

Yolo County Agricultural Permit Manual

A step-by-step manual to help project applicants understand Yolo County's existing permit processes and the information county agencies need to review.

County of Yolo

A joint publication of the Yolo County
Economic Development Division
Planning and Public Works Department
Environmental Health Division
Agricultural Department

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AGRICULTURAL PERMIT MANUAL
COUNTY OF YOLO

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ELEVEN PRACTICAL TIPS FOR GETTING YOUR PERMIT IN YOLO COUNTY

Companies planning to build new or expand existing facilities must obtain approval from Yolo County prior to construction. These may include planning, building, and health permits depending on your proposed activities. You are likely to have an easier permit review process if you follow these eleven common sense guidelines.

1	CONSULT EARLY	Consultation with permitting and regulatory agencies should begin as early as possible as you plan your project. Do not wait until your project is fully developed unless there is some overriding competitive reason. Consult early with mitigation banks and conservancies as appropriate.
2	LEARN THE RULES	Take time to study the protocols and regulations of the agencies that must approve your project. Study all applicable local, state and federal permitting requirements.
3	KNOW THE PLAYERS	Become familiar with the regulators and how they function. Attend meetings. Read previous staff reports, permit conditions, and studies for projects similar to yours.
4	REDUCE ADVERSE HEALTH RISKS AND ENVIRONMENTAL IMPACTS	Design your project to eliminate or reduce as many potential health and environmental concerns as possible. Consider environmentally superior alternatives. Incorporate the suggestions you learned during early consultation.
5	INVOLVE THE PUBLIC	If the project involves unavoidable environmental impacts, plan a public participation program. Learn who your potential opponents are (e.g. neighborhood groups, environmental organizations, community leaders). Meet with them, get their ideas and views. Use press releases and announcements to keep the public informed about the progress of your project. Avoid surprises.
6	DO NOT APPROACH WITH AN ADVERSARIAL ATTITUDE	It is generally counterproductive to resist the permit process while you are going through it. An adversarial attitude often results in hostility and delay, and may even result in project denial.
7	PAY ATTENTION TO DETAILS	Follow all the rules. Respond promptly to requests for information. Be on time for meetings with regulators. Do not cut corners.
8	BE WILLING TO NEGOTIATE	Recognize that government regulators have a great deal of authority over your project. But, they are willing to negotiate and you should be too. Remember, it may be better to get most of what you want rather than nothing.
9	CAREFULLY SELECT YOUR SITE	Carefully study your site, its development constraints, its environmental constraints, and its surrounding land uses before acquiring rights to the site or designing your project. Evaluate alternatives. Obtain permits and entitlements before proceeding too far.
10	WHEN IN DOUBT, ASK	If you are not sure whether your project idea meets local requirements or whether it is regulated at all, ask. Going ahead without following the proper guidelines will ultimately cost you more time, money and goodwill.
11	USE THE ECONOMIC DEVELOPMENT DIVISION FOR HELP	The Economic Development Division is charged with helping create jobs and investment in Yolo County. The Division can help you deal more effectively with regulators, particularly if multiple agencies are involved. Staff can help identify the regulatory agencies, set up meetings, and help facilitate expedient permit reviews.

For further information, contact the Yolo County [Economic Development Division](#) at 530.666.8082 or 530.666.8066.

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Introduction

Yolo County prides itself on its rich agricultural heritage, based on a strong farming culture and quality soil for growing. In order to maintain a viable market for local farmers and ranchers, it is necessary to make doing business as easy as possible by letting people know exactly what is required for various agricultural-related projects. This guidebook will give people some certainty in future business transactions. It is organized by specific activities that a person may want to engage in on his or her property. For each activity, a step-by-step process for doing business in Yolo County follows.

This information applies to [Yolo County](#) permits only. State, Federal, and other agency permits may apply.

If you plan to engage in more than one activity, all activities can be processed together as a single permit, using the most rigorous of the permits that apply to your project.

County Boards, Commissions, and Departments

Board of Supervisors

The [Board of Supervisors](#) serves as the legislative body of Yolo County for the planning and provision of services related to public needs and the requirements of state and federal laws. California law provides for five Supervisors to be elected by district. Each Supervisor is elected for a four-year term. As elected representatives of the people of Yolo County, the Board of Supervisors establishes overall county priorities and sets governmental policy. The Board of Supervisors approves all projects requiring a rezone and hears project appeals if the Planning Commission happens to deny a permit.

Planning Commission

The [Yolo County Planning Commission](#) consists of seven members. The Yolo County Board of Supervisors is responsible for appointing the Planning Commissioners. Each Board member appoints one Commissioner from their district. There are also two "At Large" Commissioners that are voted in by all Board members. The Planning Commission typically approves or denies Major Use Permits, subject to appeal to the Board of Supervisors.

Agriculture Department

The [Agriculture Department](#) regulates agriculture related laws, such as permitting of Farmer's Markets and regulating of scales. This department also provides assistance for local farmers and ranchers in Yolo County. To contact, call 530.666.8140.

Building Division

The [Building Division](#) inspects and improves all structures in Yolo County. Depending on the type of building, it may be necessary to obtain mechanical, electrical, building, and plumbing permits. The Building Division inspects a structure through all stages of construction or remodel. To contact, call 530.666.8775.

For remodels and new buildings, the owner needs a Building Permit. No building or structure or building equipment that is regulated by the California Building Code (CBC), California Plumbing

Code (CPC), California Mechanical Code (CMC), or California Electrical Code (CEC), California Fire Code (CFC), California Energy Standards (CES) shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a separate permit for each building or structure has first been obtained.

Environmental Health Division

The [Environmental Health Division](#) protects the quality of life in Yolo County by monitoring and regulating any environmental hazards, specifically regarding public health, safety, and sanitation. Water wells, septic systems and food service establishments are under this Division's purview. This Division inspects businesses on a regular basis and also regulates any hazardous materials within Yolo County. To contact, call 530.666.8646.

Planning Department

The [Planning Department](#) looks at land use and zoning. This department regulates what uses are allowed on different parcels throughout the county. If uses are deemed inconsistent or inappropriate for a parcel it may be necessary to obtain a conditional use permit or request a rezone. Some uses are not appropriate and will not be approved by the Planning Department. The Zoning Administrator or Planning Director typically approves or denies minor use permits, subject to appeal to the Planning Commission. To contact, call 530.666.8775.

Public Works Division

The [Public Works Division](#) regulates any interference in the county right of way. Depending on a project it may be necessary to obtain encroachment or grading permits from this Division. To contact, call 530.666.8728.

Economic Development

The Economic Development Division provides services to project proponents, including site selection assistance, permit expediting and assistance, information on business loan programs, business advocacy, and other forms of business assistance. When in doubt, call [Economic Development](#) for guidance and information at 530.666.8150.

