



COUNTY OF YOLO

GENERAL PLAN AMENDMENT/ ZONE CHANGE (REZONING)

Department of Community Services
292 West Beamer Street
Woodland, California 95695-2598

(530) 666-8775



County of Yolo

Taro Echiburú,
DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

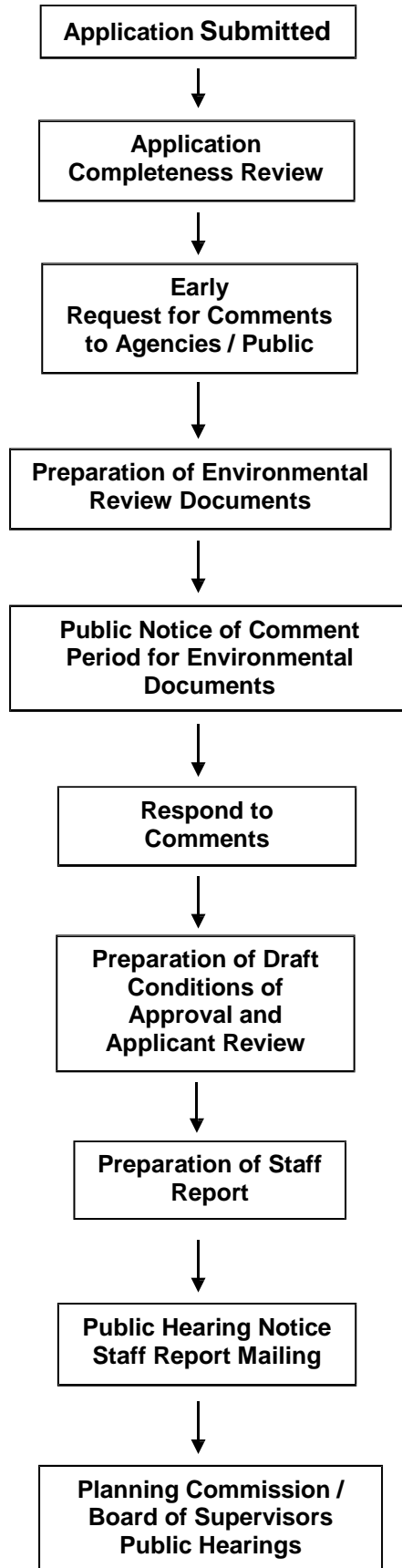
Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

GENERAL PLAN/ZONE CHANGE APPLICATION REQUIRED MATERIALS

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

ITEM	Required Number of copies
Application Fee(s): Please check with a planner regarding applicable fees	
Application Form (both sides, signed)	One (original)
Environmental / Project Site Questionnaire	One
Letter describing the purpose, and providing justification, for the project	One
Planned Development (PD) Ordinance (if rezoning to a unique PD)	One
Location Map (may be combined with the Site Plan, below)	Three
Site Plan of existing/proposed uses (see attached site plan sample and Site Plan Requirements)	Three
Maps or diagram(s) indicating the amount of land subject to the General Plan Amendment and/or rezoning	Three
Technical and/or CEQA- related special studies , such as a biological study, as required	Two
One 8½ x 11 reduction of all maps, plans, etc.	One
Photos (prints/PDFs) (if applicable/required)	One
Assessor's Parcel Map (project site outlined)	One
Surrounding Property Owners List (one original & three gummed mailing labels) (see attached instructions)	One
Preliminary Title Report or Copy of Deed	One
Digital files of all the application plans and materials, as available	One
Additional Information: Depending upon the exact nature of the application, additional information may be required after submittal of the project application.	

GPA/Rezone Process





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APPLICATION

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

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

Required Signatures	
<p>I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.</p> <p>I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.</p> <p>I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. If more than one, please attach a consent letter for each property owner. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation. I understand that verification of property ownership or interests in the property or application may be required.</p>	
Applicant's/Owner's Signature	Date

PERMIT PROCESSING FEE AGREEMENT

I the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a fee to cover staff review, coordination and processing costs in accordance with the adopted Yolo County Fee Resolution. The fee may consist of a one-time "flat" fee for minor applications or a "deposit" fee which will be used as an initial deposit to open one or more Work Order accounts to pay for staff time spent processing the application billed on a "time and materials" basis. By signing below, I agree to pay all permitting costs, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND GAME REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,354.75 for Negative Declarations or \$3,271.00 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2018:

