

# Planned Unit Development Permit (PUD)

## Instructions for Applicants

Planned Unit Development Permits are authorized by Tuolumne County to provide flexibility in development regulations, to provide a more desirable living environment than would be possible through the strict application of ordinance requirements, to encourage a more creative approach in development of land, to encourage a more efficient and desirable use of land, to encourage conservation of the county's rural heritage, rural landscapes, oak woodlands and the natural environment, and to encourage various types of physical development. Planned Unit Development Permits are intended to allow diversification in the relationship of various uses, structures, open spaces and parcel sizes while insuring consistent application of the Tuolumne County General Plan policies, programs and standards. Through the issuance of a Planned Unit Development Permit, a property owner may obtain relief from the strict application of the provisions for development in the Tuolumne County Ordinance Code while continuing to meet adequate standards related to public safety, health and general welfare and to implement the following objectives:

- A. To provide a more desirable living environment;
- B. To encourage creative approaches to the development of land;
- C. To encourage the observation of and the appropriate use of open space;
- D. To encourage variety in the physical development of the county; and
- E. To conserve cultural and natural resources.

## Requirements for Planned Unit Development Permits

A Planned Unit Development Permit may only be obtained on land that is zoned with the Planned Unit Development (:PD) Combining District. If a project site is not zoned :PD at the time an application is submitted for a Planned Unit Development Permit, an application must also be submitted to add the :PD combining district to the site's principal zoning district.

The permitted uses, conditional uses and regulations of any :PD district shall be identical to the uses and regulations of the principal zoning district with which the :PD district is combined, except insofar as such regulations are modified or supplemented by the terms, conditions, specifications and provisions of a Planned Unit Development Permit. The terms, conditions, provisions, limitations and restrictions of a Planned Unit Development Permit may be more or less restrictive than those specified in the Tuolumne County Ordinance Code, including, but not limited to, the following:

- A. Height limitations on buildings and structures;
- B. Floor area ratio/percentage of coverage of land by structures;
- C. Parking requirements;
- D. The location, width and improvement of on-site vehicular and pedestrian facilities and their related access to various portions of the property;
- E. Planting and maintenance of trees, shrubs, and plants in accordance with a landscaping plan;
- F. Construction of fences, walls and lighting, of approved design;
- G. Limitations upon size, design, number, lighting, and location of signs and advertising structures;
- H. Arrangement and spacing of buildings;
- I. Location and size of off-street loading areas and docks;
- J. Architectural design of structures;
- K. Size of parcels;
- L. Configuration of parcels;
- M. Width of road or utility easements; and

The proposed project must be consistent with the maps and policies of the Tuolumne County General Plan. It is recommended that the applicant meet with a Planning Staff member to review the nature of the project prior to submittal.

A performance bond or other guarantee to insure the development occurs as approved may be required by the Board of Supervisors.

### **CEQA Review**

Projects requiring a Planned Unit Development Permit are usually subject to an environmental evaluation under the California Environmental Quality Act (CEQA). If the Environmental Coordinator determines that there are significant impacts that will result from the project, an Environmental Impact Report (EIR) will be required to more fully examine and disclose these impacts. If the Environmental Coordinator determines that no significant impacts will result, a report called a Negative Declaration is prepared. The property owner and applicant will be provided with an opportunity to review the proposed measures to mitigate or reduce environmental impacts during the CEQA review process and to propose alternative measures that have an equivalent or greater effect in reducing such impacts.

## Application Review Process

Application for a Planned Unit Development Permit must be made to the Community Development Department. As referenced above, if a project site is not zoned :PD at the time an application is submitted for a Planned Unit Development Permit, an application must also be submitted to add the :PD combining district to the site's principal zoning district. The two applications will be processed concurrently. The Community Development Department is the lead agency and, in that capacity, is responsible for coordinating the processing of the application(s).