Zoning

A-P Agricultural Preserve Zone

Land that is best suited for agricultural use and should therefore be preserved

County Code: Sec. 8-2.401

A-E Agricultural Exclusive Zone

Land suitable for agricultural purposes with the same regulations as A-1 zoning

County Code: Sec. 8-2.501

A-1 Agricultural General Zone

Land suitable for agricultural purposes

County Code: Sec. 8-2.601

AGI Agricultural Industry Zone

Land in rural areas for the purpose of related agricultural industry

County Code: Sec. 8-2.611

C-2 Community Commercial Zone

Land that will stabilize and support community business districts

County Code: Sec. 8-2.1301

C-3 General Commercial Zone

Land for wholesale and heavy commercial within the county

County Code: Sec. 8-2.1401

C-H Highway Service Commercial Zone

Land to provide retail, entertainment, and transient residential uses along commercial highways

County Code: Sec. 8-2.1501

M-L Limited Industrial Zone

Land for a limited group of businesses with unusual requirements and clean and quiet operations

County Code: Sec. 8-2.1601

M-1 Light Industrial Zone

Land to provide industrial development of non-nuisance type uses

County Code: Sec. 8-2.1701

M-2 Heavy Industrial Zone

Land for operation of almost all industries, including those which may create some objectionable conditions

County Code: Sec. 8-2.1801

WF Waterfront Zone

Land for specifically planned, integrated commercial and residential uses related to the waterfront

County Code: Sec. 8-2.2011

Important Terms

Agricultural Building

An "Agricultural Building" is an uninhabited building used to shelter farm animals, farm implements, supplies, products and/or equipment. It cannot be used for residential purposes and is not open to the public. It must also be incidental to the principal use of the premise and may contain processing activities as a direct result of the farming operation of the premises. County Code Sec. 8-2.208.3

Bed and Breakfast (B&B)

A "Bed and Breakfast" is a temporary, night-to-night lodging for paying guests in a home. This includes accessory structures that contain a residential living unit which serves as a residence. The rooms shall be located in the main residence, with access to each bedroom provided from within the residence, or exterior courtyard. County Code Sec. 8-2.215.5

Historic resources

"Historic resources" includes all resources listed on the Yolo County Historic Resources Survey as well as any object, building, structure, site, area, or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, natural vegetation, educational, social, political, maritime, religious, aesthetic, ethnic, military or cultural annals of Yolo County. This also includes all items listed in the Yolo County Historic Resources Survey Final Inventory that are not within the boundaries of any incorporated city. Thereafter, historic resources shall also include additional items when and as it is determined that they qualify as such based on the definitions described above. County Code Sec. 8-2.249.2

Roadside stand

A "roadside stand" shall mean a structure for the display and sale of agricultural products. County Code Sec. 8-2.297

Winery

"Winery" is a building, or portion thereof, used for the crushing of grapes, the fermenting and/or processing of grape juice, the aging, processing, storage, and bottling of wine, or the warehousing and shipping of wine. It shall also include accessory uses, such as: related office, laboratory, wholesale, and retail sales activities and wine tasting and winery tours. County Code Sec. 8-2.299.27.5

Permits & Licenses

Over the Counter

“Over the Counter” means a minor review process, intended to be conducted by County staff, on a walk-in, first come-first served, case-by-case basis, without the necessity of public notice or public hearing. It is not an entitlement, nor does it constitute an automatic approval; but is rather the process by which a typical, ordinary and/or ministerial application is reviewed. County Code Sec. 8-2.280.7

Conditional Use Permit

“Conditional Use Permit” means a principal or accessory use of land which may be essential or desirable to the public convenience or welfare in one or more zones, but which use may also impair the integrity and character of the zone restrictions on the location and extent of the use are imposed and enforced. This use shall become a principal permitted use or accessory use when additional restrictions are completed and permanently satisfied in conformance with an approved use permit. If the restrictions are for a continuing period of time, the use shall remain conditional so long as the restrictions are complied with but shall become an unlawful use whenever and so long as the restrictions are not complied with. A conditional use shall require a use permit from the appropriate authority. County Code Sec. 8-2.228

Major Use Permit

“Major Use Permit” shall mean a Conditional Use Permit, issued by the Planning Commission or Board of Supervisors. The review process shall include at least one public hearing, incorporating Site Plan, General Plan, Zoning, and environmental review. A Minor Use Permit may subsequently be issued where, in the opinion of the Zoning Administrator, requested modifications or changed uses to a previously issued Major Use Permit, are not significant, or are covered elsewhere herein. Major Use permits are only relevant for land zoned for agricultural uses. County Code Sec. 8-2.270.3

Minor Use Permit

“Minor Use Permit” shall mean a Conditional Use Permit, issued by the Zoning Administrator, Planning Director, or Director of Planning and Public Works, or his or her designee. The review process shall include at least one public hearing, incorporating Site Plan, General Plan, Zoning, and environmental review. Minor Use permits are only relevant for land zoned for agricultural uses. County Code Sec. 8-2.270.9

Business License

Anyone doing business in Yolo County, including home businesses, must obtain a [business license](#) from the Planning and Public Works Department. "Business" means any trade, manufacturer, profession, occupation or service of all and every kind, whether or not carried on for profit or for charitable, philanthropic, or other purposes, including the arrangement of business transactions, holding of sales or training meetings and administrative conferences, the receipt of customer or client payments and the keeping of records and accounts pertaining to a business. County Code Sec. 12-1.502

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Fees

Fees are assessed to recoup the cost of staff time spent during application processing and inspections. A careful fee evaluation is necessary to strike a fine balance between the needs of the applicants and the needs of the County. Since each project is unique and therefore requires different fees, the following page groups the most commonly required fees by department. This is not a complete list and it is necessary to contact the applicable departments for exact totals. For more information see the [Permit Fee Schedule](#) or the [Master Fee Schedule](#).

Planning Department

Application

Broken down based on the different fees charged by each department for reviewing of the application

Environmental Document

Review and processing of the accompanying environmental document with the application
This document can range from a negative declaration stating that there are no environmental impacts with the project to a larger Environmental Impact Report (EIR) that highlights many different environmental impacts within the project.

Habitat Mitigation

Based on each acre of habitat disruption caused by the proposed project
One of the more common mitigation fees in Yolo County is for the disturbance of Swainson Hawk habitat.

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

General Impact

Percentage of the overall cost of the building

Facility & Service Authorization (FSA)

Based on the square footage of the building with four designated groups; commercial, office, service, & assembly, industrial, and warehouse

Title 24

The inspection of the energy conservation portion of the building, i.e. insulation

Electrical, Mechanical, Building, and Plumbing

Permits and inspection of each specific section of the building plans

For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

Encroachment

Review and processing of an Encroachment Permit and the resulting necessary inspections

For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Food Facilities

Different inspections and permits required for Food Facilities in Yolo County

Liquid Waste

Permitting and inspections of septic systems in Yolo County

Water System/Water Supply

Wells and community water systems and ongoing permitting fees in Yolo County

For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Agriculture Department

Inspection & Testing of commercial weighing or measuring devices

Testing and inspections of commercial weighing and measuring devices used in Yolo County

Certified Unified Program Agency (CUPA)

Inspection of proper on-farm hazardous material storage and use

For more information, contact the [Agriculture Department](#) or call 530.666.8140.

AGRITOURISM

Diversification is one way to maintain a thriving agricultural business model. As more and more farmers try to make ends meet, many have looked at different ways of using their land while keeping acreage in farming or ranching and maintaining the rural culture that is so important to Yolo County. Some of these opportunities include the development of Agritourism venues, such as farm stores and Bed & Breakfasts, and encouraging farm tours and festivals that celebrate the fruits of our county.

