



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8728
www.yolocounty.org

M_E_M_O_R_A_N_D_U_M

TO: Chair Kimball and Members of the Planning Commission
FROM: Stephanie Berg, Associate Planner
DATE: April 9, 2009
RE: AGENDA ITEM 7.2 – Revision to Condition of Approval #8.

The condition addressing agriculturally related activities has been amended as follows (shown in underline and ~~strikethrough~~):

Onsite farm product sales, farm tours, and spinning and weaving classes shall be by appointment only. Classes shall be limited to ~~three~~ two days per week, up to ~~four~~ six weeks per year, and may include up to ten participants at any given class. Annual events are open to the public and shall not exceed 100 participants at any given time. Up to three events may be held per year.



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PLANNING COMMISSION STAFF REPORT

April 9, 2009

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| FILE #2009-007: A Use Permit to construct a third residence on an A-1 zoned parcel and to conduct commercial agri-tourism activities; and a Variance to construct the third residence more than 250 feet from the primary residence. (Attachment A). | |
| APPLICANT/OWNER: Patricia Meade and Jonathan Robbins 19190 County Road 87B Esparto, CA 95627 | |
| LOCATION: 19190 County Road 87B, approximately two miles south of Esparto (APN: 050-010-20) (Attachment B). GENERAL PLAN: Agriculture ZONING: Agricultural General (A-1) | SUPERVISOR DISTRICT: 5 (Chamberlain) SOILS: Yolo silt loam (Class I) and Tehama loam, 0 to 2 percent slopes (Class II) FLOOD ZONE: A (area within 100-year floodplain) and C (area outside the 100-year floodplain) FIRE SEVERITY ZONE: None |
| ENVIRONMENTAL DETERMINATION: Categorical Exemption | |
| REPORT PREPARED BY:  Stephanie Berg, Associate Planner | REVIEWED BY:  David Morrison, Assistant Director |

RECOMMENDED ACTIONS

That the Planning Commission take the following actions:

1. **HOLD** a public hearing on the project and receive comments;
2. **DETERMINE** that a Categorical Exemption (**Attachment C**) is the appropriate level of environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines;
3. **ADOPT** the recommended Findings and grant a Use Permit and Variance (**Attachment D**); and
4. **APPROVE** the Conditions of Approval (**Attachment E**).

REASONS FOR RECOMMENDED ACTIONS

The proposed project would allow the property owners to continue to live on their property in a new home, following their retirement, without having to develop their adjacent parcel, which is used entirely for agricultural purposes. The property has an existing developed footprint, consisting of a primary home and a small caretaker home, within which the applicants propose to build their retirement home. The main residence would continue to serve the primary farm operators, and the guest house would continue to provide farm worker housing. In addition, the project proposes to enhance agri-tourism opportunities in the area by offering farm-related activities that allow for a hands-on ranch experience.

BACKGROUND

The property owners have lived on the property for more than 20 years, and currently operate West Valley Alpacas under a business license with the county. The property is approximately 30 acres, and irregular in shape. The applicants also own the adjacent approximately 20-acre parcel (APN: 050-010-15), which is entirely agricultural with no developed home site. Current agricultural operations include row crops, navel oranges, honey bees for honey and pollination, and alpacas raised for fiber.

The project proposes the construction of a third residence and operation of farm-related activities that will provide agri-tourism opportunities. The applicants propose to build a 1,000± square foot, one-story straw bale house that incorporates passive solar design and a grid-tied solar PV system, earthen floors, a metal roof with rainwater catchment, and native landscaping. The proposed home site was selected because it would have no adverse effect on current and future agricultural operations, is currently the least used area, and offers the best location for natural ventilation, cooling, and passive and active solar heating opportunities.

Proposed farm-related activities would include sale of farm grown products, i.e., honey, navel oranges, and Alpaca fiber products; educational farm tours; spinning and weaving classes; hosting annual events and holiday sales; shearing days, etc. No employees are proposed as part of this application.

STAFF ANALYSIS

Placing a third home on agriculturally zoned property requires the issuance of a Minor Use Permit, a discretionary approval process that allows planning staff and other county agencies to place conditions upon the proposal so that the creation of an additional home site does not have an adverse impact on surrounding agricultural production. In this particular case, creation of a third home site will allow the property owners to remain on the property without disturbing surrounding agricultural operations. The applicants own an adjacent parcel with no developed home site, but prefer not to remove active farmland. Instead, they propose to construct a new home within the existing footprint of the already developed portion of the homestead parcel.