That process entails contacting advisory agencies concerning the proposed Planned Unit Development Permit and evaluating potential environmental impacts associated with the project. Projects located within the boundaries of the Tuolumne City and Twain Harte Area Planning Advisory Committees will be referred to those bodies for review during this early consultation phase of the application processing. Projects located on property zoned :H (Historic Combining) or :HDP (Historic Design Preservation Combining) must be referred to the Historic Preservation Review Commission. Projects located within the respective influence areas of the Columbia and Pine Mountain Lake Airports will be referred to the Airport Land Use Commission for a determination of consistency with the Tuolumne County Airport Land Use Compatibility Plan. Any project that entails the conversion of agricultural land or requests a reduction in the buffer area between agricultural and nonagricultural land uses will be referred to the Agricultural Advisory Committee for review of compliance with the Agricultural Resources Element of the Tuolumne County General Plan.

Throughout the processing of the application, the applicant will be informed by the Planning Staff of any issues that are raised by advisory agencies and the Staff will assist the applicant in formulating measures to address those issues. Once the consultation and evaluation process is complete, the Planning Staff will prepare the environmental documents and a Staff Report containing a recommendation to approve, conditionally approve or deny the proposed project. The applicant for a Planned Unit Development Permit Zone Change will receive copies of the environmental document and Staff Report when they receive notice of the public hearing before the Planning Commission. Notice of the public hearing on the Planned Unit Development Permit will be mailed by the Community Development Department to all property owners within a 300' to 1,000' radius of the project site, depending upon the size of the project site, and published in the Union Democrat, ten (10) days prior to the hearing.

The Planning Commission shall make its recommendation on the proposed project to the Board of Supervisors no more than 90 days after published notice of the Commission's hearing. The applicant will be notified of the date of the public hearing before the Board of Supervisors. Applicants will not be renotified if their project is continued to a subsequent meeting by either body. The Board of Supervisors has 60 days from receipt of the Planning Commission's recommendation to render its decision to approve, conditionally approve or deny the requested Planned Unit Development Permit.

Pursuant to Section 17.66.050 of the Tuolumne County Ordinance Code, in order to approve or conditionally approve any application for a Planned Unit Development Permit, the Planning Commission and the Board of Supervisors shall make the following findings:

- A. The proposed Planned Unit Development is consistent with the Tuolumne County General Plan;
- B. The proposed Planned Unit Development will not overburden existing public facilities;

- C. The size and terrain of the parcel are suitable for the proposed Planned Unit Development;
- D. Under the circumstances of the particular case, the proposed Planned Unit Development will not be substantially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed development, or be substantially detrimental or injurious to property or improvements in the neighborhood;
- E. Under the circumstances of the particular case, the advantages of an efficient, integrated and well planned development are sufficient to justify exemption from the normal application of the Tuolumne County Ordinance Code; and
- F. Under the circumstances of this particular case, the public benefit derived from the development proposed in the Planned Unit Development Permit is sufficient to justify exemption from the normal application of the County's development regulations.

### **Expiration of Permit**

If the change in the use of land or buildings for which a Planned Unit Development Permit is granted is not begun within three years of the date of final approval, the Planned Unit Development Permit shall expire and be of no further effect. Three one-year extensions may be granted by the Director upon written request of the applicant if made prior to the previous expiration date. When a Planned Unit Development Permit is approved in conjunction with the execution of a development agreement, the time limits shall be extended for the period of time provided for in the development agreement, but not beyond the duration of the agreement.

### **Amendment to Permit**

A Planned Unit Development Permit may be amended or modified by submitting an application for such modification in the same manner and according to the same procedure as is required in the initial review and approval of the planned unit development permit. Any application for a modification may be approved only after it has been found that it does not deviate from the intent and purpose of the :PD combining district, and after all required findings listed above have been made.