Agricultural Activity	Applicable Zoning										Typical Yolo County Permits	Page Reference
	A-1/A-E	A-P	AGI	C-2	C-3	C-H	M-L	M-1	M-2	WF		
Winery w/ Tasting Room	M	M	OTC					OTC* C**	OTC* C**		<ul style="list-style-type: none"> ●Major Conditional Use ●Building ●Septic Systems & Wells 	11
Tasting room	m	m	m	OTC	OTC					C	<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells 	13
Bed & Breakfast	m	M	m	OTC	OTC	OTC				C	<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells ●Operating Permit & Inspections 	15
Food Preparation	m	m	m	OTC	OTC	OTC				OTC	<ul style="list-style-type: none"> ●Operating Permit & Inspection ●Certified Food Handler 	17
U-Pick Farms	OTC	OTC	m								<ul style="list-style-type: none"> ●Public water Supply ●Scale inspection 	19
Roadside Stand	OTC	OTC	m			OTC				C	<ul style="list-style-type: none"> ●Building ●Scale Inspection 	21
Yolo Store or Grower Cooperative	m	m	m	OTC	OTC	OTC				C	<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Fruit, Nut, Vegetable Standardization 	23
Farmer's Market	OTC	OTC	OTC	OTC	OTC	OTC	OTC	OTC	OTC	OTC	<ul style="list-style-type: none"> ●Farmer's Market Certificate ●Certified Producers Certificate 	25

*>10% of floor space for retail

**<10% but >25% of floor space for retail

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Agricultural Activity	Applicable Zoning										Typical Yolo County Permits	Page Reference
	A-1/A-E	A-P	AGI	C-2	C-3	C-H	M-L	M-1	M-2	WF		
Farm Stays	td	td	td								<ul style="list-style-type: none"> ●Change of Occupancy permit for more than 5 rooms of lodging <ul style="list-style-type: none"> ●Food Handlers Certificate ●Permit to Operate ●Health Permit 	27
Farm Tours & Seasonal Farm Events	L	L	L	L	L	L	L	L	L	L		
Social Gatherings & Historic Resource Uses	OTC or m depends on # of events & if new structures.	m	m	OTC	OTC					C	<ul style="list-style-type: none"> ●Minor Conditional Use <ul style="list-style-type: none"> ●Building ●Operating Permit & Inspections ●Public Water Supply 	29
Outdoor Festivals	L	L	L	L	L	L	L	L	L	L	<ul style="list-style-type: none"> ●App with Clerk of the Board ●Community Event Organizer Permit 	31
Commercial Community Kitchen	m	m	OTC	OTC	OTC	OTC		OTC*	OTC*		<ul style="list-style-type: none"> ●Building ●Septic Systems & Wells ●Operating Permits & Inspections ●Certified Food Handler 	33

OTC-Over the Counter
m-Minor Conditional Use Permit
M-Major Conditional Use Permit
C-Conditional Use Permit
L-license
Shading – not allowed without variance

Wineries (with tasting room)

Planning Department

Wineries with tasting rooms are allowed in A-1/A-E, A-P, AGI, M-1, and M-2.

Over the counter review-AGI, M-1*, M-2*

*retail component cannot exceed 10% of the gross floor area

Major [conditional use permit](#)-A-1/A-E, A-P

[Conditional Use Permit](#)-M-1**, M-2**

**retail component is more than 10% but less than 25% of the gross floor area

This permit application is reviewed by the Zoning Administrator or Planning Commission and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if

soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning Department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel.

Throughout the building process and during operation, the winery and tasting areas will be subject to inspection by the Environmental Health Division if any food is prepared on site. An Operating Permit and an inspection by Environmental Health are required. This permit must be renewed on an annual basis. It is also necessary to have one person, either an owner or manager or someone with training capabilities become a Certified Food Handler. This can be done through different private companies which provide training and certification.

If the site provides water to 25 people at least 60 days a year, a Public Water Supply permit is necessary. This can be obtained through the Environmental Health Division. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

Winery wastewater disposal is regulated by the [California Regional Water Quality Control Board](#). An example of what the RWQCB requires for a winery is an on-site holding tank for processing waste in conjunction with hauling to a municipal treatment plant. This is necessary because the nature and the volume of the waste make it incompatible with a domestic septic system.

Wineries must be bonded through the [Federal Alcohol Tax and Trade Bureau](#) (TTB). The TTB is authorized to protect the income from taxes of wineries by requiring registration and bonding of a plant.

Wineries must also be licensed to serve and sell alcohol through the [California Department of Alcoholic Beverage Control](#).

Tasting Room

Planning Department

Tasting Rooms are allowed in A-1/A-E, A-P, AGI, C-2, C-3, and WF zoning.

Over the counter review-C-2, C-3

Minor [conditional use permit](#)-A-1/A-E, A-P, AGI

[Conditional use permit](#)-WF

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

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Building Division

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- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
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- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel.

If the site provides water to 25 people at least 60 days a year, a Public Water Supply permit is necessary. This can be obtained through the Environmental Health Division. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

Tasting rooms must be licensed to serve and sell alcohol through the [California Department of Alcoholic Beverage Control](#).

Bed & Breakfast

Planning Department

Bed & Breakfasts are allowed in A-1/A-E, A-P, AGI, C-2, C-3, C-H, and WF.

Over the counter review-C-2, C-3, C-H

Minor [conditional use permit](#)-A-1/A-E, AGI

Major [conditional use permit](#)-A-P

Conditional use permit-WF

These permit applications are reviewed by the Zoning Administrator or Planning Commission and require:

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- ❖ Environmental/Project Site Questionnaire
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- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

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soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Bed & Breakfasts and Farm Stay establishments have limited meal service and can meet more relaxed commercial kitchen guidelines. Applicant must demonstrate that the facility meets the food facility modified structural requirements as indicated on the Environmental Health website, which can be found at <http://www.yolocounty.org/Index.aspx?page=92#Bed%20&%20Breakfast>. This can be accomplished by submitting plans of the food preparation, storage and service areas, or provide pictures of these areas or have these areas inspected by the Environment Health Division.

Demonstrate that the facility meets the drinking water standards by demonstrating the water meets the bacteriological and nitrate drinking water standards. Applicants may obtain their own samples and have them tested at any California Certified laboratory. If the site provides water to 25 people at least 60 days a year, a Public Water Supply permit is necessary. This can be obtained through the Environmental Health Division.

Farm Stays must have a properly functioning septic system to handle bathroom and kitchen waste. If the septic system was installed without County permits, it would need to be inspected, evaluated and documented by a septic engineer.

Submit an application and fees for a Health Permit from Environmental Health. The permit is good for one year, and will be reviewed annually provided the facility continues to meet the requirements for a food facility pursuant to the California Retail Food Code including all exemptions for Bed & Breakfast facilities. Water testing will be required annually, food safety certification must be maintained current, and all plans must be approved for any future changes or remodels to the food preparations, storage or service areas.

Throughout the building process and during operation, the kitchen will be subject to inspections by the Environmental Health Division. An Operating Permit and an inspection by Environmental Health are required. This permit must be renewed on an annual basis. It is also necessary to have one person, either an owner or manager or someone with training capabilities become a Certified Food Handler. This can be done through different private companies which provide training and certification. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Food Preparation

Planning Department

Food Preparation is allowed in land zoned A-1/A-E, A-P, AGI, C-2, C-3, C-H, and WF.

