



Chapter 13

CULTURAL RESOURCES

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

Introduction

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

Purpose
Conserve historic and tribal resources in Tuolumne County and recognize their unique value to the County's social and economic fabric.

Overarching Vision

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

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

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



GOAL 13A:

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

POLICIES & IMPLEMENTATION PROGRAMS

Policy 13A.1: Initiate, adopt, and promote the availability of monetary and other incentive programs to encourage the retention, reuse and restoration of historic structures.

Implementation Programs

13.A.a - Continue to implement the Mills Act in Tuolumne County and update Resolution 171-92 to reflect legislative changes to the Mills Act when necessary to provide reductions in property taxes through historic preservation. The Mills Act program will aid in encouraging the adaptive reuse of historic structures for business enterprises.

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

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

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

13.A.e - Upon completion of each cultural resources inventory pursuant to Policy 13.C.1, provide each participating parcel owner with a copy of his or her property evaluation. For those properties determined potentially eligible for listing in the National Register, provide a listing of incentive programs available for the property upon listing the property on the National Register or Tuolumne County Register of Cultural Resources.

Policy 13.A.2: Support and encourage heritage tourism and the film industry as detailed in Policies 6D.2 and 6.E.4 of the Economic Development Element.

GOAL 13B:

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

POLICIES & IMPLEMENTATION PROGRAMS

Policy 13.B.1: Adopt flexible and consistent environmental review procedures for new development entitlements including provisions for monitoring and enforcement.



Implementation Programs

13.B.a - Require a cultural resource assessment for discretionary development projects based on criteria established in Title 14 of the Tuolumne County Ordinance Code. The assessment shall be prepared by a qualified professional before construction activities begin. The assessment would include preparing archaeological and historical survey reports and conducting a paleontological record search using an appropriate database, such as the University of California, Museum of Paleontology. Archaeological and historical sites and materials shall be evaluated and recorded on standard DPR 523-series forms in accordance with National Register and California register criteria. The evaluation report shall be completed by a qualified archaeologist, architectural historian, or historical architect who meets the Secretary of the Interior's Professional Qualifications for Archaeology and Historic Preservation, as appropriate, and submitted to Tuolumne County.

13.B.b - Require that discretionary development projects are designed to avoid potential impacts to significant cultural resources whenever possible. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological, historical, or paleontological consultants (in coordination with culturally-affiliated tribes), depending on the type of resource in question.

13.B.c - Require that cultural resource studies be conducted by qualified professionals with experience appropriate to the study being conducted. Continue to require specific standards for performing cultural resource investigations and contents of reports in compliance with State and Federal standards including the Secretary of the Interior's Standards and Guidelines for Identification, Evaluation, Documentation, Registration, Historical Documentation, Architectural and Engineering Documentation, and Archaeological Documentation. Require submission of results of these investigations to the Central California Information Center per State guidelines.

13.B.d – Require a paleontological investigation for discretionary development projects proposed in an area underlain by geologic formations that have the potential to contain paleontological resources. In such cases, the project proponent shall, in coordination with the Community Resources Agency, hire a qualified paleontologist approved by the County to perform an investigation consisting of:

- A walk-over site survey;
- A review of publications and reports on the geology or paleontology of the area;
- Analysis of all available soils information; and
- Evaluation of the relationship of the project site to known or potential fossil-producing areas identified in available records.

The paleontologist shall submit to the County a written report describing findings and making recommendations to minimize impacts on any identified resources. This report shall be considered as part of the CEQA review process and, if appropriate, its recommendations shall be included as mitigation measures and conditions of approval for the project. Provision shall be made for the deposit of scientifically valuable paleontological materials which are removed from the site with responsible public or private institutions. Amend Title 14 of the Tuolumne County Ordinance Code to incorporate this program to protect paleontological resources.

13.B.e - Include, for projects with conditions of approval related to management of cultural resources, a requirement for preconstruction meetings with project contractors, the developer or his representative, Native American representatives, the project's qualified cultural resources



professional, the Community Resources Agency and other agencies responsible for overseeing the construction phase of a development project as part of written procedures for conducting cultural resources investigations in Tuolumne County as required in Implementation Program 13.B.e. Further, continue to require, as part of the County Ordinance Code, the existing requirement for stopping work and evaluating a resource pursuant to CEQA when a cultural resource is identified during the construction phase of a project.

