library and the Planning Department, with the County Administration Office serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's General Fund.

Time Frame for Implementation: Implementation of the program listed in this Section related to the establishment of a level of service will be completed by FY 98-99; all other programs are ongoing.

PUBLIC WATER SUPPLIES

The public water system providing service to the most residents of Tuolumne County is operated by the Tuolumne Utilities District (TUD). Actually an agglomeration of numerous large and smaller systems under TUD ownership and operation, TUD provides water either directly or indirectly to most of the developed portions of Tuolumne County. Some of the systems absorbed into TUD were originally based on wells, and many of these have been incorporated into the overall system and the supply now includes surface water. Today, only 3% of TUD's customers receive water derived exclusively from wells. Most of TUD's supply wells are used to supplement the surface supply or provide back-up.

TUD provides potable water directly to over 9,000 customers. The treated potable water is primarily produced by their largest treatment plant, in Sonora. In addition, other large purchasers of treated water are in themselves water distribution systems. These include the Sonora Meadows Mutual Water Company serving 368 customers, a small company in Jamestown, and an assortment of mobilehome parks and multiple family housing complexes.

TUD also sells raw water from the ditch supply to over 600 customers. These customers include community water systems, such as in Twain Harte, which treat, store, and distribute the potable water to their customers. The largest, Tuolumne County Water District #1 in Twain Harte, serves 1450 customers. Other smaller water systems purchase raw water for distribution to limited areas; these were often established when subdivisions were created in relatively remote areas.

Individuals are also included in those 600 customers. Some people continue to draw raw water from the ditch and use the water for household purposes, usually after some form of filtration or treatment. TUD no longer allows new ditch connections for individual residences, and the County Environmental Health Division does not approve individual ditch connections for new residential construction projects. The majority of water withdrawn by individuals, and most of the water left at the termination of the various ditches, is used for agricultural purposes.

For the southern portion of Tuolumne County, the Groveland Community Services District (GCSD) provides potable water to the Groveland and Big Oak Flat areas. The water is withdrawn from the Hetch Hetchy Mountain Tunnel, under a long-term contract with the City and County of San Francisco. The raw water is treated and distributed to approximately 2800 meters. The present contract has no limit on water quantities until the year 2020, and does allow limited expansion of the present GCSD boundary. The Lake Don Pedro Community Services District provides water service to the residents of the Lake Don Pedro Subdivision. Currently, their water supply is drawn from Lake McClure under an agreement with the Merced Irrigation District. Because the Lake Don Pedro Subdivision and Community Services District include property in both Tuolumne and Mariposa County, only about 1/3, or 394, of the metered lots are within Tuolumne County.

The Tuolumne County Environmental Health Division (EHD) tracks over 130 additional water systems. These range from small systems treating and distributing ditch water, to subdivisions with independent systems based on wells, to US Forest Service campgrounds. Approximately one-half of the small systems are wells used to provide potable water for commercial establishments like restaurants, motels, bars, and the Dodge Ridge Ski Resort. Modern state regulatory laws, enforced locally by EHD, require regular and extensive testing for all of these systems.

As the primary non-public sources of water supply, wells continue to be drilled and employed for much of the County's development, particularly for rural residential development in outlying areas. Due to weather fluctuations and the nature of fractured rock aquifers, wells can prove unreliable during drought periods and difficult to establish in some parts of the County. In addition to nearly dry zones, sometimes the hydraulic connectivity between areas is too great. In other words, water can pass too quickly between the surface or a leach field and a nearby well when the fracture zone provides too great a link or there are dissolved cavities in a limestone area. The potential for polluted wells requires that adequate sanitary setbacks be maintained between wastewater discharge points, like septic systems, and wells.

Future

The Groveland Community Services District (GCSD) has a long-term contract, relatively reliable supply, and the ability to supply service to its communities. The Tuolumne Utilities District has recognized the limitations of water supply and the conglomeration of smaller systems that makes up its assets. A Water Master Plan is in progress, and the Planning Department has been working with TUD and their consultants on this project. Future water demands are being based on estimates using land use data generated by the County Geographic Information System (GIS). As the Water Master Plan is completed, GIS mapping and data will be made available for County use.

In addition to the surface water supply historically allotted for use within the County from Lyon's Reservoir, Tuolumne County has a commitment of up to 9,000 acre-feet per year of water from the New Melones Project. A pump has been installed and a pipeline has been constructed to extract up to 5,000 acre-feet per year and contribute it to the ditch system in Columbia. The remaining 4,000 acre-feet per year could be available from the New Melones Dam for other County users. TUD continues to consider additional sources of water, including increasing the capacity of Lyon's Reservoir.