Over the counter review-C-2, C-3, C-H, WF

Minor [conditional use permit](#)-A-1/A-E, A-P, AGI

These permit applications are reviewed by the Zoning Administrator and require:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ **Two (2)** Plot/Site Plans
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel.

Throughout the building process and during operation, the kitchen will be subject to inspections by the Environmental Health Division. An Operating Permit and an inspection by Environmental Health are required. This permit must be renewed on an annual basis. It is also necessary to have one person, either an owner or manager or someone with training capabilities become a Certified Food Handler. This can be done through different private companies which provide training and certification. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Bed & Breakfasts and Farm Stay establishments with limited meal service can meet more relaxed commercial kitchen guidelines. If you have this type of operation, please consult the appropriate section of this manual, or <http://www.yolocounty.org/Index.aspx?page=92>.

U-Pick farms

Planning Department

U-Pick farms are allowable in land zoned A-1/A-E, A-P, and AGI.

Over the counter review-A-1/A-E, A-P

Minor [conditional use permit](#)-AGI

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Environmental Health Division

If the site provides water to 25 people at least 60 days a year, a Public Water Supply permit is necessary. This can be obtained through the Environmental Health Division. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Agriculture Department

U-pick farms are subject to regulations through the Agriculture and Weights & Measures Department. All U-pick farms are required to have scales inspected by Agriculture and Weights & Measures. For more information, contact the [Agriculture Department](#) or call 530.666.8140.

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Roadside Stand

Planning Department

Roadside Stands are allowable in land zoned A-1/A-E, A-P, AGI, and C-H.

Over the counter review-A-1/A-E, A-P, C-H

Minor [conditional use permit](#)-AGI

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The following regulations are required for the construction of a new building to be used as a roadside stand. If using an existing building or a temporary structure, there may be fewer regulations. It is important to contact the [Building Division](#) to learn more.

Temporary stands located on A-1/A-E, A-P or AGI zoned land may be eligible for the Agricultural Building Permit Exemption. Approval is still necessary but the process is reduced to an over the counter review with minimal permit fees and no inspections. The applicant must have a Scaled Plot Plan, written approval from local Fire Dept., and a completed Owner's Agreement. If the property is less than five acres, Environmental Health must approve the application and plot plan.

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
 - ❖ Plot/Site Plan
 - ❖ Architectural & Structural Plans
 - ❖ Structural Calculations
 - ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
 - ❖ Disabled Access plan
 - ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
 - ❖ Plumbing, Mechanical, & Electrical plans
 - ❖ Civil Drawings
-

- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel.

If the site provides water to 25 people at least 60 days a year, a Public Water Supply permit is necessary. This can be obtained through the Environmental Health Division. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Agriculture Department

Roadside stands are subject to regulations through the Agriculture and Weights & Measures Department. Roadside stands which purchase products for resale are subject to on-site Fruit, Nut, Vegetable Standardization Requirements through inspection. This regulation does not apply to stands located on or near the point of production. All roadside stands are required to have scales inspected by Agriculture and Weights & Measures. For more information, contact the [Agriculture Department](#) or call 530.666.8140.

Yolo Store or Growers Cooperative

Planning Department

A Yolo store is allowable in land zoned A-1/A-E, A-P, AGI, C-2, C-3, C-H, and WF.

Over the counter review-C-2, C-3, C-H

Minor [conditional use permit](#)-A-1/A-E, A-P, AGI

[Conditional Use Permit](#)-WF

Additional discussions with the City of Davis will be required if the intended Yolo Store is located within three miles of Davis City limits. Contact the [Economic Development Division](#) if this applies.

These permit applications are reviewed by the Zoning Administrator or Planning Commission and require:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
 - ❖ Plot/Site Plan
 - ❖ Architectural & Structural Plans
 - ❖ Structural Calculations
 - ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
 - ❖ Disabled Access plan
 - ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
 - ❖ Plumbing, Mechanical, & Electrical plans
 - ❖ Civil Drawings
 - ❖ Landscape drawings
 - ❖ Food Equipment Plan and Facility Related Requirements
 - ❖ Fire and Life Safety plan
-

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel.

Throughout the building process and during operation, the Yolo Store will be subject to inspections by the Environmental Health Division. An Operating Permit and an inspection by Environmental Health are required. This permit must be renewed on an annual basis. If food is prepared on-site, it is also necessary to have one person, either an owner or manager or someone with training capabilities become a Certified Food Handler. This can be done through different private companies which provide training and certification. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Agriculture Department

Yolo Stores are subject to regulations through the Agriculture and Weights & Measures Department. Yolo Stores which purchase products for resale are subject to on-site Fruit, Nut, Vegetable Standardization Requirements through inspection. This regulation does not apply to stores located on or near the point of production. All Yolo Stores are required to have scales inspected by Agriculture and Weights & Measures. For more information, contact the [Agriculture Department](#) or call 530.666.8140.

Farmer's Market

To start a Farmer's Market, a person must be either a grower or a Non-profit organization.

Environmental Health Division

It is necessary to obtain a Farmer's Market health permit. This permit acts as an umbrella, eliminating the need for individual permits for each vendor. This permit requires a safe potable water source, waste disposal plan, and other factors.

Any booth owner who is preparing and serving food to be consumed on site will need to also obtain an individual health permit. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Agriculture Department

To become a certified Farmer's Market, it is necessary to obtain a Farmer's Market Certificate which requires specific information about the location and timing of the Farmer's Market and a set of bylaws as defined by the California Administrative Code 1.392 Title 3 Food and Agriculture. The Agriculture Department will also inspect the site on occasion to insure that the requirements set forth in the bylaws are upheld.

To participate in the Farmer's Market, a grower needs a Certified Producers Certificate from his/her home county. This is obtained through the Agriculture Department and details:

- ❖ Field location
- ❖ Commodities grown
- ❖ Anticipated harvest dates
- ❖ Number of acres or rows of each commodity

If the Farmer's Market is certified organic, additional certification may be necessary from the Agriculture Department. For more information, contact the [Agriculture Department](#) or call 530.666.8140.

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Farm Stays, Farm Tours, & Seasonal Farm Events

Farm Stays are accommodations on small farms where agriculture is still the primary business. Typically guests stay in the same residence as the farmers and ranchers. Already popular in Europe and Canada, this newer enterprise is gaining recognition in California as more and more people are looking for rural experiences during their vacations. Currently, Yolo County requires farmers and ranchers to obtain a [business license](#) from the Planning and Public Works Department if they want to engage in this kind of enterprise.

A building permit is not required for a Farm Stay if using a single family dwelling where six or fewer rooms are used for lodging, with a maximum of 15 guests at a given time. With a greater number of lodging rooms, a “change of occupancy” permit would be required. Please visit the Yolo County website at <http://www.yolocounty.org/Index.aspx?page=843> for more information.

Farm and Winery Tours are allowable without any applications or permitting necessary.

To operate a seasonal farm event, like pumpkin patches and corn mazes, a [business license](#) must be obtained from the Planning and Public Works Department.

For the complete food service and kitchen guidelines for an Agricultural Homestay Food Establishment, please consult <http://www.yolocounty.org/Index.aspx?page=92>.