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

13.B.g - Continue to utilize written procedures for establishing when to conduct cultural resources reviews based on guidelines in Figure 13.A: *Process for Cultural Resources Evaluation - Ministerial*, Figure 13.B: *Process for Cultural Resources Investigations for Discretionary Entitlements*, and Table 13.1: *Criteria for Conducting Cultural Resource Investigations*; listing available resources to be consulted for existing cultural resources information and including a list of advisory agencies to be notified during the CEQA consultation process including, at a minimum, the Tuolumne Band of Me-Wuk Indians, the Chicken Ranch Band of the Me-Wuk Indians, the Tuolumne County Historical Society Landmarks Committee, the Tuolumne Southern County Historical Society, the Tuolumne Heritage Committee and the Central California Information Center.

13.B.h - The County shall coordinate with the Tuolumne Band of Me-Wuk Indians, the Chicken Ranch Band of the Me-Wuk Indians, and other culturally-affiliated tribes through AB 52 and SB 18, as applicable, to encourage the preservation, protection, and mitigation for impacts to cultural sites.

13.B.i - Continue to implement the County Ordinance Code to provide both criminal and civil penalty procedures and/or a penalty fee with mandatory monetary penalties for noncompliance with management standards and practices and for anticipatory demolition.

Policy 13.B.2: Assist in retaining the special character of historic districts and promote compatible development within historic districts by reducing, adapting and/or modifying some development standards within historic districts.

Implementation Programs

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



13.B.k - Continue to provide for reduced and/or modified development standards on land zoned H and HDP or for buildings or structures classified as Priority 1, 2 or 3 in Table 13.2: *Priority Classification System for Historic Buildings and Structures into the County Ordinance Code* and Table 13.3 in any zoning district.

13.B.l - Continue to protect cultural resource features important to the context or setting of cultural resources such as mature trees and vegetation, retaining walls, and fences when considering development projects within H and HDP zoning districts.

13.B.m - Continue to implement Title 14 so that buildings on the Tuolumne County Register of Cultural Resources shall be deemed "qualifying structures," eligible to use the State Historical Building Code pursuant to Section 18955 of the Health and Safety Code.

13.B.n - Continue to provide for well, septic, building, and other ministerial permits to become discretionary for the purposes of CEQA when a significant cultural resource may be impacted.

13.B.o - Continue to utilize the classification system and corresponding development standards contained in Figure 13.D.

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

13.B.q - Continue to require approval of a new development plan and issuance of required grading and/or building permits and review by the Historic Preservation Review Commission or documentation of an imminent safety hazard (as defined by the Health and Safety Code) prior to issuance of a demolition permit in the H and HDP zoning districts. The Historic Preservation Review Commission shall also review all demolition permits for buildings 50 years of age or older in any zoning district or a cultural resource study shall be required prior to approval of a demolition permit.