Purpose

Since the County is not directly responsible for meeting the water supply needs of its residents, the General Plan cannot dictate the means or conditions of improving and adding water supply infrastructure. Therefore, the purpose of the Public Water Supplies portion of this Element is to provide general direction for establishing and maintaining safe water supplies during further development of the County, and to define the relationship between land use development patterns described on the General Plan land use diagrams and water distribution facilities.

GOAL 7.F Promote coordination between Tuolumne County and water supply purveyors.

Policies

- 7.F.1 Strive to maintain a mutually beneficial relationship with water supply purveyors.
- 7.F.2 Establish and update a database of all the service areas of the water supply systems in the County to facilitate coordination with land use planning.

Implementation Programs

- 7.F.a Data for Water Master Planning

Provide land use data from the General Plan, proposals being considered for updating the land use diagrams of the General Plan, and other relevant maps and data to water purveyors to be used in preparing their water master plans.
- 7.F.b Review Water Master Plans

Review and consider land use implications of water master plans prepared for any of the water supply purveyors in the County. Water master plans examine the projected water needs, and outline the necessary repairs, replacements, and additions to the water distribution infrastructure.
- 7.F.c Coordinate Project Review

Provide descriptions of proposed land development projects that may require water service or in some way affect the ability of the water purveyor to provide service, to all affected water districts or water supply companies. Comments or requirements returned by the water purveyor shall be considered prior to approval of the project.

7.F.d Maintain and Review Comprehensive Water Service Database

Establish and maintain a water service database on the County Geographic Information System (GIS) which shows the boundaries of each water district, the service areas, and any available master planning maps showing future infrastructure. The database shall be used for review of proposed land use changes or development projects.

GOAL 7.G Establish standards for water service for new development and protect the quality and quantity of existing supplies of ground and surface water.

Policies

7.G.1 Require new commercial development to be served by public water systems, except for development in areas designated as Special Commercial on the General Plan land use diagrams where public water is not reasonably available.

7.G.2 Require Urban Residential Development to Be Served by a Public Water System

7.G.3 Encourage new industrial development to be sited in areas that are served by a public water system.

Implementation Programs

7.G.a Require Public Water Service for Urban or Commercial Development

Require new commercial development in areas designated as Neighborhood Commercial or General Commercial on the General Plan land use diagrams and urban residential development (densities greater than one dwelling unit per two acres) to be served by a public water distribution system. Prior to approval of any discretionary entitlement for such development, a public water distribution system must have indicated that service is available and it has a reliable source of water to serve their existing and future customer's foreseeable needs. Prior to occupancy of the development, the service must be in place.

7.G.b Create Special Commercial Designation

Create a new General Plan Land Use Designation called Special Commercial to be used on property suitable for commercial development of a neighborhood, rural or tourist-oriented nature but lacking service from a public water system. Development of a commercial nature on land designated SC is permitted without having service from a public water system, but only where public water service is not reasonably available and after issuance of a Conditional Use Permit, Site Development Permit, Site Review Permit, or Development Agreement.

7.G.c Identify Areas for Industrial Development

Encourage new industrial development in specifically defined geographic areas which have the capability of being served by a public water system, or a private system when it can be reasonably demonstrated that the development will not cause an adverse public health problem.

GOAL 7.H Plan new development and water supply infrastructure in a coordinated fashion.

Policies

7.H.1 Encourage the logical extension of public water services infrastructure during review of new

land development projects

- 7.H.2 Ascertain that the water system servicing a new development has an adequate supply and distribution system to meet present and future needs.

Implementation Programs

- 7.H.a Determine Long-range Needs

Investigate the long-range needs for water system infrastructure approximate to proposed development to determine proper design and sizing of water distribution lines, storage tanks, and other aspects of the water system infrastructure both on and off the site of the development. The analysis shall consider the logical extension of water distribution systems to adjoining or approximate properties where continued development can be foreseen.

- 7.H.b Ascertain Adequate Supply

Consider whether the water system proposed to serve a new development has a reliable source of water, sized to serve their existing and future customer's foreseeable demands. Projects shall only be approved where the water supply system has a reliable source of water capable of meeting present and future demands.

- GOAL 7.I Encourage consolidation of existing small water systems and discourage the creation of new ones.**

Policies

- 7.I.1 Advocate the consolidation of water purveyors in the County to facilitate improvements to the infrastructure and consistency of water quality of the systems.
- 7.I.2 Consider the undesirability of proliferation of small water purveyors during the development review process.
- 7.I.3 Discourage additional water purveyors in the county, particularly stemming from new development.
- 7.I.4 Discourage creating new discontinuous water systems operated by existing water purveyors. Discontinuous water systems are those that serve geographically separate areas with no direct infrastructure connections.