Yolo HCP/NCCP land cover fee*: \$12,592 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$71,651 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$79,353 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$57,464 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

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

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

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

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

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME _____

SIGNATURE: _____ DATE _____

ENVIRONMENTAL / PROJECT SITE QUESTIONNAIRE

A. PROPOSED PROJECT SITE

1. Assessor Parcel Number(s):

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

B. SURROUNDING PROPERTIES AND LAND USES

1. Land Uses (including type of crops if agricultural).
North: _____ South: _____
East: _____ West: _____

2. Buildings and Structures (indicate distance from project site).
North: _____ South: _____
East: _____ West: _____

3. Distinctive Physical Features and Vegetation.

North: _____ South: _____

East: _____ West: _____

4. Noise characteristics of the surrounding area (include significant noise sources:

C. PROJECT DESCRIPTION

1. Proposed use(s) in detail (please attach additional sheets if necessary):

2. Describe in detail the type of materials used, stored, sold and/or processed, and the processes to be involved the proposed operation (attach sheets if necessary):

3. Identify any potentially dangerous, explosive, flammable or hazardous chemical and/or processes to be used or any hazardous wastes to be generated (attach sheets if necessary). Contact the Environmental Health Division for assistance.

4. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment). State the amount of noise to be generated dB(A). Also describe what methods would be used to reduce the noise or vibration (attach additional sheets if necessary):

5. Describe any uses or operations producing significant light, glare or heat. Describe what methods would be used to shield, enclose, or otherwise control light, glare or heat (attach sheets in necessary):

6. Describe source, type and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from project. Describe what methods would be used to reduce emissions (attach additional sheets if necessary):

7. Total number of employees: _____

8. Hours of operation: _____

9. Estimated number of truck deliveries/loadings per day: _____

10. Estimated hours of truck deliveries/loadings per day: _____

11. How will security be provided? _____

12. Grading/area to be graded/total volume to be moved:

Slope ratio of steepest finished slope (horizontal feet/each vertical foot):

Height of highest finished slope: _____

Disposition of excavated material:

How will dust be controlled?

Number and size of trees to be removed (by species): _____

D. PROPOSED SERVICES

1. Drainage

Describe how increased runoff will be handled (onsite and offsite):

Will the project require the installation or replacement of storm drains or channels:

If yes, indicate length, size and capacity:

2. Water Supply

Estimate existing and proposed yearly water supply needs in acre feet or gallons:

Water wells or water purveyor: _____

If wells, attach a copy of a well water quantity and quality report from a testing lab. If water purveyor, attach a copy of a water availability letter from a purveyor. Will the project require the installation or replacement of new water service mains? If yes, indicate length, size and capacity:

3. Sanitation

Sanitation will be provided by private onsite septic system or public sewers:

If private system, attach a copy of a soils report and percolation test data (when required), and describe the proposed system (leech-field or seepage pit):

If public sewers, attach copy of a sewer availability letter from sanitary district. Will the project utilize existing sewer mains? If not, indicate length, size, and capacity:

Describe toxic and chemical wastes to be discharged and amount:

4. Electricity

What is the projected amount of electrical usage (peak Kw/hrs/day):

Do existing lines require an increase in number or size: _____

Do any overhead electrical facilities require relocation? If so, describe:

Indicate length of new offsite electrical transmission and distribution facilities required to serve project (if applicable):

5. **Natural Gas**

Indicate expected amount of gas usage: _____

Do existing gas lines have to be increased in size? If yes, please describe:

Do existing gas lines require relocation? If yes, describe:

Indicate length and size of new offsite gas mains (if applicable):

6. **Fire Protection**

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings: _____

GENERAL PLAN AMENDMENT/ ZONE CHANGE REQUIRED PROCESS AND FINDINGS

General Plan Amendments

Section 8-2.223 of the Yolo County Code describes the process by which an amendment to the 2030 Yolo Countywide General Plan may be authorized to proceed, and then processed.