Building Division

Farm Stays are allowed in _to be determined_____ zoning

Over the Counter review- -- to be determined

Minor Conditional Use Permit- WF, to be determined

Major Conditional Use Permit- to be determined

Physical improvements made in regard to these operations require a building permit. The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) “wet signed” Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Environmental Health Division

The Environmental Health Division requires that the facility is demonstrated as a part of the farm by providing a statement from the Agricultural Commissioner pursuant to Section 52262 of the Food and Agriculture Code, or evidence of agricultural production with annual sales of agricultural products of \$1,000 or more.

Farm Stay establishments and Bed & Breakfasts have limited meal service and can meet more relaxed commercial kitchen guidelines. Applicant must demonstrate that the facility meets the food facility modified structural requirements as indicated on the Environmental Health website, which can be found at <http://www.yolocounty.org/Index.aspx?page=92#Bed%20&%20Breakfast>. This can be accomplished by submitting plans of the food preparation, storage and service areas, or provide pictures of these areas or have these areas inspected by the Environment Health Division.

Demonstrate that the facility meets the drinking water standards by demonstrating the water meets the bacteriological and nitrate drinking water standards. Applicants may obtain their own samples and have them tested at any California Certified laboratory. If the site provides water to 25 people at least 60 days a year, a Public Water Supply permit is necessary. This can be obtained through the Environmental Health Division.

Farm Stays must have a properly functioning septic system to handle bathroom and kitchen waste. If the septic system was installed without County permits, it would need to be inspected, evaluated and documented by a septic engineer.

Submit an application and fees for a Health Permit from Environmental Health. The permit is good for one year, and will be reviewed annually provided the facility continues to meet the requirements for a food facility pursuant to the California Retail Food Code including all exemptions for Bed & Breakfast facilities. Water testing will be required annually, food safety certification must be maintained current, and all plans must be approved for any future changes or remodels to the food preparations, storage or service areas.

Throughout the building process and during operation, the kitchen will be subject to inspections by the Environmental Health Division. An Operating Permit and an inspection by Environmental Health are required. This permit must be renewed on an annual basis. It is also necessary to have one person, either an owner or manager or someone with training capabilities become a Certified Food Handler. This can be done through different private companies which provide training and certification. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Social Gatherings & Historic Resource Uses

Social Gathering spots and reception areas may require conditional use permits depending on the regularity of the events. Typical events that could be held at these places include weddings and fundraising events. It is important to contact the Planning Department staff to discuss your unique project and to find out which regulations apply. Whether using existing historic buildings or new buildings constructed for social gatherings, it is necessary that the structures be built in accordance with Yolo County code. For more information, contact the [Planning Department](#) or call 530.666.8775.

Yolo County code defines "Historic Resources" as all resources listed on the Yolo County Historic Resources Survey as well as any object, building, structure, site, area, or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, natural vegetation, educational, social, political, maritime, religious, aesthetic, ethnic, military or cultural annals of Yolo County.

Planning Department

Social Gatherings & Historic Resource Uses are allowable in A-1/A-E, A-P, AGI, C-2, C-3, and WF zones.

Over the counter review-C-2, C-3, A-1/A-E (with 15 or fewer outdoor events per year and no new permanent structures)

Minor [conditional use permit](#)-A-1/A-E (over 15 events/year or new permanent structures), A-P, AGI
[Conditional use permit](#)-WF

This permit application is reviewed by the Zoning Administrator or Planning Commission and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
-

- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel.

Throughout the building process and during operation, the gathering place will be subject to inspections by the Environmental Health Division if food is prepared on-site. An Operating Permit and an inspection by Environmental Health are required. This permit must be renewed on an annual basis. It is also necessary to have one person, either an owner or manager or someone with training capabilities become a Certified Food Handler. This can be done through different private companies which provide training and certification.

If the site provides water to 25 people at least 60 days a year, a Public Water Supply permit is necessary. This can be obtained through the Environmental Health Division. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Outdoor Festivals

Board of Supervisors

Outdoor festivals with more than 1,000 guests are allowed in all zones but require a license which must be approved by the Board of Supervisors at least 60 days before the event. Applications can be obtained from the Clerk of the Board. There is an application fee and a license fee for each day of the event.

Environmental Health Division

It also may be necessary to obtain a Community Event Organizer Permit if there are 2 or more booths at the event. This permit requires:

- ❖ Completed Event Information Form
- ❖ Complete Food Vendors List
- ❖ Detailed Site plan
- ❖ Event location
- ❖ Proposed food vendor location
- ❖ Potable water source & location
- ❖ Garbage receptacle locations
- ❖ Washing facility locations
- ❖ Wastewater disposal location
- ❖ Toilet and hand washing facilities number and locations

Each booth owner who is preparing and serving food will need to also obtain an individual health permit.

If the site provides water to 25 people at least 60 days a year, a Public Water Supply permit is necessary. This can be obtained through the Environmental Health Division. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

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Commercial Community Kitchen

Planning Department

A community kitchen is allowable in A-1/A-E, A-P, AGI, C-2, C-3, C-H, M-1, and M-2.

Over the counter review-AGI, C-2, C-3, C-H, M-1, M-2

Minor [conditional use permit](#)-A-1/A-E, A-P

These permit applications are reviewed by the Zoning Administrator and require:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel.

Throughout the building process and during operation, the community kitchen will be subject to inspections by the Environmental Health Division. An Operating Permit and an inspection by Environmental Health are required. This permit must be renewed on an annual basis. It is also necessary to have each individual processor, either an owner or manager or someone with training capabilities become a Certified Food Handler. This can be done through different private companies which provide training and certification. Each individual processor must also have an operating permit to use the community kitchen. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

FARM OPERATIONS

For those who are just starting out in the business as well as multi-generational farm families, understanding the agricultural rules and regulations required in Yolo County is imperative to having a successful business. The following actions highlight some of the day-to-day necessities when growing crops and raising animals.

AGRICULTURAL PERMIT MANUAL
COUNTY OF YOLO

Agricultural Activity	Applicable Zoning											Typical Yolo County Permits	Page Reference	
	A-1/A-E	A-P	AGI	C-2	C-3	C-H	M-L	M-1	M-2	WF				
Planting														
Grading	OTC	OTC	OTC										●Grading	37
Building fence	OTC	OTC	OTC										●Encroachment	37
Removing plants														37
Burning brush/trees														37
Fertilizers/Biosolids	OTC	OTC	OTC										●Biosolids	37
Hydroponics	OTC	OTC	OTC										●Building ●Septic Systems & Wells	39
Water														
Irrigation														41
Reservoirs														41
Pumping														41
Wells	OTC	OTC	OTC										●Well	41
Drainage														41
Buildings														
Exempt*	OTC	OTC	OTC										●Agricultural Building	43
Non-exempt	m/M	m/M	m/M										●Building	43

*This must be a structure designed for the storage of hay, grain, poultry, livestock, farm implements, or some other horticultural products.