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



Figure 13.A Process for Cultural Resources Evaluation – Ministerial

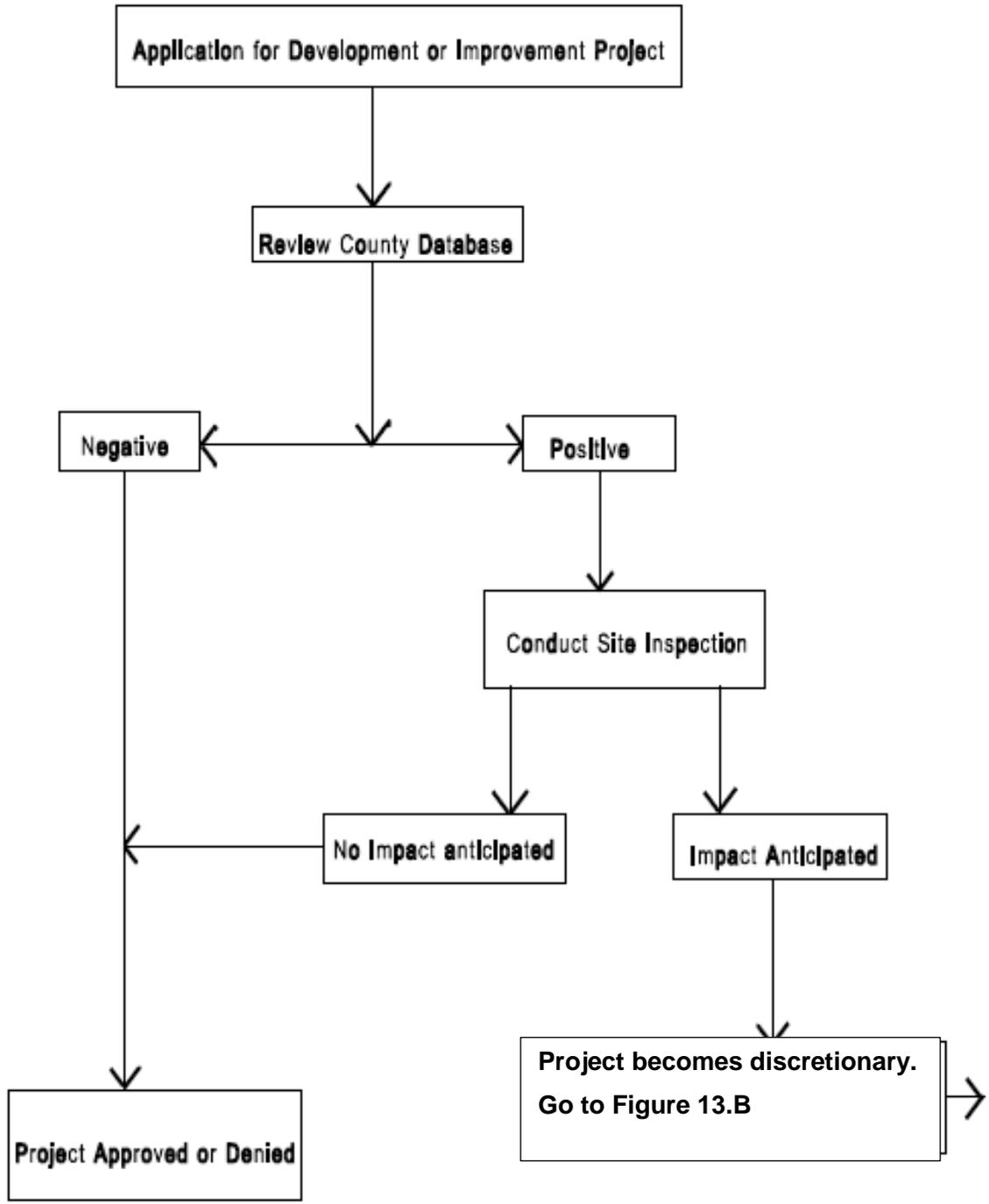




Figure 13.B Process for Cultural Resources Investigations for Discretionary Entitlements