- (a) Pursuant to Section 65358(b) of the Government Code, the approval of amendments is limited to four times per calendar year. Amendments may be initiated by the Board of Supervisors, the Department of Community Services staff, the property owner, or any authorized agent of the property owner. However requests for amendments to the General Plan by private parties are generally discouraged.
- (b) Corrections and/or non-substantive changes to the General Plan do not constitute an amendment of the Plan within the meaning of Section 65358(b). Corrections and/or nonsubstantive changes may be processed by the Planning, Public Works and Environmental Services Director (Director), but must be approved by the Board of Supervisors in the form of a resolution of approval.
- (c) Amendments to the General Plan shall be required when a proposal would:
 - (1) Substantively change the boundaries or location of any land use designation within the plan;
 - (2) Substantively change the text, figures, or tables of the plan;
 - (3) Adopt or significantly revise a Specific Plan, Area or Community Plan, or other policy plan.
- (d) All amendments to the General Plan proposed by private parties must first be authorized for further study by the Board of Supervisors before the amendment can be environmentally evaluated and processed by the Department of Community Services staff.
- (e) Initial Authorization Application Requirements. An initial request by any private party to authorize a General Plan Amendment (GPA) study shall include the application forms, required documentation, and applicable fee as established by the County Department of Community Services and shall provide the following:
 - (1) A detailed statement identifying the reasons for the GPA authorization request and demonstrating how the proposed GPA furthers the vision and goals of the General Plan.
 - (2) A detailed description of the General Plan text, figures and maps that would require modification as a result of the request.
- (f) An initial request by a private party to authorize a General Plan Amendment study must be filed with and reviewed by the Planning Director at a Pre-Application conference. Upon receipt of an initial application to authorize a General Plan Amendment, the Director shall immediately notify and solicit comments from the appropriate Yolo County departments or adjacent jurisdictions that may be affected, as well as any citizens advisory committees. Following the Pre-Application conference and receipt of any comments from other department or agencies, the Director shall prepare a report and recommendation on the GPA authorization to be placed on the Board of Supervisors agenda as a public hearing.
- (g) At the GPA authorization hearing, the Board of Supervisors may request a presentation by the applicant. Following the conclusion of the hearing, the Board of Supervisors Council may authorize the General Plan Amendment for further study and processing by staff, or the Board of Supervisors may deny the authorization request. If the GPA authorization request is denied, no formal GPA application can be submitted to the County, and no further study of the GPA will be conducted by the staff.

- (h) If the Board of Supervisors Council authorizes the General Plan Amendment for further study, a revised formal General Plan Amendment application shall be completed and submitted to the Planning, Public Works and Environmental Services Department by the applicant with appropriate fees and technical studies to support the GPA. The formal GPA application shall include an appropriate deposit, as determined by the Director, to initiate the environmental evaluation required to comply with the California Environmental Quality Act (CEQA).
- (i) Any authorized application for a General Plan Amendment, accompanied by the appropriate CEQA document, shall be processed in accordance with State law. The GPA application and environmental document must first be heard by the Planning Commission, which shall make a recommendation to the Board of Supervisors.
- (j) Any General Plan Amendment that is approved must be approved by resolution of the Board of Supervisors and shall be documented in the table of changes in the front of the General Plan.

Sec. 8-2.222 Rezoning

- (a) Rezoning applications are defined as those actions that change the zoning of land from one zoning district to another zoning district, or that change the amount of land in a zoning district by more than 10 percent, or increase the maximum intensity of land use allowed by the General Plan and zoning by more than 10 percent. Changing the zoning of land to add or delete a Planned Development (PD) zoning district is a rezoning.
- (b) Applications for rezonings are to be processed as a legislative action, with hearing and recommendation by the Planning Commission, and hearing and final action by the Board of Supervisors, as required by Sections 65854 through 65857 of the Government Code.

Sec. 8-2.221 Zone Boundary Adjustments

- (a) Minor Zone Changes or Zone Boundary Adjustments are defined as those rezoning applications that do not change the amount of land in each zone by more than 10 percent, or a maximum of five (5) acres, and do not increase the maximum intensity of land use allowed by the General Plan and zoning by more than 10 percent. Applications for Zone Boundary Adjustments are to be processed as a rezoning legislative action, with hearing and recommendation by the Planning Commission, and hearing and final action by the Board of Supervisors, as required by Sections 65854 through 65857 of the Government Code.
- (b) Applications that exceed the thresholds in (a) are defined as rezonings and are to be processed according to Section 8-2.222.

SITE PLAN REQUIREMENTS

The site plan shall be on a sheet NO LARGER than 24" x 36", except as otherwise specified by the pre-submittal planner. A clearly readable and reproducible reduction is also required if your site plan is larger than 8½" x 11". The north side of the lot should be at the top of the plan.