Pest Control														
Crop Dusting														45
Pesticides	OTC	OTC	OTC										●Operator Identification Number (OIN)	45
Transportation														
Moving machinery	OTC	OTC	OTC										●Transportation	46
Animal Husbandry														
Carcass disposal														47
Feedlots/Dairies	m	m	m							OTC			●Minor Conditional Use ●Septic Systems & Wells	47
Air Quality														
Mobile Source														49
Stationary Source														49
Energy														
Co-generation Facilities	m	m	OTC										●Minor Conditional Use	49
Solar	OTC	OTC	OTC										●Solar Permit	50
Wind	OTC	OTC	OTC										●Other structures Permit	50

OTC-Over the Counter
m-Minor Conditional Use Permit
M-Major Conditional Use Permit

Planting

Grading

Building Division

A [grading permit](#) is necessary if more than one acre of soil is displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Building/Fixing Fence

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Removing Plants

There currently are no regulations regarding the removing of trees and plants.

Burning Brush/trees

Non-County Agencies

It is necessary to check with the [Yolo/Solano Air Quality Management District](#) for burn regulations and to identify burn days.

Fertilizers/Biosolids

Environmental Health

A Biosolids permit is necessary for application. This permit requires information regarding the site of application, the quality and quantity of the Biosolid, and site operation. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

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Hydroponics

Planning Department

Hydroponic farming is allowable in A-1/A-E, A-P, and AGI.

Over the counter review- A-1/A-E, A-P, AGI

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

Some buildings in this project may be eligible for the Agricultural Building Permit Exemption. Approval is still necessary but the process is reduced to an over the counter review with minimal permit fees and no inspections. The applicant must have a Scaled Plot Plan, written approval from local Fire Dept., and a completed Owner's Agreement. If the property is less than five acres, Environmental Health must approve the application and plot plan.

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

If the project discharges more than 5,000 gallons per day at peak levels, the wastewater discharge will be regulated by the [Regional Water Quality Control Board](#). If the business discharges to a public sewer system, this regulation does not apply.

Water

Irrigation

Non-County Agencies

The [Regional Water Quality Control Board](#) regulates irrigation through the Irrigated Lands Regulatory Program. This program requires that all people irrigating pastureland or crops be a part of a larger coalition. The local coalition, connected with the local Farm Bureau, is the Sub-Watershed of the Sacramento Valley Water Quality Coalition. To become a member, it is necessary to apply with the Yolo County Farm Bureau and pay a per irrigated acre fee.

Use of [Yolo County Flood Control & Water Conservation District](#) surface water must be coordinated through the Yolo Flood office. This requires a usage fee per acre/foot.

Reservoirs

Non-County Agencies

Use of [Yolo County Flood Control & Water Conservation District](#) surface water in a reservoir must be coordinated through the Yolo Flood office. This requires a water use application and might be subject to regulations based on water quality in the reservoir.

Pumping

Non-County Agencies

Any pumping into or out of the [Yolo County Flood Control & Water Conservation District](#) canals must be coordinated through the Yolo Flood office. An encroachment permit is necessary to put up a gate as well.

Wells

Building Division

It is necessary to obtain a building permit for the creation of new water wells. For more information, contact the [Building Division](#) or call 530.666.8775.

Environmental Health Division

Environmental Health is in charge of the permitting and inspection process for building new, inspecting existing, and the destruction of abandoned wells. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Drainage

Non-County Agencies

[Yolo County Flood Control & Water Conservation District](#) owns the water rights to any drainage and can collect and charge for its use. Any draining of water into the Yolo Flood canals will necessitate an encroachment permit and coordination with the Yolo Flood office.

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Buildings

Agricultural (Exempt)

An agricultural building that meets the following requirements is exempt from obtaining a building permit. It must be a structure designed for the storage of hay, grain, poultry, livestock, farm implements, or some other horticultural products.

If the building meets these requirements, the owner is only obligated to have a Scaled Plot Plan, written approval from local Fire Dept., and a completed Owner's Agreement. If the property is less than five acres, Environmental Health must approve the application and plot plan.

Please note that fire departments are increasingly requiring sprinklers in new buildings, so it is wise to consult your local fire department during early plan development. Sprinklers are expensive to install, and it is important to know in advance if sprinklers and other building features will be required.

Non-Agricultural (Not Exempt)

If a building is designated non-agricultural use, the normal building process applies.

Planning Department

It is necessary to talk with Planning Department to see if the proposed building is allowable with the current land zoning. For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Local Fire Districts

Please note that local fire departments are increasingly requiring sprinklers in new buildings, so it is wise to consult your local fire department during early plan development. Sprinklers are expensive to install, and it is important to know in advance if sprinklers and other building features will be required.

Pest Control

Crop Dusting

Public Works Division

When using crop dusters for application purposes, it is sometimes necessary to use county roads for take-off and landing. If this is the case, the crop duster must obtain an [Encroachment permits](#) from the Public Works Division. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Non-County Agencies

It is also necessary for the pilot to obtain an Agricultural Pilot's License through the [California Department of Pesticide Regulation](#).

Pesticides

Agriculture Department

To apply pesticides in Yolo County, applicators need:

Operator Identification Number (OIN)

For more information, contact the [Agriculture Department](#) or call 530.666.8140.

Non-County Agencies

The [California Department of Pesticide Regulation](#) deals with "Restricted Materials" and all licensing.

If the pesticide being used has been deemed "restricted" by the State of California, applicators need:

- ❖ Restricted Materials Permit
- ❖ Private Applicator Certificate (PAC)

If the applicator is being paid to apply pesticides, he/she needs a Qualified Applicator Certificate (QAC) when pest control is incidental to other work, for example a maintenance gardener and a Qualified Applicator License (QAL) when pest control is the person's main business.

Transportation

Moving Machinery

Public Works Division

When transporting machinery, a [transportation permit](#) is necessary. This permit requires:

- ❖ Load dimensions and weight
- ❖ Number of axles
- ❖ Hauler description and weight
- ❖ Designated route

Depending on the route and load, more items may be requested, such as the use of a pilot car or city and state permits. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Animal Husbandry

Carcass Disposal

The closest rendering company that picks up and allows drop-offs is Sacramento Rendering Company.

Sacramento Rendering Company
11350 Kiefer Blvd.
Sacramento, CA
916.363.4821

Another facility that accepts drop-offs is Petaluma Livestock Auction Yard.

Petaluma Livestock Auction Yard
84 Corona Road
Petaluma, CA
707.763.0893

Feedlots/Dairies

Feedlots tend to be nuisances to nearby residents and businesses, so careful siting is important. Contact Planning and Public Works early in order to discuss allowable parameters.

Planning Department

A feedlot or dairy is allowable in land zoned A-1/A-E, A-P, AGI, and M-2.

Minor [conditional use permit](#)-A-1/A-E, A-P, AGI
[Conditional use permit](#)-M-2

This permit application is reviewed by the Zoning Administrator or Planning Commission and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project
For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

Processing wastewater discharge and all on-ground discharge is regulated by the [Regional Water Quality Control Board](#).

It is necessary to obtain a Confined Animal Facility Permit from the [Yolo/Solano Air Quality Management District](#).

It is necessary to register a feedlot with the [California Department of Food and Agriculture](#).

Air Quality

Mobile Source

There currently are no regulations for Mobile Source farm equipment.

Stationary Source

Non-County Agencies

An Agriculture Operating Permit is required from the [Yolo/Solano Air Quality Management District](#).