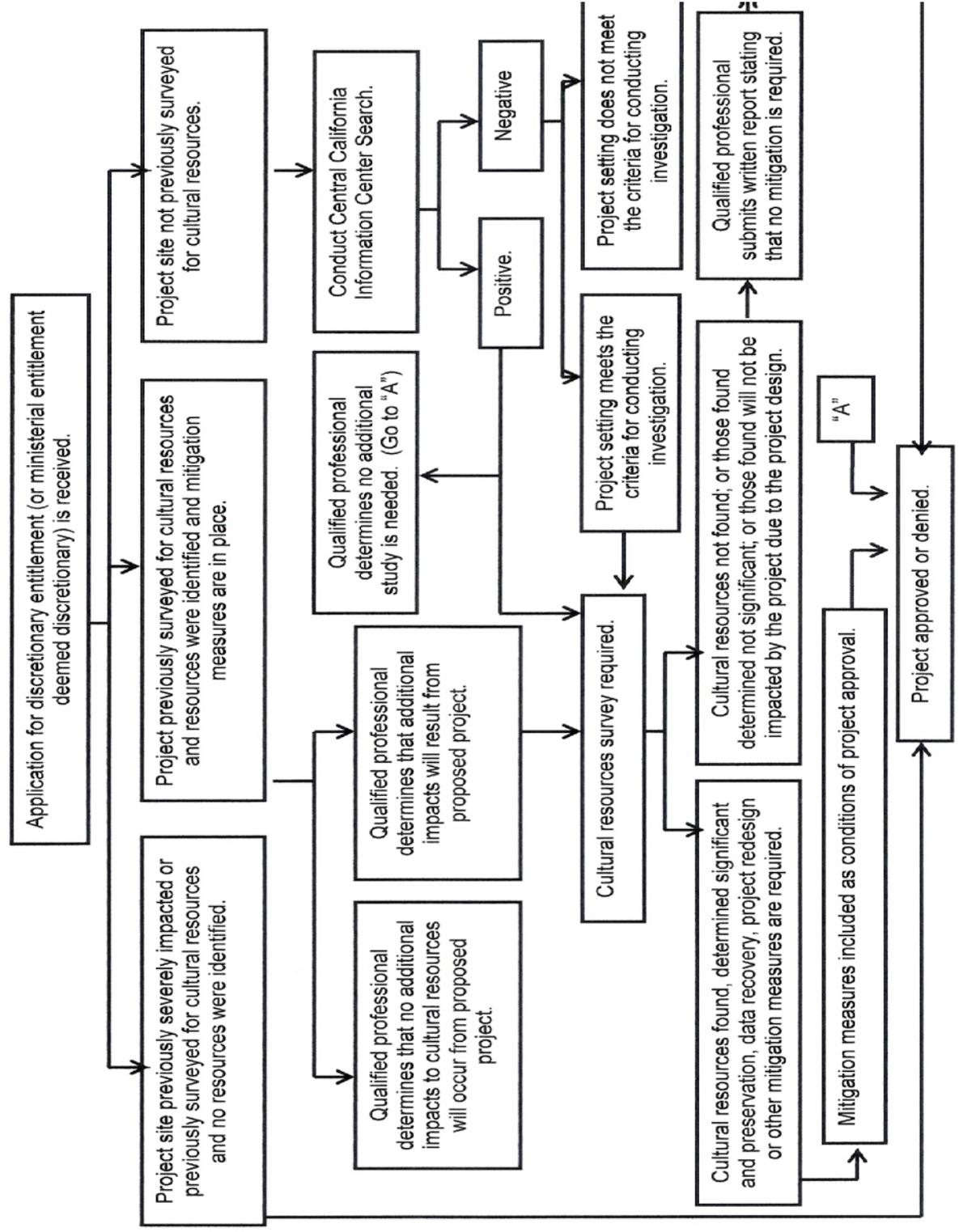




Table 13.1 Criteria for Conducting Cultural Resource Investigations

<p>A survey for cultural resources for discretionary permits shall be required if one of the following applies to the project site:</p>	
Criteria 1	<p>The project site contains or is adjacent to a parcel that contains known archaeological or historic sites based on the County's Geographical Information System Database, or confirmation from an advisory agency, or US Geological Survey topographical maps, or the 1882 Beauvais Map, or the 1907 Thom Map, or the 1879 Dart Map, or Assessor's Parcel Maps, or GLO Plat Maps, or Sanborn Maps, or Skidmore Plats, or other recognized reference resource.</p>
Criteria 2	<p>The project site includes Table Mountain, tunnels, adits, shafts, mills, surface workings, waste rock piles, ditches, linear terrain modification (e.g. ditches or roads no longer in use), structure pads, rock retaining walls, concrete foundations or similar indications of mining or historic-era activities.</p>
Criteria 3	<p>The project site contains physical evidence of prehistoric and/or historic features and artifacts found during site inspections by the Planning Division. This evidence includes, but is not limited to: bedrock mortars; petroglyphs; flaked or ground stone; dark soil in comparison to surrounding soils; historic-era artifacts of glass, ceramic, or metal; buildings or structures 50 years of age or older; foundations or other portions of buildings or structures 50 years of age or older; or mature non-native vegetation (e.g. Chinese trees-of-heaven with 8" or larger diameter at breast height, black locust trees, orchards, roses, periwinkle or similar non-native vegetation) indicating historic or prehistoric human habitation, farmsteads, and burial sites.</p>
Criteria 4	<p>The project site contains or is within 328 feet (100 meters) (328') of a river, spring, or perennial or intermittent stream (identified as a blue line stream on the USGS quadrangle maps).</p>