Please see an attached sample site plan. The following outline contains those items to be included on your site plan, **if applicable**:

A. PHYSICAL CHARACTERISTICS

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

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

- a. Treatment of open areas, including recreational facilities, landscaping, storage and operations yards, etc.
- b. Location of trash enclosures.
- c. Square footage of proposed and existing construction. If WAREHOUSE or OFFICE, specify what percentage of office to warehouse space.
 - d. On-site parking, circulation and lighting.
 1. Layout and dimensions of parking area and spaces, including those for the handicapped; number the parking spaces and circle the highest number.
 2. Direction of traffic flows (shown with arrows).
 3. Off-street loading spaces and facilities (commercial/industrial only).
 4. Bicycle and motorcycle parking.
 5. Concrete curbing and retaining wall details.

B. TITLE BLOCK

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

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

C. LOCATION MAP

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

1. North arrow and scale.
2. Existing street pattern with names (from the property to the first public road). If the property is $\frac{1}{4}$ mile or more from the nearest public road, an approximate distance shall be shown.
3. Subject property identified with cross-hatching.

D. LEGEND

A LEGEND shall be provided, and shall include the following information:

1. Gross acreage of subject property and net area of property (excluding streets and access easements).
2. Number of required and proposed parking and loading spaces and parking area size in square feet.
3. Building coverage (square footage of structures divided by square footage of property).
4. Percentage of landscaping provided based on the gross area of site, parking and drive areas.

BUILDING ELEVATION REQUIREMENTS

BUILDING ELEVATIONS (north, south, east, west) shall be on maximum 24" x 36" sheets and drawn at a scale of 1/8" = 1" or 1/4" = 1', and shall include the following information:

1. Scale, building dimensions (height and width) for each elevation. If measuring height at the "averaged midpoint", show calculations.
2. Colors, materials and textures to be used.
3. Architectural treatments (entrances, windows, eaves, etc.) and architectural details (retaining walls, fences, planters, etc).
4. Proposed signs, including dimensions and copy.

INSTRUCTIONS FOR OBTAINING PROPERTY OWNERS' NAMES & ADDRESSES

For the purpose of legal noticing, the Planning Division requires each applicant to submit a typewritten list of the property owners and their addresses for all parcels within 300 feet of the exterior boundaries of the parcel(s) on which the project is to be located.

The property owners' names and addresses should be obtained in the following manner:

1. From the County Assessor's Office obtain the Assessor's Map(s) covering the subject property and all parcels within 300 feet of the exterior boundaries of the parcel(s) on which your project is to be located.
2. Indicate the area of your project by outlining the entire subject parcel in red on the Assessor's Map, even if your request includes only a portion of a parcel.
3. Draw a line that is at a distance of 300 feet around the outer red outline of the boundaries of the parcel you outlined in step 2. This 300 foot line may fall on adjoining maps. Only one copy of each map on which the 300 foot radius line falls is required.
4. Using address label sheets write down the book, page and parcel number of the subject parcel and of all parcels touched by or included within the 300-foot area.
5. Now, using the Assessor's Books, look up the Assessor's Parcel Numbers recorded on the Address Label Sheet and copy down the names and addresses of the owners of each parcel identified. The roll would read as follows:

05003 012-345-67 Drake, John-Linda 7813 El Dorado Street
Woodland, CA 95695

Type on a gummed label sheet the names and addresses copied down, so they appear like the following example:

JOHN AND LINDA DRAKE
name first)
7813 EL DORADO STREET
WOODLAND CA 95695
APN 012-345-67

(Remember that the name in the Roll books will appear last

6. Additionally, add to the ADDRESS LABEL SHEET the names and addresses of ALL PROPERTY OWNERS whose land fronts on or is traversed by any private road used to gain access to the proposed site from a public road.
7. Also add to the ADDRESS LABEL SHEET the property owner's and the project applicant's name and address as well as all parties that you believe should receive notice of the proposed project. These might include mineral rights holders, the home office of the permittee, citizen groups, etc. Be sure to include the applicant's engineer or representative.
8. Include with your application the original typed copy of the property owner sheet, three additional sets on gummed mailing labels, and the signed Affidavit of Certified Property Owners' List.
9. The person completing the 300-foot list must sign the Certified Property Owner's List certifying that the attached property owners' list contains the names and addresses of all property owners as they appear on the latest assessment roll of the county within the area described on the attached application and for a distance of three hundred (300) feet from the exterior boundaries of the property described on the application. NOTE: Failure to submit a complete and correct property owners' list may result in the nullification of your permit or a delay in permit processing.



