



Site Development Permit Instructions for Applicants

Criteria for Site Development Permits

Site Development Permits are issued for approval of conceptual plans for development projects. Review of detailed plans for the project is required by jurisdictional agencies prior to approval of construction permits. A Site Development Permit is not a building permit.

Site Development Permits are required for development or expansion of the following uses:

1. Mobilehome parks, recreational vehicle parks, campgrounds and airports.
2. Building projects in any C-O, C-1, C-2, M-1, M-2, MU, BP, R-3, R-2, or K district under Title 17.

Pursuant to Section 17.68.105 of the Ordinance Code, the Community Development Director may exempt the following from the requirement to obtain a Site Development Permit:

- A. Construction consisting of exterior repair;
Construction consisting exclusively of interior remodeling;
Construction which adds 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less; and/or
Construction which adds appurtenances, such as fences, or overhangs, to exterior areas used for the operation of a permitted use on the site prior to the addition.
- B. Development for which a Development Agreement has been issued, provided review of the development is similar to that required for a Site Development Permit.
- C. Development for which a Use Permit has been issued, provided review of the development is similar to that required for a Site Development Permit.
- D. Construction of the first single-family residence, duplex or triplex on a single parcel of land zoned for such use; provided the value of the first residence or unit shall be used to determine the subsequent permit requirements.

- E. Development for which a Site Review Permit has been issued. A Site Review permit may be issued for construction or expansion of development projects, which is valued at less than \$500,000, as determined by the current Building Standards valuation tables, in these zoning districts, provided the project meets all of the following:
- 1) It is categorically exempt from environmental review under the California Environmental Quality Act (CEQA).
 - 2) It meets all of the standards for development under the respective zoning district specified in the Tuolumne County General Plan and the Ordinance Code.
 - 3) It will not require grading on land having an average slope exceeding 10%.
 - 4) It will not require a new encroachment permit for access onto a State highway.

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

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

CEQA Review

Projects requiring a Site 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. Notice of the Staff's intention to prepare a Negative Declaration is published in the Union Democrat.

Application Review Process

Within sixty (60) days of the receipt of a completed application for a Site Development Permit, the Community Development Director shall review the application for conformance to the latest accepted planning and engineering standards covering the following areas: site layout, structure design, landscaping, water and sewer service and other utilities, surface drainage and erosion control, fire protection, access, traffic circulation and parking.

Before approving the Permit, the Community Development Director shall find that under the circumstances of the particular case, the proposed development will not be substantially detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of the proposed use.

Projects located within the boundaries of the Tuolumne City and Twain Harte Area Planning Advisory Committees will be referred to those bodies for review prior to decision. Projects located on property zoned :H (Historic Combining) or :HDP (Historic Design Preservation

Combining) must be referred to the Historic Preservation Review Commission for review prior to decision.

The Community Development Director may schedule a Site Development Permit for a public hearing before the respective Planning Commission. Projects located on property within the boundaries of the Jamestown and Columbia Area Planning Commissions will be referred to those Commissions for decision.

An applicant or aggrieved party may also appeal the decision of the Community Development Director. The appeal must be in writing and must be made within ten (10) days of the decision. The Site Development Permit will then be heard by the Planning Commission having jurisdiction over the project site.

If the applicant or any aggrieved party is dissatisfied with the decision of the Planning Commission, he may within ten (10) days appeal to the Board of Supervisors. Any County Supervisor may also file with the Board Clerk a request that the Site Development Permit be referred to the Board of Supervisors for their review of the Community Development Director's or Planning Commission's action on the permit.

Notice of any hearing before the Commission or Board shall be published in the Union Democrat at least ten (10) days prior to the hearing.

Whoever grants the Site Development Permit may attach reasonable conditions which shall become a part of the Site Development Permit. Issuance of a Site Development Permit may be made subject to guarantees and evidence that attached conditions are being or will be complied with.

If your property must be rezoned before it is eligible for the Site Development Permit, the permit cannot be issued until after the Board of Supervisors approves the rezoning.

Expiration of Permit

If the change in the use of land or buildings for which a Site Development Permit is granted is not begun within three years of the date of final approval, the Site 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. The Site Development Permit may be revoked by the Community Development Director if the proposal and conditions are not carried out as approved.

Site Development Permit Required Submittals and Information

1. Tuolumne County Land Development Application.
2. Project Valuation Form.
3. Fee of \$_____.
4. Vicinity Map. Should 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 that may be obtained from the deed.
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 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) erosion control measures.
 - (g) irrigation system layout.
14. 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.
15. 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.
16. 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) pursuant to the California Environmental Quality Act (CEQA).

