



Building Permits for Demolition of Structures Fifty or More Years of Age Instructions for Applicants

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. Inevitably, some of these resources will be lost to neglect, structural failure, the results of the accumulated years, and other unavoidable conditions. Therefore we shall take all possible measures to retain such resources, but when we cannot, we shall document and preserve the history of those resources which are lost to removal or demolition. And, as we move into the future, cultural resources preservation in conjunction with careful consideration of all other alternatives, including removal or demolition, will continue to provide us with economic, social, and cultural benefits which enhance our quality of life and contribute to California's cultural continuum.

Criteria for Permit

Within any zoning district, a Building Permit for Demolition must be secured before any structure fifty or more years of age may be demolished. The permit will specify in detail the conditions of approval.

CEQA Review

Projects requiring a Building Permit for Demolition are often exempt from review under the California Environmental Quality Act (CEQA). However, some projects involving structures fifty or more years of age do require environmental review. If the Environmental Coordinator, who is the Community Development Director, determines that potentially significant impacts can be mitigated, a report called a Mitigated Negative Declaration is prepared. Notice of the preparation of a Negative Declaration is published in the Union Democrat and the public is given an opportunity to comment on it. Only if the Environmental Coordinator determines that there are significant unmitigatable impacts that will result from the project, will an Environmental Impact Report (EIR) be required to more fully examine and disclose these impacts.

Application Review Process

At the time of submittal, the application material will first be reviewed for completeness; then it will be circulated to applicable advisory agencies for comments.

All applications for Building Permits for Demolition for projects in any district involving structures fifty or more years of age must be reviewed by the Tuolumne County Historic Preservation Review Commission Demolition Review Committee. The Commission is comprised of nine members who represent a variety of disciplines, such as architecture, archaeology and history. The Demolition Review Committee consists of three representatives of the Commission as determined by the membership of that Commission and serves as the decision making body for Building Permits for Demolition.

When considering an application for demolition, the Committee may approve or conditionally approve a Building Permit for Demolition if the following findings can be made:

The owner would have very limited economic use of the property unless the structure is demolished,

or

1. The proposed demolition substantially complies with the following criteria:
 - a. The physical integrity of the cultural resource is no longer evident;
 - b. The streetscape within the context of the surrounding cultural resources would be unaffected; and
 - c. The cultural resource has not suffered from willful neglect by the current owner;

and

2. The project proponent has made a bona fide effort to preserve the cultural resource and all efforts have failed and the resource cannot feasibly be remodeled or rehabilitated.

The Historic Preservation Commission Demolition Review Committee may establish conditions for demolition of a cultural resource including any or all of the following:

1. Recording the cultural resource on appropriate DPR 523 form(s) by a qualified professional.
2. Photo documentation and measurement of the cultural resource submitted on scaled drawings with black and white photographs and color slides of all angles and elevations of the resource.
3. Monitoring of the parcel by a qualified professional during demolition.
4. Use of original fixtures and design features in new construction on the parcel.
5. Other methods as deemed appropriate.

Appeal of Decision

An applicant or aggrieved party may appeal the decision of the Demolition Review Committee to the Tuolumne County Board of Supervisors. The appeal must be in writing and must be made within ten (10) days of the decision. There is no fee for such appeal. **The permit shall not be valid until the appeal period has expired and all appeal remedies have been exhausted.**

Maintenance of Vacated Lots after Demolition

Section 14.08.100 of the Tuolumne County Ordinance Code requires that all parcels be maintained in a clean, safe aesthetically pleasing manner after demolition and is a standard condition of approval.

Expiration of Permit

The demolition permit shall be valid for 180 days after issuance and may be extended for a period not to exceed two years, provided the applicant obtains approval from the Chief Building Official for each extension prior to expiration of the 180 days of the preceding continuance.

Required Submittals and Information

1. **Vicinity Map.** Show the nearest intersection and any landmarks. May be drawn at a small scale on the site plan.
2. **Scaled Site Plan.** Please refer to the requirements attached to these instructions. Number of copies: 5.
3. **Reduced Site Plan.** Number of copies: 1; size requirement: 8 ½" X 11".
4. Drawings, photographs and written descriptions itemizing the dimensions, materials of construction, orientation, color, architectural style and condition of all elevations. Photo documentation shall include the preparation of three (3) sets of 35mm, black and white prints of all view angles or elevations of a resource.
5. Improvements proposed to be altered in exterior appearance, demolished, removed or relocated.
6. Approximate volume, composition, condition, method and location of removal/disposal of all materials affected by the Permit. All refuse must be removed to an approved solid waste facility. You may call the Tuolumne County Public Works Department, Solid Waste Division at (209) 533-5588 for additional information regarding disposal.
7. If economic hardship is claimed as the basis for demolition, documentation pursuant to Section 14.08.080 of the Tuolumne County Ordinance Code may be required as follows:
 - a. Economic and financial data as needed to substantiate the claim that there is limited economic use of the property including the cost, assessed value, taxes, and appraisals.
 - b. Listings and income (if applicable) from the property.
 - c. An estimate of the rehabilitation costs necessary to restore the cultural resource to active use (if the cultural resource is currently unused) prepared by a qualified professional.
 - d. A description of the project proponent's plans for the parcel after demolition.
 - e. Additional documentation substantiating the claim of economic hardship from the project proponent may also be required.
8. Estimation of age of structures to be demolished. Verification may be done through tax assessment records and a history of the ownership.
9. A report from a licensed professional, such as an architect, licensed building contractor, building inspector, on the soundness of the resource or its potential for rehabilitation may be required.
10. Additional information as determined by the Environmental Coordinator to facilitate the formulation of mitigation measures to enable the project to qualify for the preparation of a mitigated Negative Declaration instead of an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA).

Incomplete Applications will not be Accepted

Site Plan Requirements

Required Details

- A. The plan must be drawn in ink on paper of good quality using a minimum size of 8 ½" x 11" at a scale of 1" equals 20' if the land in question is less than one acre, or at a scale of 1" equals 50' if the land is one acre or larger. If the parcel is too large for the above-mentioned scale, provide a separate map of the entire property at a convenient scale, then provide a larger scale plot plan on a portion thereof, with reference to the overall map.
- B. North arrow and scale used.
- C. Dimensions and area of property.
- D. Slope of the land in % of grades.
- E. Approximate size and location of all landscaping, buildings, structures, objects, sites or improvements existing on the property within the demolition area specified by the permit, such as fences, driveway orchards, parking areas, mines, dams and ponds within 150' of the demolition.
- F. Access from public roads - include street names, driveway easements, and surface material of nearby roads and driveways to assist in locating the site.
- G. Location and dimensions of buildings, objects or structures proposed to be demolished
- H. Estimated dimensions and placement of any planned replacement structures or facilities.
- I. Indicate location of water source and sewage disposal facilities to be capped or terminated or filled.
- J. Name and address of property owner.
- K. Assessor's Parcel Number.

EXAMPLE SITE PLAN

JOHN LEFT
 P.O. BOX 417
 CITY, CA 36714
 ASSESSOR PARCEL# 00-000-00



SCALE 1" = 20'