COUNTY OF YOLO COUNTY

Department of Community Services
Environmental Health Division

292 W. Beamer Street, Woodland CA 95695
Phone: (530) 666-8646 Fax: (530) 669-1448

ENVIRONMENTAL HEALTH LAND USE REVIEW SURVEY

A building or business license application may require a review from Yolo County Environmental Health (YCEH) to ensure the compliance with County, State and Federal laws and regulations. Please complete this survey and answer questions pertaining to each YCEH unit and submit it as part of your complete application.

Site address:	City:	Zip code:
Existing business? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, name of business:	
Property and/or owner of business name:		
Phone number:	Email:	
Mailing address:	City:	Zip code:

Project Description: _____ _____

Please answer the questions below pertaining to different units in Environmental Health to the best of your knowledge:

For Land Use Unit

1. Will your building or facility use a well for your drinking water source? Yes No
2. Will your building or facility use an onsite wastewater treatment system (i.e. septic system)? Yes No
3. Will your building or facility generate waste tires onsite? Yes No
4. Will your building or facility haul 10 or more waste tires at one time? Yes No
5. Will your building or facility conduct solid waste related operations including chipping, grinding and composting?
 Yes No
6. Are there unused septic tanks and/or wells on this site? Yes No

For Consumer Protection Unit

1. Will your building or facility store, prepare, package, serve, vend, or otherwise provide food for human consumption at the retail level? Yes No (*"Retail" means the storing, preparing, serving, manufacturing, packaging, transporting, salvaging, or otherwise handling food (any edible substance incl. beverage and ice) for dispensing or sale directly to the consumer or indirectly through a delivery service.*)
2. Will your building or facility have a public pool/spa? (A public pool/spa includes but is not limited to pools/spas located at hotels, motels, apartments, schools, health clubs etc.) Yes No
3. Will your building or facility be used for tattooing, body piercing or permanent cosmetics? Yes No

For Hazardous Materials Unit

1. Will your building or facility handle or store any hazardous materials (*a hazardous material is a chemical that is flammable, corrosive, reactive or toxic*)? Yes No
2. Will your building or facility generate hazardous materials waste (i.e. used oil)? Yes No
3. Are there unused/abandoned hazardous materials storage containers on this site? Yes No

**** Please turn over to complete and sign form ****

If you answered "yes" to Hazardous Materials questions #1 through #3, please complete questions 1-10 below. Otherwise, you can skip the following questions:

1. Will your commercial facility handle any hazardous materials in quantities greater than 500 pounds, 55 gallons or 200 cubic feet of compressed gas? Yes No

2. Will your commercial facility repair or maintain motor vehicles or motorized equipment? Yes No
If yes, will your facility handle any of the following?
Motor oil Yes No Gasoline Yes No Grease Yes No
Antifreeze Yes No Hydraulic Oil Yes No Diesel Yes No

4. Will your commercial facility have an above ground storage tank (AST)? Yes No

5. Will your commercial facility sell motor vehicle fuel? Yes No
If yes, will your commercial facility have an underground storage tank (UST)? Yes No

6. Will your commercial facility engage in welding operations? Yes No
If yes, will your commercial facility handle more than one cylinder of acetylene, oxygen, shielding or other welding gases? Yes No

6. Will your commercial facility operate forklifts? Yes No
If yes, will your facility store more than one extra cylinder of propane? Yes No

7. Will your commercial facility store batteries with 55 gallons or more of acid? Yes No

8. Will your commercial facility engage in photography? Yes No
If yes, will your commercial facility generate photographic waste fluid? Yes No

9. Will your commercial facility engage in x-ray processing? Yes No
If yes, will your commercial facility generate x-ray processing waste fluid? Yes No

10. Will your facility handle yard trimmings, untreated wood wastes, natural fiber waste, or construction and demolition wood waste? Yes No
If yes, are these materials managed in a way which would allow them to reach 122 degrees Fahrenheit? Yes No

If you answered "yes" to any of the above questions under hazardous materials unit, you may be required by State law to submit a Hazardous Materials Business Plan to YCEH. Failure to comply with this requirement could result in fines of up to \$2,000.00 per day. As of January 1, 2013, business plans must be filed by going to the California Environmental Reporting System (CERS) website (<http://cers.calepa.ca.gov>), creating an account, entering required hazardous materials information, and submitting the information for approval by YCEH. For assistance with CERS submittal, please call our office at (530) 666-8646 and ask to speak with a hazmat specialist.