Table 13.2 Priority Classification System for Historic Buildings and Structures

Priority 1	Building or structure is on the National Register of Historic Places
Priority 2	Building or structure is rated as eligible or potentially eligible for the National Register of Historic Places (assigned a designation of 1, 2, 3, or 4) based on a study or inventory completed by a professional archaeologist, historian, or other cultural resource professional, or
	The building or structures is on or officially designated as eligible for the California Register of Historic Places, or The building or structure: <ul style="list-style-type: none"> ● Is 50 years of age or older, and ● Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and ● Is almost entirely unmodified from its original exterior appearance, and ● Has original design features peculiar to the style still in place.
Priority 3	The building or structure has been inventoried and assigned a National Register designation of 5, or
	The building or structure has not been previously inventoried and the building or structure: <ul style="list-style-type: none"> ● Is 50 years of age or older, and ● Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and, ● Has been modified from the original exterior appearance but not greatly, and ● Has some or most of its original design features in place, and ● Could easily be restored to near its original exterior appearance.
Priority 4	The building or structure has not been previously inventoried and the structure: <ul style="list-style-type: none"> ● Is 50 years of age or older, and ● Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and, ● Has been substantially modified from the original exterior appearance, and ● Is difficult to restore to original appearance.
Priority 5	The building or structure has been inventoried and has been determined to be ineligible for the National Register of Historic Places (Designation of 6 or 7) and has been determined ineligible for listing on the California Register or Historical Resources and the Tuolumne County Register of Cultural Resources, and/or
	The building or structure is less than 50 years old, or
	The building or structure: <ul style="list-style-type: none"> ● Is 50 years of age or older, and ● Has had major alterations from the original appearance, and ● Cannot be restored to its original appearance without reconstruction of more than half of the building structure



TABLE 13.3
Management of Historic Buildings and Structures

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

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

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

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



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

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

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

GOAL 13C:

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

POLICIES & IMPLEMENTATION PROGRAMS

Policy 13.C.1: Survey, record, inventory, maintain and regularly update databases and archives of historic, architectural, and archeological resources for informational purposes.

Implementation Programs

13.C.a - Continue to implement the County Ordinance Code to enable the County to pursue its preservation polices through implementation of the programs described herein.

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

Communities

- High Country: Strawberry communities and including a 500 foot wide corridor on either side of Highway 108, measured from the centerline of the highway, between the two communities



- Jamestown Supplement: Areas not included in previous inventories.
- Columbia supplement: Areas not included in previous studies.
- Groveland/Big Oak Flat Supplement: Areas not included in previous studies.
- Confidence
- Shaw's Flat
- Standard
- East Sonora
- Other communities as may be recommended as appropriate to the Board of Supervisors by the Tuolumne County Historic Preservation Review Commission
- Update existing inventories

Thematic Inventories

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

Other

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

Inventory standards shall be as established by the State Office of Historic Preservation. This requirement and these procedures are included in the County Ordinance Code.

13.C.c - Upon completion of each cultural resource inventory, create a list of properties within Tuolumne County eligible for nomination to the National Register of Historic Places and provide written notice to property owners of these historic properties advising them of the benefits of the National Register program and of local incentives available for their properties.

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

13.C.e - Maintain, expand and update the existing GIS cultural resources database to include all areas inventoried within the County, all individual parcels known to include cultural resources and



regions and parcels with a high potential for containing cultural resources based on natural landscape, historic maps, and oral histories.

13.C.f - In consultation with the Tuolumne County Historical Society, Tuolumne County Historian, Tuolumne County Museum Board of Governors and Tuolumne County Historic Preservation Review Commission, locate and designate a repository for cultural resources documents, maps, surveys, photos, and other information and provide staffing to organize, maintain, make accessible and update information received at this archive.

