ORDINANCE NO. 1096
ORDINANCE AMENDING CHAPTER 28 OF THE SOLANO COUNTY CODE
BY AMENDING SECTION 28-25 ENTITLED "PLANNED UNIT DEVELOPMENT PERMIT"

The Board of Supervisors of the County of Solano, State of California, does ordain as follows:

SECTION I.
Section 28-25 of the Solano County Code is amended to read as follows:

Section 28-25. Planned Unit Development Permit.
(a) Purpose.
Where a design proposal for a substantial development involving a use or several coordinated uses of land makes it desirable to apply regulations more flexible than those contained elsewhere in this chapter, a planned unit development permit may be granted. There are two alternate purposes of such permits.

(1) to grant diversification to the applicant in the use of land and location of structures not otherwise permitted under district regulations, and enable innovation in the design of buildings, site treatment, allocation of open space and landscaping, while insuring safety, welfare, and convenience in the use and occupancy of such planned buildings and facilities; or

(2) to retain for the County adequate development controls over projects which, due to size, location, complexity, or environmental impact, are considered to have potentially significant, unique or unfavorable implications to the public health, safety or welfare.

(b) Applicability.
The Board of Supervisors or Planning Commission may, on its own initiative, require a planned unit development application be submitted on any project or development, or in conjunction with any other required application or similar action, or as determined by Section 28-25(a)(2), or as part of
any district regulations of this chapter.

(c) **Conditions.**

The Planning Commission may grant a planned unit development in any district and grant exceptions to district regulations as to use, building height or bulk, yards and open areas, or other provisions of this chapter when the following conditions are met:

1. The tract or parcel of land involved must be a minimum of four acres in area and must be either in one ownership or the subject of an application filed jointly by the owners of all the property included. All of the property included shall be an essential part of the integral function of the total development. In cases of remnant parcels as defined in Section 28-1, planned unit development permits may be granted for areas of less than four acres.

2. The proposed development must be in conformance with the County General Plan and designed to produce an environment of stable and desirable character, and must provide overall standards of population density, intensity of use, open space, circulation and off-street parking, all in conformance with the General Plan.

3. The various elements of the development plan, including structures, grounds, open space and land use, must relate to one another in such a way as to form a comprehensive plan of sufficient unity to justify exceptions, if any, to the normal regulations of this chapter.

4. The development shall be designed so as not to adversely affect adjacent properties.

(d) **Application.**

Application shall be filed with the Planning Department and be accompanied with such information as may be necessary for the County to clearly ascertain the appearance, function,
and effect of the development, and shall describe the character, function, and style of the proposed development and use in sufficient detail so that subsequent design review and any other review by the Planning Commission or Board of Supervisors shall not be required, except as is otherwise required by this chapter. The following are minimum requirements for any application, except as may be waived by the Planning Director, with proper cause:

(1) A complete legal description of the subject property.

(2) A narrative description which will define the purpose, intended uses, density of development, dimensional constraints, and performance standards for proposed uses stated in sufficient detail to constitute definitive criteria under which subsequent development can be judged for compliance.

(3) A site plan of the total development drawn to scale and fully dimensioned delineating the uses, locations, and architecture of proposed structures, including signs, the contemplated systems of drainage, water supply, sewage disposal and circulation, parking and loading spaces, landscaping, and areas, if any, to be reserved for parks, playgrounds, public facilities and other spaces.

(4) A topographic map showing existing and finished contours at an appropriate interval and scale.

(5) Elevations and floor plans of such detail so as to determine appearance, function, interrelation and extent of buildings and structures.

(6) A development schedule defining the sequence of improvements and the anticipated timing of the development.
(7) Specific plans for grading, erosion, runoff and sediment control, landscaping, and prevention and mitigation of accidental spills of toxic or hazardous materials, if applicable.

(8) Permit application fee as established by the Board of Supervisors pursuant to Section 1-18 of this Code. No part of such fee shall be refundable.

e Public Notice.