Implementation Programs

- 7.I.a Define Limits of Water Service

Support the master planning of water purveyance systems that define the geographic limits of their service areas. New development shall not be approved that is proposed to be served by a public water purveyance system that does not include the project area within the defined geographic limits of service.

- 7.I.b Support Consolidation of Smaller Systems

Assist and support actions by larger water purveyors and special districts to incorporate and maintain existing smaller systems and isolated privately or mutually-owned water supply systems.

- 7.I.c Discourage Development from Relying on New or Discontinuous Public Water Systems

Require residential development projects that are proposed to be served by a public water system to be served by an existing water purveyor that is either a district, or water company that is privately-owned, or a mutually-owned system. The new or expanded water service from a privately-owned or mutual water company must be geographically approximate to the existing system and have a direct infrastructure link between the existing and new system. This requirement is not intended to apply to isolated commercial or industrial developments which are served by water systems which are transient-noncommunity or nontransient-noncommunity water systems.

7.1.d Discourage Additional Discontiguous Public Water Systems

Require amendments to the General Plan land use diagrams to add new areas designated for urban residential or commercial development, with the exception of new areas designated for Special Commercial (SC), be approved only with assurance that the area can be served by public water from either a district, or from an existing privately-owned or mutually-owned water company. The public water service from an existing privately-owned or mutually-owned water company is only acceptable if it would not create discontiguous service systems. Discontiguous service systems are those operated by the same company but are geographically separated and not related by a shared infrastructure. Discontiguous service systems can be provided by water districts.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the Board of Supervisors, Environmental Health Division and the Planning Department, with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's General Fund and Health Fund.

Time Frame for Implementation: Implementation of the program listed in this Section are ongoing.

SEWER SYSTEMS

Historical problems with sewage disposal prompted the creation of districts whose purposes included the collection and disposal of sewage. By 1950, the larger districts included Tuolumne County Water District #1 (Twain Harte), Tuolumne County Water District #2 (later known as Tuolumne Regional Water District, and now Tuolumne Utilities District), Tuolumne City Sanitary District, and the Jamestown Sanitary District. These districts continue to provide the primary public sewage disposal services to the portion of the County lying north of the Tuolumne River.

In the Groveland-Big Oak Flat area of the County, the Groveland Community Services District (GCSD) provides sewage service to those communities and a portion of the Pine Mountain Lake Subdivision.

There are other small sewage disposal systems at various places in the County. Many of these operate without problems, but others suffer from poor design or increased use. Regulation of sewage disposal in the County is split between the State and County. All above-ground systems are regulated by the State Regional Water Control Board (RWQCB) in Sacramento, while the County Environmental Health Division regulates underground disposal using individual or common tank and leach-field systems.

Since the County is not directly responsible for providing sewage disposal for businesses and residents, the General Plan cannot dictate the means or conditions of improving or creating sewage disposal systems. The purpose of the Sewer Systems portion of this Element is to provide general direction for establishing and maintaining adequate systems for sewage disposal during further development of the County.

GOAL 7.J Promote the logical extension or expansion of sewer system infrastructure as development occurs in areas where the expansion of public sewer systems is feasible.

Policies

- 7.J.1 Encourage the installation of public sewage systems in existing communities which are experiencing repeated septic system failures.
- 7.J.2 Maintain septic system hazard maps and encourage new urban development is served by public sewer systems in areas where natural hazards are present.
- 7.J.3 Assist and cooperate in master planning sewer facilities and encourage the extension of additional public services through the installation of larger utility distribution lines and off-site improvements on new developments.

Implementation Programs

- 7.J.a Provide Data for Sewer Master Planning

Provide land use data from the General Plan, proposals being considered for updating the land use diagrams of the General Plan, and other relevant maps and data to districts who provide sewage disposal to be used in preparing their master plans. Data and maps showing areas noted as being hazardous for underground disposal or areas of known leach field failures, as well as relevant land use data, shall be shared.
- 7.J.b Review Sewer Master Plans

Review and consider land use implications of sewer master plans prepared for any of the sewer districts in the County.

7.J.c Coordinate Project Review

Provide descriptions of proposed land development projects that may require sewer service or in some way affect the ability of the sewer purveyor to provide service, to all affected utility districts or public sewer systems. Comments or requirements, which may include overdesigning some infrastructure to allow for logical extension, which are returned by the sewer provider shall be considered prior to approval of the project.

