



Community Development Department
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COMMUNITY DEVELOPMENT DEPARTMENT (CDD)

The Community Development Department (CDD) administers the County's various programs related to growth and development. The CDD's six divisions provide a wide range of services to the public to implement the County's goal, as stated in the Tuolumne County General Plan, to protect and enhance the quality of life for all residents while facilitating growth and development to meet the future needs of the County's residents, visitors and businesses. These services are summarized below:

Building and Safety Division

The Building and Safety Division is charged by the California Code of Regulations with the oversight of the construction of all types of structures within the County of Tuolumne to ensure that they meet the minimum safety standards established by the California Building Standards Commission and the County Ordinance Code. The Division issues building permits, reviews construction documents, and inspects each construction project to verify compliance with construction codes. The Division also responds to citizen complaints regarding construction without permits or unsafe structures and processes code compliance cases.

Environmental Health Division

The Environmental Health Division is responsible for protecting public health and safety and the environment through the administration and enforcement of State and County laws and regulations applying to a wide range of programs. The Division issues permits for on-site wastewater treatment systems and wells, inspects food facilities, organized camps, public swimming pools, body art businesses, and solid and hazardous waste facilities, and responds to citizen complaints regarding health and safety issues.

Housing Division

The Housing Division administers the First-Time Homebuyer, Rental Assistance and Owner-Occupied Rehabilitation Housing Programs, administers the Inclusionary Housing Ordinance, and implements the General Plan Housing Element. The Housing Division also works with potential partners and financiers to increase the amount of affordable housing in the County.

GIS Division

The Geographic Information System (GIS) Division provides mapping and analytical support to the CDD, other County functions and the general public. Utilizing specialized computer software applications, the mapping relies on multiple layers of data that include zoning, land use, roads, street addresses, natural features, hazards, cultural and economic features, and aerial photos. The GIS Division produces maps, charts, and various datasets that are used by planners, engineers, property assessors and similar professionals, the general public, and emergency service personnel to assist in disaster response or search and rescue efforts.

Planning Division

The Planning Division assists property owners in achieving their goals for the use of their property. Through explaining the General Plan, zoning ordinance and other land development regulations, discussing options and processing applications for discretionary land use entitlements, the Planning Division helps property owners fulfill their desires, while conserving the County's natural and cultural resources. The Planning Division also provides staff support to 13 commissions and committees appointed by the Board of Supervisors, oversees the County's Surface Mining and Reclamation Act (SMARA) compliance program and enforces violations of the zoning ordinance.

Clerical Division

The Clerical Division provides support to the other CDD Divisions, the Planning Commissions, and various Commissions and Committees appointed by the Board of Supervisors.

MISSION STATEMENT

“Our General Plan is intended to guide growth and development in a way that balances the needs of the individual with the needs of all of the County’s residents by encouraging economic growth, promoting the stewardship of our natural resources and advocating respect for our historical heritage. In guiding growth and development, we recognize that Tuolumne County is made up of small communities with old fashioned charm and warmth surrounded by agricultural lands, working forests and wildlands, silhouetted against the beautiful backdrop of the Sierra Nevada Mountains. In guiding our future, we give the promise of economic prosperity, due regard for private property rights, and the wide open skies for all to share in when they come to Tuolumne County.”

Tuolumne County General Plan

The General Plan is the County’s constitution for growth and its blueprint for future development. We, as the Community Development Department, are charged with the task of assisting our public officials in defining the goals and policies on which our General Plan is implemented.

It is also our responsibility to balance public health, safety and service needs, conservation and utilization of natural resources, protection of our cultural heritage, and preservation of the County’s rural character with the desires of individual property owners through formulation and implementation of land development regulations and public health and safety programs.

Through study and analysis, discussion and public comment, our goal is to facilitate the understanding of regulations as they pertain to growth, development, and public health and safety in Tuolumne County and we encourage community participation on all levels in an effort to ensure the quality of life for our residents and visitors is maintained.

It is our duty to protect, preserve, and enhance public health and the environment through a balanced program of monitoring and enforcement, community education, and emergency response.

It is our duty to protect and promote public safety and we approach building and construction in a proactive manner which allows for the plans of the property owner and provides for the health, safety and general welfare of the public.

It is also our duty to implement the County’s goal to provide all residents with decent housing in suitable environments and to encourage and promote the development of affordable housing through rental and home ownership programs.

Our mission is to provide service of the highest quality at all times, to assist land owners in achieving their goals and desires for the use of their property, to guard and promote the safety and welfare of the public, and to protect the County’s cultural assets and environment for the enjoyment of current and future residents.