# Planned Unit Development Permit

## Required Submittals and Information

1. Tuolumne County Land Development Application.
2. Project Valuation Form.
3. Fee of \$\_\_\_\_\_.
4. Vicinity Map. Show nearest intersection and any landmarks. May be drawn at a small scale on the site plan.
5. Site Plan. Number of copies:\_\_\_\_\_. Requirements and an example are attached to these instructions. For requirements for grading and landscaping plans, see items 12 and 13 below.
6. Reduced Site Plan. Number of copies: 1. Size requirement - 8 1/2" x 11".
7. Services Availability Letter. A "will serve" letter from a water or sewer agency may be required depending on the proposed use, zoning district and General Plan designation.
8. Legal Description. A metes and bounds description of the dimensions of the project site.
9. Floor Plans. Number of copies:\_\_\_\_\_. Submit floor plans of all proposed buildings.
10. Exterior Elevations. Number of copies:\_\_\_\_\_. Submit plans of front, rear, and side elevations. Indicate propose colors and materials for siding, roof, doors, windows, etc. Identify the location of attached signs.
11. Reduced Exterior Elevations. Number of copies 1. Size requirement - 8 1/2" x 11".
12. Preliminary Grading/Drainage Plan. Number of copies \_\_\_\_\_. Information on this plan should include (a) topographic details, (b) soil type, depth and erodibility, (c) proposed cuts and fills, (d) amount of earth to be moved, (e) storm drainage facilities, (f) blasting, (g) erosion control measures, temporary and permanent, (h) if located adjacent to State right-of-way, show estimated drainage of impervious areas and location of terminal relief, (i) cross-sections of cut and fill slopes.
13. Landscaping Plan. Number of copies \_\_\_\_\_. Should include:
  - (a) existing vegetation to be retained.
  - (b) existing trees with 6" diameter or larger to be removed.
  - (c) location of proposed vegetation.
  - (d) sizes and species of proposed plants.
  - (e) fences, planters and other landscape features.
  - (f) irrigation system layout.
14. A written description of the requested design exceptions from the Tuolumne County Ordinance Code.
15. A statement describing the public benefits that will be derived from the proposed project.
16. A statement describing the method to be used to maintain semipublic or public areas and structures.
17. Phasing and sequence of improvements on large projects. Indicate if development will be done in separate stages. This may affect evaluation of grading, utilities, recreation areas, etc.
18. For review by the County Sheriff's Department submit details on outdoor and hallway lighting, locking devices on doors, silent or audible alarm systems, and other features that may discourage criminal activity.
19. Additional information required by the Community Development Director to evaluate the proposed project.

**Incomplete Applications will not be Accepted**

# Planned Unit Development Permit Site Plan

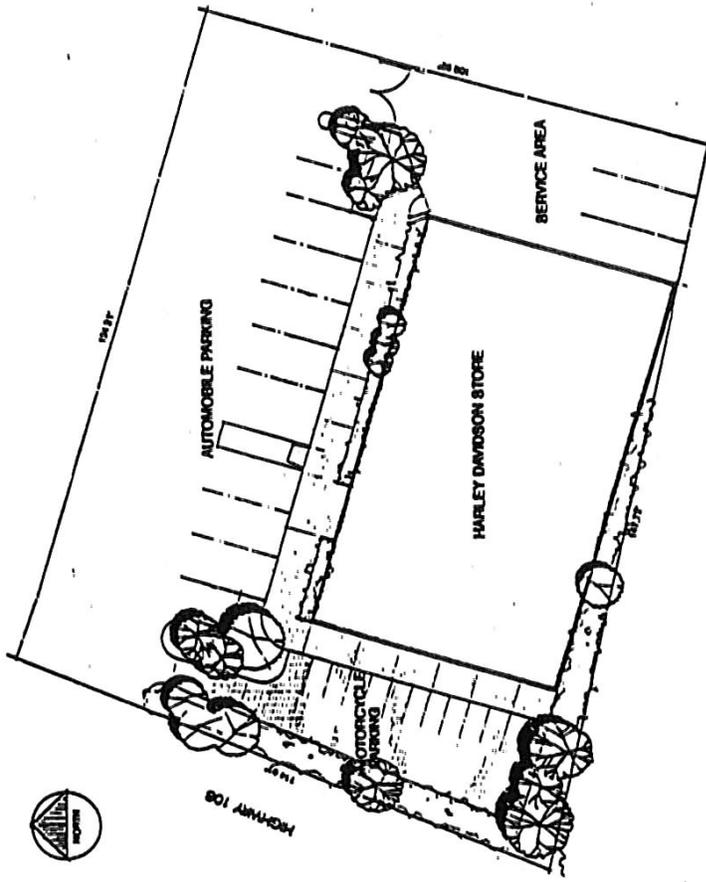
## Required Details:

- A. The plan must be drawn in ink on paper of good quality using a minimum size of 18" X 24" and at an appropriate engineers scale.
- B. North arrow and scale used.
- C. Dimensions and area of property. Show all corner monuments.
- D. Access - deeded or dedicated.
- E. Sight distance from driveways.
- F. Location of all road, drainage, utility or other easements.
- G. Location and design of all water, sewer and storm drainage facilities.
- H. Layout and dimensions of proposed structures, including setbacks from property lines, number of stories, use and number of dwelling units.
- I. On-site parking and vehicular circulation pattern.
- J. Pedestrian walkways and circulation pattern.
- K. Location of proposed signs.
- L. Location of site lighting, fencing, and retaining walls.
- M. Location of recreational areas and what facilities will be provided therein.
- N. Location of all water courses, wells, rock outcroppings and other existing features of the site which are to be retained or modified.
- O. Location of TUD ditch, if on project site or adjacent property.
- P. An 8 1/2" x 11" reduction of the site plan must be submitted along with the scaled plan.

**See Next Page For Sample Site Plan**

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 0-13-09-91

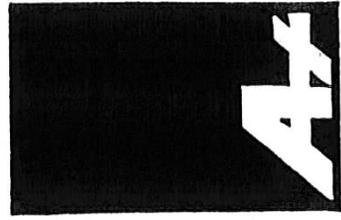
HARLEY-DAVIDSON  
 JAMESTOWN  
 CALIFORNIA



SITE PLAN  
 SCALE 1/8"=1'-0"

SAMPLE SITE PLAN

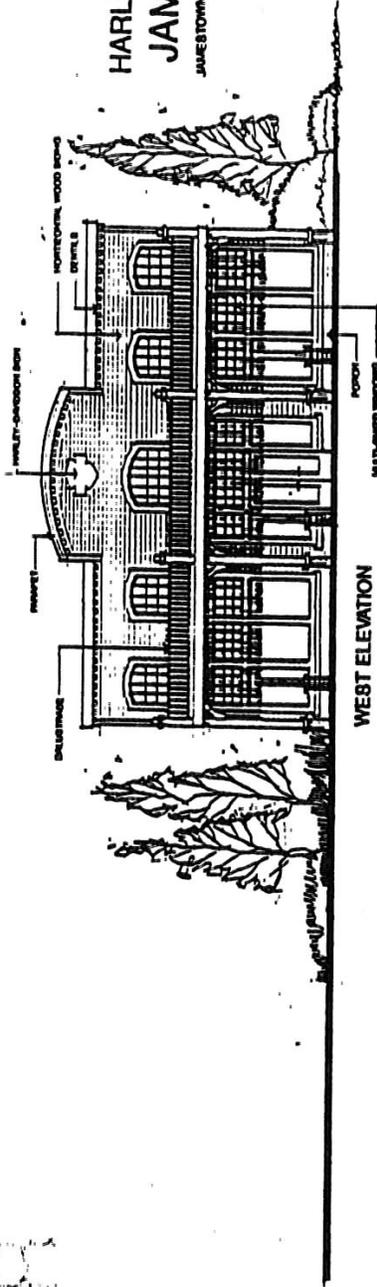
PROJECT DATA  
 SITE 14,251 SQ FT / 2.8 AC  
 BUILDING 151' x 100' 80 FT  
 2ND 176' x 50 FT  
 TOTAL 1,496 SQ FT  
 PARKING PROVIDED  
 MOTORCYCLES 10 SPACES  
 AUTOMOBILES 10 SPACES  
 TOTAL 20 SPACES  
 PARKING REQUIRED 20 SPACES