Energy

Co-generation Facilities

Planning Department

A co-generation facility is allowable in land zoned A-1/A-E, A-P, and AGI.

Over the counter review-AGI

Minor [conditional use permit](#)-A-1/A-E, A-P

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
 - ❖ Plot/Site Plan
 - ❖ Architectural & Structural Plans
 - ❖ Structural Calculations
 - ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
 - ❖ Disabled Access plan
-

- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Solar

Building Division

A [permit](#) is required for the installation of photovoltaic or solar systems and must also be approved by the Planning Department. The permit requires building plans consisting of:

- ❖ General Information
- ❖ Plot/Site plan
- ❖ Architectural and Structural Plan

As of June 2007, Yolo County is waiving its fees for both residential and commercial photovoltaic installation. For more information, contact the [Building Division](#) or call 530.666.8775.

Wind

Building Division

A [permit](#) is required for the installation of wind turbines and must also be approved by the Planning Department. The permit requires building plans consisting of:

- ❖ General Information
- ❖ Plot/Site plan
- ❖ Architectural and Structural Plan

For more information, contact the [Building Division](#) or call 530.666.8775.

FOOD AND FIBER PROCESSING

Another important part of the agricultural industry is the further processing of the natural products grown in or on Yolo County soil. Capturing these economic opportunities within county lines minimizes costs and the distance food travels all while further supporting the agricultural endeavors in the community.

Agricultural Activity	Applicable Zoning										Typical Yolo County Permits	Page Reference
	A-1/A-E	A-P	AGI	C-2	C-3	C-H	M-L	M-1	M-2	WF		
Food Processing	m		OTC						OTC		<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Operating Permit & Inspections ●Septic System & Wells 	53
Winery	M	M	OTC					OTC* C**	OTC* C**		<ul style="list-style-type: none"> ●Major Conditional Use ●Building ●Septic Systems & Wells 	55
Milk Processing	m	m	m						OTC		<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells 	57
Fiber Processing	m	m	OTC				OTC	OTC	OTC		<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells 	59
Meat Pack/Wrap facility	m		m	OTC	OTC						<ul style="list-style-type: none"> ●Major Conditional Use ●Building ●Septic Systems & Wells 	61
Animal Slaughter	M	M	M						C		<ul style="list-style-type: none"> ●Major Conditional Use ●Building ●Septic Systems & Wells 	63
Rendering Plants	M	M	M						C		<ul style="list-style-type: none"> ●Major Conditional Use ●Building ●Septic Systems & Wells 	65

*>10% of floor space for retail

**<10% but >25% of floor space for retail

OTC-Over the Counter

m-Minor Conditional Use Permit

M-Major Conditional Use Permit

C-Conditional Use Permit

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Food Processing

Planning Department

Food Processing is allowed in A-1/A-E, AGI, and M-2 zones.

Over the counter review-AGI, M-2

Minor [conditional use permit](#)-A-1/A-E

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel.

Food processing for retail purposes is regulated by the Environmental Health Division. Throughout the building process and during operation, the food processing area will be subject to inspection by the Environmental Health Division. An Operating Permit and an inspection by Environmental Health are required. This permit must be renewed on an annual basis. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

The processing wastewater disposal for larger-scale projects with peak levels of over 5,000 gallons per day of discharge will be regulated by the [California Regional Water Quality Control Board](#) because of the volume of the waste involved. If the business discharges to a public sewer system, this regulation does not apply.

Food processing for wholesale purposes is regulated by the [California Department of Public Health, Food & Drug Branch](#). One such requirement is the Processed Food Manufacturer, Packager, Holder Registration Program, which applies to processors not using exclusively agricultural food products in their raw or natural state, including fruits or vegetables that are only washed, colored, or otherwise treated in their unpeeled natural form.

Winery

Planning Department

Wineries with tasting rooms are allowed in A-1/A-E, A-P, AGI, M-1, and M-2.

Over the counter review-AGI, M-1*, M-2*

*retail component cannot exceed 10% of the gross floor area

Major [conditional use permit](#)-A-1/A-E, A-P

[Conditional Use Permit](#)-M-1**, M-2**

**retail component is more than 10% but less than 25% of the gross floor area

This permit application is reviewed by the Zoning Administrator or Planning Commission and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if

soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

Processing wastewater disposal is regulated by the [California Regional Water Quality Control Board](#). An example of what the RWQCB requires for a winery is an on-site holding tank for processing waste in conjunction with hauling to a municipal treatment plant. This is necessary because the nature and the volume of the waste make it incompatible with a domestic septic system.

Wineries must be bonded through the [Federal Alcohol Tax and Trade Bureau](#) (TTB). The TTB is authorized to protect the income from taxes of wineries by requiring registration and bonding of a plant.

Wineries must also be licensed to serve and sell alcohol through the [California Department of Alcoholic Beverage Control](#).

Milk Processing

Planning Department

Milk Processing is allowed in A-1/A-E, A-P, AGI and M-2 zones.

Over the counter review-M-2

Minor [conditional use permit](#)-A-1/A-E, A-P, AGI

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

The processing wastewater disposal will be regulated by the [California Regional Water Quality Control Board](#) because of the volume and incompatibility of the waste involved. It also might be necessary to pre-treat wastewater from this facility.

The Milk & Milk Products Division of the [California Department of Food and Agriculture](#) regulates all milk processing and issues permits specific to the type of processing being done.

Fiber Processing

Planning Department

Fiber Processing is allowed in A-1/A-E, A-P, AGI, M-L, M-1, and M-2 zones.

Over the counter review-AGI, M-L, M-1, M-2

Minor [conditional use permit](#)-A-1/A-E, A-P

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Meat Cut/Wrap Facility

Planning Department

Cut/Wrap facilities are allowed in A-1/A-E, AGI, C-2, and C-3.

Over the counter review-C-2, C-3

Major [conditional use permit](#)-A-1/A-E, AGI

This permit application is reviewed by the Planning Commission and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

Depending on the location and size of the project, processing wastewater disposal could be regulated by the [California Regional Water Quality Control Board](#) or the County Division of Environmental Health. An example of what the RWQCB might require would be an on-site holding tank for processing waste in conjunction with hauling to a municipal treatment plant. This might not be necessary though because the nature of the waste is similar to domestic kitchen waste.

A Custom Livestock Slaughter or Meat Processing Plant Application is also necessary from the [California Department of Food and Agriculture](#).

Animal Slaughter

Slaughterhouses tend to be nuisances to nearby residents and businesses, so careful siting is important. Contact Planning and Public Works early in order to discuss allowable parameters.

Planning Department

Animal Slaughter is allowed in A-1/A-E, A-P, AGI, and M-2.

Major [conditional use permit](#)- A-1/A-E, A-P, AGI
[Conditional use permit](#)-M-2

This permit application is reviewed by the Planning Commission and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project
For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

The processing wastewater disposal will be regulated by the [California Regional Water Quality Control Board](#) because of the volume and incompatibility of the waste involved.

A Custom Livestock Slaughter or Meat Processing Plant Application is also necessary from the [California Department of Food and Agriculture](#).

Rendering Plants

Rendering Plants tend to be nuisances to nearby residents and businesses, so careful siting is important. Contact Planning and Public Works early in order to discuss allowable parameters.