7.J.d Maintain a Comprehensive Sewage Disposal Database

Establish and maintain a sewer service database on the County Geographic Information System (GIS) which shows the boundaries of each sewer district, the service areas, and any available master planning maps showing future infrastructure extensions. An additional related database shall be established and maintained showing areas of known geological limitation for underground disposal, along with areas of a known history of septic system failure. The database shall be reviewed when considering a proposed land use development project.

7.J.e Support Sewage System Extensions to Correct Problems

Promote the logical extension of sewer lines and infrastructure to areas of existing development where there are known limitations or problems associated with on-site underground sewage disposal.

GOAL 7.K Maintain a healthy environment for the citizenry by setting standards for the types and methods of sewage disposal to be used by new development.

Policies

7.K.1 Establish standards for residential development that sets a minimum lot size that can be created without service by a public sewer system.

7.K.2 Stipulate that development shall be served by a public sewerage system where geological conditions exist which prevent the proper functioning of a septic system.

7.K.3 Encourage new industrial and commercial development in areas having the capability of being served by a public sewer system, or require evidence that there is a capability of functioning on a private system without any adverse public health impact.

7.K.4 Require development to take advantage of a public sewer system if it is reasonably available.

Implementation Programs

7.K.a Industrial or Commercial Development to Use Public Sewer

Consider whether areas proposed for designation as Neighborhood Commercial, General Commercial, Heavy Commercial, Business Park, Mixed Use, Light Industrial or Heavy Industrial on the General Plan Land Use Maps can be served by a public sewer system. If public sewer service is available, it shall be used for commercial or industrial development. Public sewer service is considered "available" according to the definition located in Section 13.08.150 of the Tuolumne County Ordinance Code. Prior to approval of any discretionary entitlement for such development, a public sewer purveyor must have indicated that service is available, or an acceptable plan for sewage disposal through a private system must be approved by the Environmental Health Division. Prior to occupancy of the development, the service must be in place. [Resolution 188-98 adopted September 1, 1998]

- 7.K.b Require Public Sewer for Dense Residential Development
- Allow residential development of a density greater or equal to three units per one net acre only in areas that can be served by a public sewer system.
- 7.K.c Consider Geological Limitations
- Require that proposed development in areas of known or suspected geological limitations to underground sewage disposal either be served by a public sewer system, or successfully demonstrate that on-site underground sewage disposal can be accomplished with no lessening of quality to ground or surface waters.
- 7.K.d Use Public Sewer If Available
- Require development that is proposed on a parcel within 300 feet of a public sewer system's primary pipeline to connect to that system for service in accordance with Chapter 13 of the Tuolumne County Ordinance Code. This includes all urban residential development, and commercial and industrial development. This does not apply when the public sewer system's treatment plant is at it's capacity level or the sewer purveyor indicates the connection is not feasible, or the project lies outside the defined service area established for a district.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the Board of Supervisors, Environmental Health Division and the Planning Department, with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's General Fund and Health Fund.

Time Frame for Implementation: Implementation of the program listed in this Section are ongoing.

OTHER PUBLIC SERVICES

Besides the public service functions addressed in detail in the previous sections of this Element and other Elements of this General Plan, there are other public services provided by County government that should be considered. Some of the County functions are primarily administrative, like the County Administration Office, while others provide direct service to certain taxpayers who have need of a particular service, such as the District Attorney's Victim/Witness Division. The following is a list of other such offices, all of which provide public services: Air Pollution Control District, Animal Control, Building and Safety, District Attorney, Child Support, Victim/Witness, Elections, Farm Advisor, Child Protective Services, Environmental Health, Health, Tuolumne General Hospital, Mental Health, Welfare, Courts, Planning, Probation, Public Defender, Public Works, Recreation, Solid Waste, and Weights and Measures.

The purpose of this section of the Public Facilities and Services Element is to address the level of services of the various functions of County government to meet the future needs of the County.

GOAL 7.L Maintain County public service functions at an adequate level by identifying funding sources to allow public services to expand as the County population increases.

Policies

- 7.L.1 Continue to attempt to recover the actual costs of providing County public services by making the fees equal to the costs of providing the service.
- 7.L.2 Identify revenue sources to generate funding to provide acceptable levels of County public services as the County population increases.

Implementation Programs

- 7.L.a Recover Costs of Providing Services

Continue to establish fee schedules for applications, permits, and other entitlements or services in accordance with the actual or estimated costs of performing the requested function.
- 7.L.b County Services Impact Mitigation Fee

Review the County Services Impact Mitigation Fee on a regular basis to determine that all the service-providing functions of County government agencies have been considered and the various components remain adequate.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the Board of Supervisors, County Administration Office and other County Departments with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's various funds.

Time Frame for Implementation: Implementation of the program listed in this Section are ongoing.