I hereby certify that the information in this document is true and correct to the best of my knowledge.

Signature: _____ Date: _____

Print Name: _____ Title: _____

2 PRELIMINARY EVALUATION OF FEES AND AVOIDANCE AND MINIMIZATION MEASURES FOR PRIVATE PROJECTS



PURPOSE OF THIS FORM

Complete Form 2 only if Form 1A results in a determination that the project requires coverage under the Yolo HCP/NCCP. Completion of Form 2 will provide preliminary information about estimated fees and potential avoidance and minimization measures that may apply to the project. Applicants should use Form 2 as a guide, but not a final determination of fees and applicable avoidance and minimization measures. Applicants will determine final fees and measures based on planning surveys and field verification as part of Form 3, the formal application. Form 1A and Form 2 are for informational purposes and are not applications for permit coverage.

RESOURCES YOU WILL NEED TO COMPLETE THIS FORM

Yolo HCP/NCCP Permitting Guide, Chapter 6
www.yolohabitatconservancy.org/documents/permitguide

Yolo HCP/NCCP GeoMapper
www.yolohabitatconservancy.org/geomapper

BOX A: COVERAGE SCREENING

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 Per Form 1A: Coverage Screening Form, is Plan coverage required for your project/activity or do you intend to seek coverage as a Special Participating Entity?</p> | <p><input type="checkbox"/> Yes. Go to <i>Box B</i>.</p> <p><input type="checkbox"/> No. Do not continue with this form; Yolo HCP/NCCP coverage is not required for your project, and Yolo HCP/NCCP fees and conditions do not apply. Submit the Coverage Screening Form (Form 1A) to the appropriate local planning office (see bottom of form for addresses.)</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

BOX B: EVALUATION APPROACH

- | | |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>2 Identify how land cover at the project's area of impact was determined for the purpose of completing this form.</p> | <p><input type="checkbox"/> Preliminary Land Cover and Covered Species Habitat Assessment (i.e., GeoMapper and Aerial Photography)</p> <p><input type="checkbox"/> Member agency land use planner name: _____
 <i>(For sites that are entirely on land defined as "urban or built up" as defined in Table 2-1 of the Permitting Guide.)</i></p> <p><input type="checkbox"/> Qualified biologist site visit name: _____</p> <p><input type="checkbox"/> Qualified biologist planning level survey
 (Attach survey when submitting Form)</p> |
| <p>2 Identify how potentially applicable AMMs were determined for the purpose of completing this form.</p> | <p><input type="checkbox"/> Preliminary Land Cover and Covered Species Habitat Assessment (i.e., GeoMapper and Aerial Photography)</p> <p><input type="checkbox"/> Based on current understanding of the project site and using definitions in Table 2-2 and distances identified in Table 2-3 of the Permitting Guide to identify AMMs that may apply</p> <p><input type="checkbox"/> Qualified biologist planning level survey
 (Attach survey when submitting Form)</p> |

BOX C: NATURAL COMMUNITY AND LAND COVER IMPACTS AND MITIGATION FEES

Complete *Items 1-26* below, referring to the *Permitting Guide* for calculation methods;

- Acreages must include buffer areas associated with the project, as described in Chapter 6 of the Permitting Guide.
- Total fee amount per each land cover type will be auto generated after acreage amount, and years for temporary impacts (if applicable), are inserted in the respective table cells
- Temporary Impact Fee Formula = Land Cover Fee x area of temporary effect in acres x (F/50) where F = the number of years in which the activity will occur during the rest of the permit term (until 2068).
- Fees will be updated annually in March.