Incomplete Applications will not be Accepted Site Development Permit

Site Plan

Required Details:

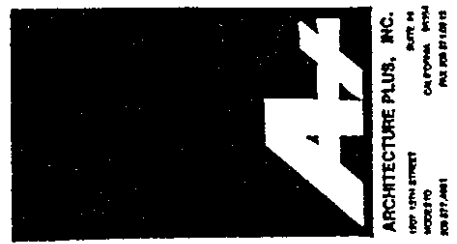
- A. The plan must be drawn in ink on paper of good quality using a minimum size of 18" X 24" and at an appropriate engineers scale.
- B. North arrow and scale used.
- C. Dimensions and area of property. Show all corner monuments.
- D. Access - deeded or dedicated.
- E. Sight distance from driveways.
- F. Location of all road, drainage, utility or other easements.
- G. Layout and dimensions of proposed structures, including setbacks from property lines.
- H. On-site parking and vehicular circulation pattern.
- I. Pedestrian walkways and circulation pattern.
- J. Location of proposed signs.
- K. Location of all water courses, wells, rock outcroppings and other existing features of the site which are to be retained or modified.
- L. Location of TUD ditch, if on project site or adjacent property.
- M. 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

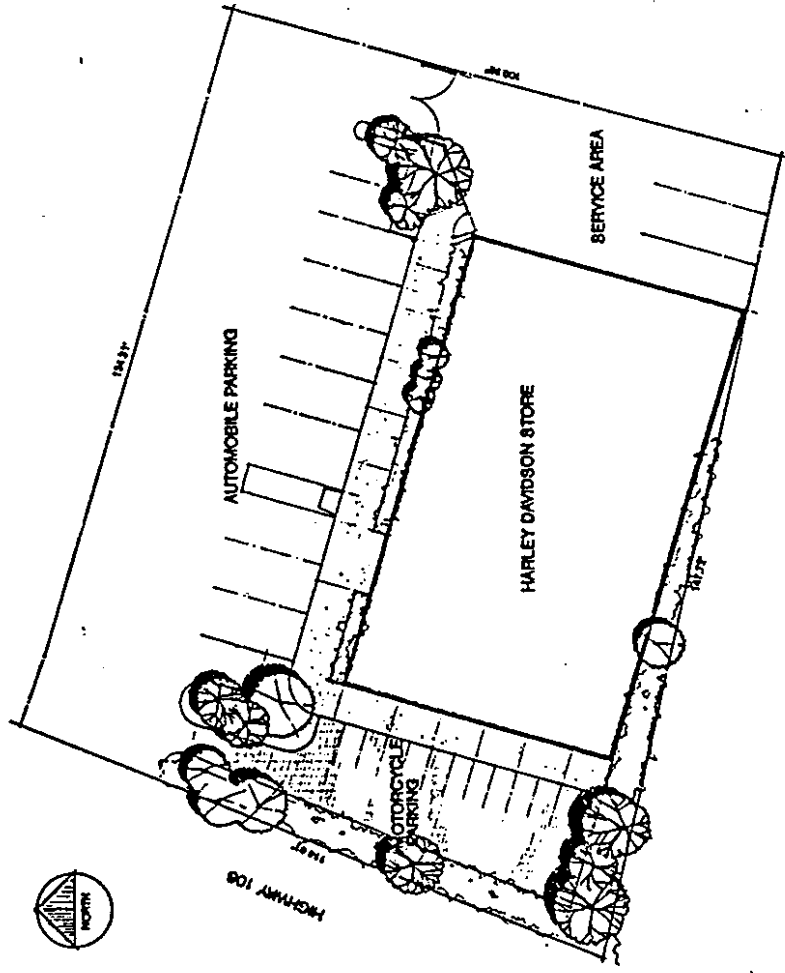
Division
 2011.11.14

HARLEY-DAVIDSON
 JAMESTOWN CALIFORNIA

PROJECT DATA
 SITE 14,251 SQ FT / 0.32 AC
 BUILDING 127,400 SQ FT
 AND 750 SQ FT
 TOTAL 128,150 SQ FT
 PARKING PROVIDED
 MOTORCYCLES 13 SPACES
 AUTOMOBILES 13 SPACES
 TOTAL 26 SPACES
 PARKING REQUIRED
 20 SPACES