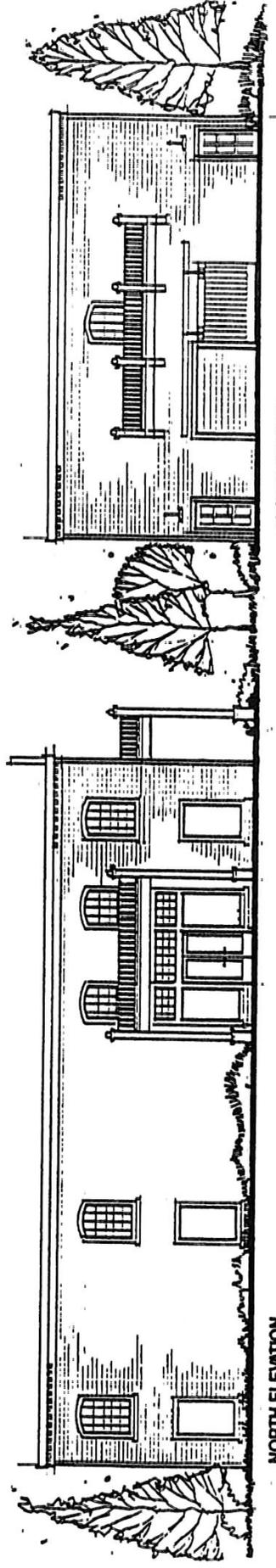
ARCHITECTURE PLUS, INC.  
 1000 10TH STREET  
 SUITE 100  
 OAK GROVE, CALIFORNIA 95066  
 (916) 837-1000  
 FAX (916) 837-1001

RECORDED

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JAMESTOWN  
CALIFORNIA

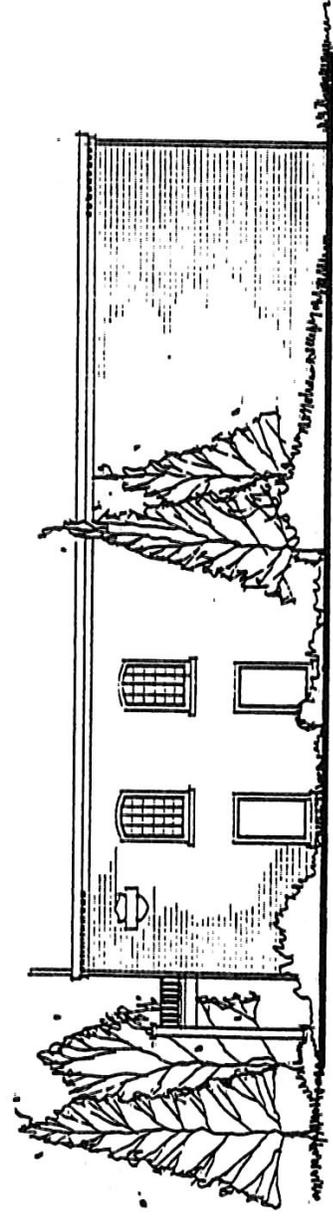


WEST ELEVATION



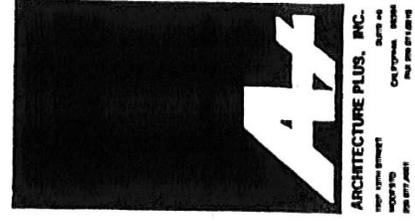
NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS  
SCALE 3/8"=1'-0"



SAMPLE ELEVATIONS