COUNTY OF YOLO

SITE PLAN REVIEW FOR PRIMARY OR ANCILLARY DWELLING IN ANTIQUATED SUBDIVISION

Planning and Public Works Department
292 West Beamer Street
Woodland, California 95695-2598

(530) 666-8775

County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

292 West Beamer Street
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(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

PRIMARY OR ANCILLARY DWELLING IN AN ANTIQUATED SUBDIVISION

REQUIRED MATERIALS

The following list specifies the information needed to submit the proposed application.

EXPLANATION	**Required Number of copies**
Application Fee(s): Please check with a planner as to the applicable fees	
Application Form (both sides, signed)	One (original)
Environmental / Project Site Questionnaire	One (original)
Location Map (may be combined with the Site Plan, below)	Three
Site Plan (See attached site plan sample and Site Plan Requirements)	Three
One 8½" x 11" reduction of all maps, plans, etc.	One
Assessor's Parcel Map (project site outlined)	One
Preliminary Title Report or Copy of Deed	One
Digital files in PDF or other format loaded on a CD, of all the application plans and materials, as available	One (CD)
Additional Information: Depending upon the exact nature of the application, additional information May be required after submittal of the project application	

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APPLICATION

Applicant Information			
Applicant		Company (if applicable)	
Street Address			
City	State	Zip	Daytime Phone

Property Owner			
Street Address			
City	State	Zip	Daytime Phone

Project Information	
Assessor's Parcel No.	Parcel size
Property Address/Location	
Existing use of property	
Tax Rate Area(s) (taken from property tax bill):	
Request	

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. If more than one, please attach a consent letter for each property owner. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation. I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature	Date

For Office Use Only		
Received by:	Gen Plan:	Fee Received:
Date Received:	Gen Plan Designation:	Receipt #
Assigned Planner:	Zoning:	File # ZF

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 63962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites. I have reviewed the list kept at the Planning Division Public Counter.

Required Signatures

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE: _____

SIGNATURE:_____ DATE:_____

ENVIRONMENTAL / PROJECT SITE QUESTIONNAIRE

A. PROPOSED PROJECT SITE

1. Assessor Parcel Number(s):_____
2. Location (nearest public road, cross street, community, etc):_____
3. Size of Assessor Parcel Areas(s): _____ sq. ft./acres.
4. Existing Land Use(s):_____
5. Existing Building(s) and Structure(s):_____
6. Maximum Existing Slope Gradient (horizontal feet/each vertical feet):
   _____
7. Distinctive Physical Features (i.e. landslides, streams, faults):
   _____
8. Existing Vegetation:_____
9. Existing Access Routes (if any):_____
10. Existing Drainage Facilities/Direction:_____
11. Existing Water Supply (if any):_____
12. Existing Sanitation Facilities (if any):_____
13. List and Describe all Existing Easements:_____
14. Owner(s) of Mineral Rights:_____
15. Existing Land Conservation Contract and/or other deed restrictions (if any):
    _____

B. SURROUNDING PROPERTIES AND LAND USES

1. Land Uses (including type of crops if agricultural).

North:_____ South: _____

East:_____ West: _____

2. Buildings and Structures (indicate distance from project site).

North:_____ South: _____

East:_____ West: _____

3. Distinctive Physical Features and Vegetation.

North:_____ South: _____

East:_____ West:_____

C. PROJECT DESCRIPTION

Reason for the proposed dwelling:

SITE PLAN REQUIREMENTS

The site plan shall be on a sheet NO LARGER than 24" x 36", except as otherwise specified by the presubmittal planner. A clearly readable and reproducible reduction is also required if your site plan is larger than 8½" x 11". The north side of the lot should be at the top of the plan. **Please see an attached sample site plan**. The following outline contains those items to be included on your site plan, **if applicable**:

A. PHYSICAL CHARACTERISTICS

The physical characteristics of the project need be accurately portrayed on the site plan include (where applicable):

1. North arrow and scale (preferably not less than 1" = 20').
2. Exterior dimensions of the property.
3. Setback dimensions (from property lines to structures) and distances between structures.
4. Existing and proposed structures labeled "existing" and "proposed". Include locations of existing and proposed wells, septic tanks, leach lines and replacement areas.
5. Physical features of the site, including mature trees, topographical contours, and landmarks.
6. Use(s) of structures, noting those existing structures to be removed, including abandoned wells.
7. Gross floor area of each structure (may be shown on the structure or in the legend).
8. Existing and proposed paved areas, including type of surfacing and widths of all driveways, access easements, walks and rights-of-way.
9. Adjacent streets with names.
10. Location of existing and proposed easements (including utility easements).
11. Existing and proposed drainage facilities, including surface drainage patterns.
12. Location of fire hydrants, freestanding lighting fixtures, walls and fences.
13. Location and dimensions of paved off-street parking (garage or carport will meet the off-street parking requirement).
14. Identify adjacent land uses (residential, commercial, industrial, agricultural)

B. TITLE BLOCK

A TITLE BLOCK shall be provided in one corner of each page of the plot plan, and contain the following information:

1. Proposed use(s).
2. Name, address and phone number of property owner and engineer or architect.
3. Assessor's Parcel Number and Project address (if applicable).

C. LOCATION MAP

A LOCATION MAP shall be provided on a separate map or page and include the following:

1. North arrow and scale.
2. Existing street pattern with names (from the property to the first public road). If the property is ¼ mile or more from the nearest public road, an approximate distance shall be shown.
3. Subject property identified with cross-hatching.

INFORMATIONAL ONLY

Single Family Dwellings and Ancillary Dwellings

Review Criteria:

(a) That an environmental review, in accordance with the California Environmental Quality Act (CEQA), was conducted for the proposal;

(b) That the proposal is consistent with the Yolo County General Plan;

(c) That the proposed Dwelling is consistent with the requirements of Yolo County Code Title 8, Chapter 2, including the Review Criteria contained therein;

(d) That any proposed Ancillary Dwelling site is within 250 feet of, and clustered with, an existing home site, and that disturbance of actively farmed areas has been minimized;

(e) That an adequate all weather access drive or road will be provided to and from the proposed Dwelling from a County Road, and that any necessary access easements to achieve such have been evidenced;

(f) That adequate water supply and sanitary septic and/or sewer systems will be provided;

(g) That all Uniform Building and Fire Codes will be complied with as required by Yolo County: and

(h) That adequate site drainage is provided any necessary grading and drainage improvements will be considered.

Additional Criteria for Development on an Antiquated Subdivision Lot:

("Antiquated Subdivision" shall mean all or any portion of a lot which is part of any subdivision for which a map was recorded prior to March 4, 1972).

Any lot to be developed within an Antiquated Subdivision which is less than the minimum lot area required within the applicable zone shall either be merged with adjoining lots to meet the minimum lot are or shall or shall comply with all the following requirements:

(a) The lot is at least one and one-half (1.5) acres in area;

(a) The lot has a minimum sixty-foot (60') frontage on a County-maintained road; and

(c) A "Right-To-Farm Notice" shall be placed on the subject property using a form approved by County Counsel and recorded in a manner to the satisfaction of the Planning, Resources and Public Works Director.