ARCHITECTURE PLUS, INC.
 1507 15TH STREET SUITE 14
 MODESTO CALIFORNIA 95350
 209 527-0861 FAX 209 527-1815

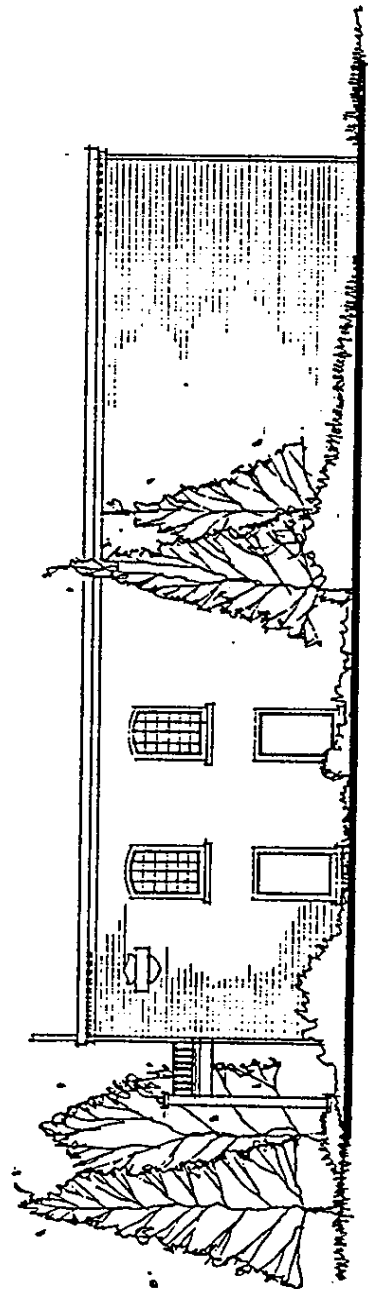
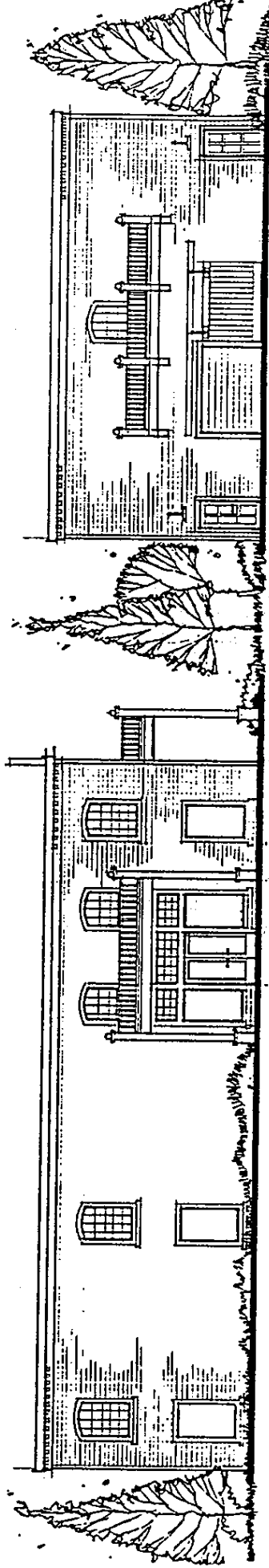
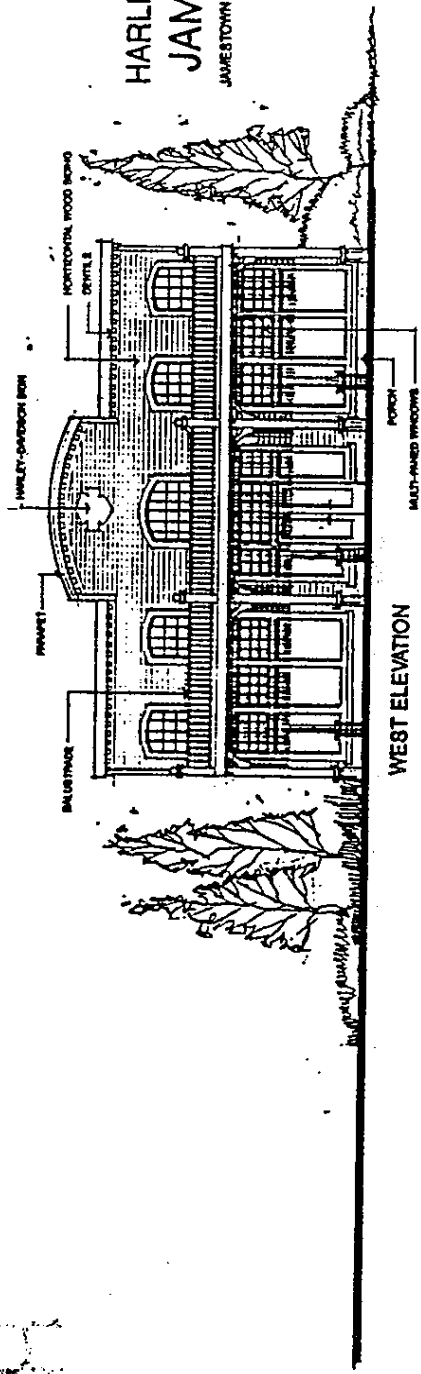


SITE PLAN
 SCALE 3/8"=1'-0"

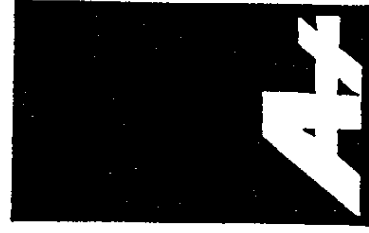
SAMPLE SITE PLAN

RECORDED
INDEXED

HARLEY-DAVIDSON
JAMESTOWN
CALIFORNIA



SOUTH ELEVATION
ELEVATIONS
SCALE 1/8" = 1'-0"



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SAMPLE ELEVATIONS