Policy 13.C.2: Maintain the required certifications and memberships necessary to keep apprised of pending legislation, funding sources, and professionally-accepted standards and guidelines for historic preservation.

Implementation Programs

13.C.g -Update, as necessary, Title 14 and Chapter 2.38 of the Tuolumne County Ordinance Code as required by the U.S. Department of the Interior, National Park Service, and maintain professional standards for appointments to the Tuolumne County Historic Preservation Review Commission as established in the Secretary of the Interior's Professional Qualification Standards.

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

Policy 13.C.3: Identify historic districts and structures.

Implementation Programs

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

13.C.j - Continue to require parcel owner consent prior to zoning property to the H zoning district and require consent of a simple majority of property owners within a proposed HDP zoning district prior to zoning the property to HDP. The determination of a majority of the property owners for zoning to HDP shall be based upon each parcel having one vote.

13.C.k - Designate corridors, or portions of corridors, which:

1. are examples of historic trade, water distribution or transportation routes, conveyance systems or trails, or
2. are lined with visible cultural resources, or
3. pass through historic or design review districts, or
4. are representative of a major period in Tuolumne County or California history.



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

GOAL 13D:

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

POLICIES & IMPLEMENTATION PROGRAMS

Policy 13.D.1: Use the Cultural Resources Element of the General Plan to assist in implementing the Housing, Parks and Recreation, Economic Development and Conservation and Natural Resources Elements of the General Plan.

Implementation Programs

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

13.D.b - Make acquisition of historic resources including railroad grades and ditch trails a priority for designation and management as recreational trails in the Parks and Recreation Element of the General Plan and use the historic nature of these resources as a means to enhance funding opportunities.

13.D.c - Adopt incentive programs, flexible land use standards and improve the permitting process as detailed in the programs contained in this Element. Allow mitigation measures to overlap, such that Open Space areas could be used for multiple purposes, including, but not limited to cultural resource preservation, wildlife habitat mitigation, oak tree mitigation, and agricultural mitigation.

13.D.d - Recognize that Table Mountain has significant cultural, scenic and natural resource values and is a County landmark and, as such, adopt regulations and incentives for conserving the significant areas of Table Mountain. In the interim, emphasize Table Mountain's conservation in reviewing and evaluating land development projects which require a discretionary entitlement from the County.



GOAL 13E:

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

POLICIES & IMPLEMENTATION PROGRAMS

Policy 13.E.1: Provide cultural resources education and enhancement programs targeting those who work with, have knowledge of, can benefit from ownership of, can learn from, and can enjoy the recreational, aesthetic and social benefits of cultural resources.

Implementation Programs

13.E.a - Provide public brochures/informational leaflets including:

1. An outline of key provisions of the Cultural Resources Element.
2. A brief description of programs available for historic properties, incentives, and process necessary for designations.
3. Technical guidance pertinent to Tuolumne County including criteria to aid in selection of a building contractor, architect or designer to perform historic rehabilitation work and include illustrations from *Rehab Right* or similar texts which describe the Secretary of the Interior's Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

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

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

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

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

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



GOAL 13F:

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

POLICIES & IMPLEMENTATION PROGRAMS

Policy 13.F.1: Promote good cultural resources management practices by demonstrating proper stewardship of the County's cultural resources.

Implementation Programs

13.F.a - Retain the Tuolumne County Historic Preservation Review Commission as an advisory agency to review County projects with the potential to impact cultural resources.

13.F.b - Enlist the Tuolumne County Historic Preservation Review Commission to prepare applications for listing all eligible County-owned properties to the National, California and Tuolumne County Registers.

13.F.c - Enlist the Tuolumne County Historic Preservation Review Commission to inventory all County-owned properties in excess of 45 years old.

13.F.d - Formulate best preservation practice standards in consultation with the Tuolumne County Historic Preservation Review Commission and implement them in storing all County owned property that is in excess of 45 years of age and has been deemed significant by the Historic Preservation Review Commission.

13.F.e - Use the Secretary of the Interior Standards and Guidelines for Historic Preservation Projects and the State Historical Building Code in maintaining or restoring County owned buildings that are in excess of 45 years of age.