At least ten (10) days prior to the public hearing, notice of the proposed planned unit development and of the public hearing thereon shall be given by publication in a newspaper of general circulation in the County, and by posting in the vicinity of the property involved, or by mailing of such notices as may be prescribed by state law.

(f) Public Hearing.

The Planning Commission shall hold a public hearing on any proposed planned unit development permit application.

(g) Action.

(1) Except as provided in Section 28-24(f) of this Chapter, the Planning Commission shall act upon an application for a planned unit development permit within 90 days of the date of such application, and shall forthwith notify the applicant of action taken. The Planning Commission may deny or authorize the development as submitted, or may modify, alter, adjust, or amend the plan before authorization. The Planning Commission shall carefully consider any proposed partial staged or phased construction of the planned unit development, and may approve the same only when the initial construction involves a minimum of four (4) acres, all of which shall be an essential part of the integrated function of such initial construction. The Planning Commission shall attach such additional conditions.
as are, in its opinion, necessary to assure completion of
the total development and the objectives of this chapter.
The development as authorized shall be subject to all
conditions as imposed, and shall be excepted from other
provisions of the ordinance only to the extent specified
in the authorization.

(2) When a planned unit development application has
been approved, or required as a condition of any action by
the County, the zoning map(s) shall be annotated to reflect
such action, and the official zoning map designation for
the property shall include the suffix "PUD". If a planned
unit development requirement ceases, the "PUD" suffix
shall be deleted from the official zoning map designation.

(h) Revocation.

(1) In any case where a granted planned unit develop-
ment permit has not been exercised within one year after
the date of granting thereof, or otherwise specified on
the permit up to a maximum of two (2) years, then without
further action by the Zoning Administrator or Planning
Commission, the permit shall be null and void; except that
upon written request by the permittee, prior to expiration,
the Planning Commission may authorize an extension of the
permit, not to exceed one year. Only one such extension
may be granted. Completion of at least the initial phase,
or completion of one building or other progress of the
total approved development as deemed adequate by the
Planning Commission, shall constitute exercise of the
permit within the meaning of this section.

(2) In any case where the conditions of a planned
unit development permit have not been or are not complied
with, the Zoning Administrator shall give the permittee
notice of intention to revoke such permit at least 10 days

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prior to a Planning Commission review thereon. After conclusion of the review, the Planning Commission may revoke such permit.

(i) Minor revisions not constituting a substantial alteration in the planned unit development permit, or any element thereof, may be reviewed and approved by the Planning Commission. Each application for a minor revision shall be accompanied by a fee as may be set by the Board of Supervisors, pursuant to Section 1-18 of this Code. No part of said fee or fees shall be refundable.

SECTION II.

This Ordinance shall be published once before the expiration of FIFTEEN (15) DAYS after its final passage in the 

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Democrat, a newspaper of general circulation, printed and published in the County of Solano, State of California, and shall be in full force and effect THIRTY (30) DAYS after its passage.

ATTEST:

JOHN S. BLACKLOCK
Clerk of the Board of Supervisors,

By Deputy

I, JOHN S. BLACKLOCK, Clerk of the Board of Supervisors of the County of Solano, State of California, do hereby certify that the above and foregoing Ordinance was introduced at a regular meeting thereof held this 16th day of February, 1980.

On the motion of Supervisor _____ and the Second of Supervisor _____, this Ordinance was adopted at a regular meeting of said Board on the 46th day.
of March, 1980, by the following vote:

AYES: SUPERVISORS: Adams, Beaver, Brown

NOES: SUPERVISORS: None

ABSTAINED: SUPERVISORS: None

ABSENT: SUPERVISORS: Broxton

WITNESS my hand and the Seal of said Board this 19 day of March, 1980.

JOHN S. BLACKLOCK
Clerk of the Board of
Supervisors,

Deputy