Land Cover Types	Land Cover Permanently Impacted by Project (in acres)	Land Cover Temporarily Impacted by Project (in acres)	Years of Temporary Impact	Fees (Auto Generated)			Total (Auto Generated)
				Land Cover & Wetland Fee (per acre)	Permanent Impact Fee	Temporary Impact Fee	
1 <input type="checkbox"/> Developed ¹				\$0	\$	\$	\$
2 <input type="checkbox"/> Barren, No Covered Species Habitat				\$0	\$	\$	\$
3 <input type="checkbox"/> Barren, With Covered Species Habitat				\$12,952	\$	\$	\$
4 <input type="checkbox"/> Vegetated Corridor with Giant Garter Snake Habitat				\$12,952	\$	\$	\$
5 <input type="checkbox"/> Grassland (all types)				\$12,952	\$	\$	\$
6 <input type="checkbox"/> Serpentine (all types)				\$12,952	\$	\$	\$
7 <input type="checkbox"/> Chamise (all types)				\$12,952	\$	\$	\$
8 <input type="checkbox"/> Mixed Chaparral				\$12,952	\$	\$	\$
9 <input type="checkbox"/> Oak-Foothill Pine (all types)				\$12,952	\$	\$	\$
10 <input type="checkbox"/> Blue Oak Woodland				\$12,952	\$	\$	\$
11 <input type="checkbox"/> Closed-Cone Pine-Cypress (all types)				\$12,952	\$	\$	\$
12 <input type="checkbox"/> Montane Hardwood (all types)				\$12,952	\$	\$	\$
13 <input type="checkbox"/> Valley Oak Woodland				\$12,952	\$	\$	\$
14 <input type="checkbox"/> Alkali Prairie				\$12,952	\$	\$	\$
15 <input type="checkbox"/> Vernal Pool Complex				\$12,952	\$	\$	\$
16 <input type="checkbox"/> Fresh Emergent Wetland (all types)				\$84,603	\$	\$	\$
17 <input type="checkbox"/> Valley Foothill Riparian				\$92,305	\$	\$	\$
18 <input type="checkbox"/> Lacustrine and Riverine				\$70,416	\$	\$	\$

BOX C: NATURAL COMMUNITY AND LAND COVER IMPACTS AND MITIGATION FEES

Complete *Items 1-26* below, referring to the *Permitting Guide* for calculation methods;

- Acreages must include buffer areas associated with the project, as described in Chapter 6 of the Permitting Guide.
- Total fee amount per each land cover type will be auto generated after acreage amount, and years for temporary impacts (if applicable), are inserted in the respective table cells
- Temporary Impact Fee Formula = Land Cover Fee x area of temporary effect in acres x (F/50) where F = the number of years in which the activity will occur during the rest of the permit term (until 2068).
- Fees will be updated annually in March.

Land Cover Types	Land Cover Permanently Impacted by Project (in acres)	Land Cover Temporarily Impacted by Project (in acres)	Years of Temporary Impact	Fees (Auto Generated)			Total (Auto Generated)
				Land Cover & Wetland Fee (per acre)	Permanent Impact Fee	Temporary Impact Fee	
19 <input type="checkbox"/> Cultivated Land (Rice/ Row Crops/Pasture)				\$12,952	\$	\$	\$
20 <input type="checkbox"/> Citrus/Subtropical				\$12,952	\$	\$	\$
21 <input type="checkbox"/> Deciduous Fruits/Nuts				\$12,952	\$	\$	\$
22 <input type="checkbox"/> Vineyards				\$12,952	\$	\$	\$
23 <input type="checkbox"/> Turf Farm				\$12,952	\$	\$	\$
24 <input type="checkbox"/> Flowers/Nursery/ Tree Farms				\$12,952	\$	\$	\$
25 <input type="checkbox"/> Semiag/Incidental to Agriculture				\$12,952	\$	\$	\$
26 <input type="checkbox"/> Eucalyptus				\$12,952	\$	\$	\$
27	ESTIMATED TOTAL LAND COVER IMPACTS AND MITIGATION FEES					\$	
	(This is just an estimate. Fee payment is not due until the application (Form 3) is submitted.)						

¹ Exception - land cover fees may be applicable if covered species habitat is present, as defined in Table 2-2 of the Permitting Guide.

28 In lieu of payment of a portion of land cover and/or wetland fee an applicant may convey a land owned by the applicant (either part of the development site or separate from the development site) or credits from a Conservancy-approved mitigation receiving site. Land proposed in lieu of fee payment must meet the Conservancy’s reserve system requirements and is subject to Conservancy and wildlife agency approval. Please refer to the Permitting Guide for more information.

Does the applicant intend to request the use of land in-lieu of paying a portion of the land cover and/or wetland fee?