Planning Department

Rendering Plants are allowed in A-1/A-E, A-P, AGI, and M-2.

Major [conditional use permit](#)-A-1/A-E, A-P, AGI

[Conditional use permit](#)-M-2

This permit application is reviewed by the Planning Commission and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

The processing wastewater disposal will be regulated by the [California Regional Water Quality Control Board](#) because of the volume and incompatibility of the waste involved.

The California Department of Food & Agriculture requires Licensing and Inspection. This is done by the [Meat and Poultry Inspection Branch](#).

AGRICULTURAL SUPPORT OPERATIONS

Support operations are important because they give growers local access to the myriad resources that are needed on a daily basis. The proximity of these activities also helps to promote a self-sufficient system within the county and provides a diverse array of opportunities for residents to play a part in the agricultural culture.

Agricultural Activity	Applicable Zoning										Typical Yolo County Permits	Page Reference
	A-1/A-E	A-P	AGI	C-2	C-3	C-H	M-L	M-1	M-2	WF		
Trucking Terminals	m/M		m/M	OTC	OTC	OTC		OTC	OTC		<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells 	69
Fertilizer Plant	m		m								<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells 	71
Machine Sales, etc.			m	OTC	OTC	OTC					<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells 	73
Research laboratories	m		OTC					OTC			<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells 	75
Equestrian Facilities	m	m	m				OTC				<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells 	77
Livestock Auction Yard	M		OTC						C		<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells 	79
Farm Worker Housing	m*	m*	m*								<ul style="list-style-type: none"> ●Minor Conditional Use ●Building ●Septic Systems & Wells 	81

*Labor camp with less than 6 units
 OTC-Over the Counter
 m-Minor Conditional Use Permit
 M-Major Conditional Use Permit

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Trucking Terminals

Planning Department

Trucking terminals are allowed in A-1/A-E, AGI, C-2, C-3, M-1, and M-2 zones.

Over the counter review-C-2, C-3, M-1, M-2

Major or minor [conditional use permit](#)-A-1/A-E, AGI *must serve an agricultural purpose

This permit application is reviewed by the Zoning Administrator or Planning Commission and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Fertilizer Plant

Fertilizer Plants are dangerous because of possible explosion, so careful siting is important. Contact Planning and Public Works early in order to discuss allowable parameters.

Planning Department

A fertilizer plant is allowed in A-1/A-E and AGI zones.

Minor [conditional use permit](#)-A-1/A-E, AGI

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project
For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

The processing wastewater disposal will be regulated by the [California Regional Water Quality Control Board](#) because of the volume and incompatibility of the waste involved.

Machine Sales, etc.

Planning Department

Machine Sales are allowed in AGI, C-2, C-3, and C-H zones.

Over the counter review-C-2, C-3, C-H

Minor [conditional use permit](#)-AGI

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Research Laboratories

Planning Department

Research Laboratories are allowed in A-1/A-E, AGI, and M-1 zones.

Over the counter review-AGI, M-1

Minor [conditional use permit](#)-A-1/A-E

Over the counter-A-1/A-E *If incidental to a primary farming operation

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

The processing wastewater disposal will be regulated by the [California Regional Water Quality Control Board](#) because of the volume and incompatibility of the waste involved.

Equestrian Facilities

Planning Department

Equestrian Facilities are allowed in A-1/A-E, A-P, AGI, and M-L zones.

Over the counter review-M-L

Minor [conditional use permit](#)-A-1/A-E, A-P, AGI

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Livestock Auction Yard

Planning Department

Livestock Auction Yards are allowed in A-1/A-E, AGI, and M-2 zones.

Over the counter review-AGI

Major [conditional use permit](#)-A-1/A-E

[Conditional use permit](#)-M-2

This permit application is reviewed by the Zoning Administrator or Planning Commission and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project

For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
- ❖ Plot/Site Plan
- ❖ Architectural & Structural Plans
- ❖ Structural Calculations
- ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
- ❖ Disabled Access plan
- ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
- ❖ Plumbing, Mechanical, & Electrical plans
- ❖ Civil Drawings
- ❖ Landscape drawings
- ❖ Food Equipment Plan and Facility Related Requirements
- ❖ Fire and Life Safety plan

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

Environmental Health is in charge of the permitting process for water wells and septic systems which enable the proper disposal of domestic wastewater. A detailed site plan is necessary when applying for a construction permit for a septic system. It is wise to work concurrently with the planning department on siting a well and septic system. The cooperation between the two departments will allow an applicant to move forward on a project without unexpected problems related to the parcel. For more information, contact the [Environmental Health Division](#) or call 530.666.8646.

Non-County Agencies

Processing wastewater discharge and all on-ground discharge is regulated by the [Regional Water Quality Control Board](#).

It may be necessary to obtain a Confined Animal Facility Permit for the [Yolo/Solano Air Quality Management District](#).

It may be necessary to register an auction yard with the [California Department of Food and Agriculture](#).

Farm Worker Housing

People interested in having farm worker housing on their property should contact [Yolo County Housing Authority](#) to learn about possible partnerships and leasing opportunities to make the process easier on the land owner.

Farm worker housing and labor camps are allowable with county approval for projects of six or less units. For projects with more than six units, California state permits are necessary.

Planning Department

Farm worker housing is allowed in A-1/A-E, A-P, and AGI zoning.

Minor [conditional use permit](#)-A-1/A-E, A-P, AGI

This permit application is reviewed by the Zoning Administrator and requires:

- ❖ Application fees
- ❖ Application Form
- ❖ Environmental/Project Site Questionnaire
- ❖ Detailed Description of the proposed project
- ❖ Location Map
- ❖ Site Plan
- ❖ Building Elevations
- ❖ Drainage Plans
- ❖ One 8 1/2 x 11 reduction of all maps, plans, etc.
- ❖ Photos (prints/slides) if applicable
- ❖ Assessor's Parcel Map
- ❖ Surrounding Property Owners List
- ❖ Preliminary Title Report or Copy of Deed

*Additional information may be required depending on the nature of the project
For more information, contact the [Planning Department](#) or call 530.666.8775.

Building Division

The [permit](#) process varies by project so please contact Development Services to review your project. Most applications will require:

- ❖ Six (6) sets of construction drawings
 - ❖ Plot/Site Plan
 - ❖ Architectural & Structural Plans
 - ❖ Structural Calculations
 - ❖ Two (2) "wet signed" Title 24 Energy Calculations (if applicable)
 - ❖ Disabled Access plan
 - ❖ Four (4) sets of Fire Sprinklers plans and two (2) sets of Hydraulic Calculations (if applicable)
 - ❖ Plumbing, Mechanical, & Electrical plans
 - ❖ Civil Drawings
 - ❖ Landscape drawings
 - ❖ Food Equipment Plan and Facility Related Requirements
 - ❖ Fire and Life Safety plan
-

This process can last anywhere from 2-4 weeks on average with more time being necessary depending on the preparedness of the plan. It also might be necessary to obtain a grading permit if soil will be imported/exported and/or displaced. For more information, contact the [Building Division](#) or call 530.666.8775.

Public Works Division

[Encroachment permits](#) are required for any work proposed in the county right-of-way or road easement. For more information, contact the [Public Works Division](#) or call 530.666.8728.

Environmental Health Division

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