- Yes.** Contact the Yolo Habitat Conservancy immediately to discuss your options for providing land or purchasing credits in lieu of fee payment.
- No.**

BOX D: PRELIMINARY IDENTIFICATION OF APPLICABLE AVOIDANCE AND MINIMIZATION MEASURES

Reminder: This form only provides a guide, not a final determination, of the avoidance and minimization measures applicable to your project/activity.

1 Refer to the Chapter 8 of the Permitting Guide for information about each measure’s requirements and Chapter 7 for how to determine how to determine if measures apply to your project. Check the AMMs that apply to your project.

- AMM 1: *Establish Buffers*
- AMM 2: *Design Developments to Minimize Indirect Effects at Urban-Habitat Interfaces* (this AMM does not apply to new development where it is immediately adjacent to existing developed lands)
- AMM 3: *Confine and Delineate Work Area*
- AMM 4: *Cover Trenches and Holes during Construction and Maintenance*
- AMM 5: *Control Fugitive Dust*
- AMM 6: *Conduct Worker Training*
- AMM 7: *Control Nighttime Lighting of Project Construction Sites*
- AMM 8: *Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas*
- AMM 9: *Establish Buffers around Sensitive Natural Communities*
- AMM 10: *Avoid and Minimize Effects on Wetlands and Waters*
- AMM 11: *Minimize Take and Adverse Effects on Palmate-Bracted Bird’s Beak*
- AMM 12: *Minimize Take and Adverse Effects on Habitat of Valley Elderberry Longhorn Beetle*
- AMM 13: *Minimize Take and Adverse Effects on Habitat of California Tiger Salamander*
- AMM 14: *Minimize Take and Adverse Effects on Habitat of Western Pond Turtle*
- AMM 15: *Minimize Take and Adverse Effects on Habitat of Giant Garter Snake*
- AMM 16: *Minimize Take and Adverse Effects on Habitat of Swainson’s Hawk and White-Tailed Kite*
- AMM 17: *Minimize Take and Adverse Effects on Habitat of Western Yellow-Billed Cuckoo*
- AMM 18: *Minimize Take and Adverse Effects on Western Burrowing Owl*
- AMM 19: *Minimize Take and Adverse Effects on Least Bell’s Vireo*
- AMM 20: *Minimize Take and Adverse Effects on Habitat of Bank Swallow*
- AMM 21: *Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird*

BOX E: SIGNATURES

1 **By checking the box and signing below I understand that the total fees in Box C and AMMs checked in Box D are estimates and subject to change until completion and approval of Form 3.**

2	Property owner name and contact information	Phone		Email	
3	Property owner signature		Date		
4	Agent/consultant name and contact information	Phone		Email	

5	Agent/consultant signature		Date		
Permissions					
6	Local agency and/or the Conservancy may contact the Property Owner directly	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
7	Local agency and/or the Conservancy may contact the Project Agent/Applicant directly	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

FORM SUBMITTAL INSTRUCTIONS AND APPLICATION FEE PAYMENT

1		Submit this form along with Form 1A: Coverage Screening Form for Private Projects as soon as possible in your project’s development process to the contact below.
2	Application Fee Payment This amount will be credited to the applicant as an advanced payment of a portion of HCP/NCCP land cover impact and mitigation fees when submitting a completed application and HCP/NCCP fee payment	<input type="checkbox"/> Check for \$1,981 made out to the Yolo Habitat Conservancy is included in this submittal

LOCAL PLANNING/BUILDING OFFICE CONTACT INFORMATION

<p>Yolo County Stephanie Cormier Charlie Tschudin Planning Division 292 West Beamer Street, Woodland (530) 666-8041 (530) 666-8850</p>	<p>City of West Sacramento David Tilley Community Development Department 1110 West Capitol Ave., 2nd Floor, West Sacramento (916) 617-4645</p>	<p>City of Davis Katherine Hess Community Development & Sustainability 23 Russell Blvd., Suite 2, Davis (530) 757-5610 ext. 5652</p>	<p>City of Woodland Cindy Norris Planning Division 300 First Street, Woodland (530) 661-5911</p>	<p>City of Winters Dagoberto Fierros Community Development Department 318 First Street, Winters (530) 794-6760</p>
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YOLO HABITAT CONSERVANCY CONTACT INFORMATION

Website: www.yolohabitatconservancy.org
 Address: 611 North Street Woodland, CA 95695
 Phone: 530-723-5504
 Email: info@yolohabitatconservancy.org

FOR STAFF USE ONLY

Project Planner	
Phone Number	
Email	Date