Yolo County General Plan policies limit residential uses on agriculturally zoned properties to dwellings for the preservation of the family farm, for farm employees, and those persons who own the family farm. Although A-1 (Agricultural General) zoning allows up to two single-family dwellings by-right, discretionary approval for the proposed third home is consistent with Policy LU 17 (Residential Uses/Agricultural Lands) in that it is intended to be used by the property owners, is located within an existing developed footprint that minimizes conversion of active farmland, and will be implemented by a Conditional Use Permit.

In addition to the third home, the applicants propose to enhance their agri-tourism industry with West Valley Alpacas to offer a hands-on ranch experience, by offering spinning and weaving classes, farm tours, an annual open house, shearing classes, and holiday sales. West Valley Alpacas also operates an on-line "ranch store" for retail of their Alpaca fiber and yarn products. Under the proposed Use Permit, the applicants would also operate onsite sales of their navel oranges, honey, and Alpaca fiber products. All classes, tours, and onsite sales would take place outdoors and by appointment only. Annual events, which would occur approximately twice per year, are open to the public. Bi-monthly classes would consist of up to ten participants. Annual events would not exceed 100 people in attendance at any one time. Parking for farm-related activities and events would take place adjacent to the property's existing barns. The property is accessed off County Road 87B. A paved driveway at the entrance to the property will be required for the construction of a third home, as well as to support agri-tourism-related activities.

The project will require a Variance to site the third residence in excess of the 250-foot clustering requirement for agriculturally-zoned parcels. The proposed home is approximately 340 feet away from the primary home, and 160 feet away from the caretaker home. Location of the home was primarily chosen to take advantage of the property's natural ventilation, cooling, and solar heating capacities, as well as to minimize adverse effects to current and future agricultural operations. Locations within the 250-foot radius of the primary home site include active farmland, driveway access, orange orchards, a utility pole, barns, and Cottonwood Slough. The proposed residence is sited approximately 80 feet from the south bank of Cottonwood Slough and approximately 170 feet away from the east bank of the Winters Canal. The Yolo County Flood Control and Water Conservation District has requested a 50-foot setback from the centerline of waterways.

The applicants are committed to the preservation of their agricultural property, and practice sustainable agricultural methods and building techniques, which are supported by the county's vision for a sustainable future, as illustrated in policies proposed in the General Plan Update. The property owners have stated they intend for the agricultural operations currently existing on the property to continue. The main farm house will support the preservation of farming activity; the caretaker dwelling will continue to provide employee housing; and the new home site will house the property owners in their retirement. Staff is in favor of recommending approval of this project in accordance with the findings made below (**Attachment D**).

AGENCY RESPONSES

A Request for Comments was prepared and circulated for the proposed project from March 5, 2009 to March 20, 2009. The project was also reviewed by the Yolo County Development Review Committee (DRC) on March 18, 2009. The Esparto Citizens Advisory Committee voted to recommend approval of the project with a 5 to 2 vote at their March 17, 2009 meeting. Comments received during the review period have been incorporated into the project as appropriate, and are summarized in the table below.

Agency Response Comments:

| Date | Agency | Comments | Response |
|----------------|--------------------------|--|---|
| March 10, 2009 | Yolo County Farm Bureau | Expressed concern about the authority to build a third home. | The Use Permit process allows for a discretionary review of the proposal. |
| March 23, 2009 | Yolo County Public Works | The applicant shall apply for a county encroachment permit for work within the | Addressed in the Conditions of |

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| | | <p>county right-of-way. A paved driveway approach is required for the applicant's northern access connection to County Road 87B per county standards.</p> <p>If one acre or greater are is to be disturbed for the entire project, the developer shall obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Central Valley Regional Water Quality control Board (CVRWQCB) for controlling construction activities that may adversely affect water quality.</p> <p>If one acre or greater area is to be disturbed, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls. The Public Works Division shall review and accept the SWPPP prior to issuance of a grading permit.</p> | Approval. |
| March 24, 2009 | Yolo County Joint Powers Agency (Habitat Mitigation Program) | As long as the new construction falls within the limits of the existing developed envelope, no mitigation fees apply. | N/A |
| March 24, 2009 | Esparto Fire District | All applicable building and fire codes shall apply. | Addressed in the Conditions of Approval. |
| March 24, 2009 | Yolo County Environmental Health | <p>If water is available to the visiting public, a water supply permit may be required. A permit as a public water supply is required when a system serves water to at least 25 people, at least 5 days of the year. Water for the new home must meet bacteriological standards and be tested for nitrates. Should an existing well not meet standards for construction or water quality, a new well source may be required.</p> <p>A permit is required for installation of an onsite sewage disposal system. An approvable site plan for the septic system should be submitted during plan development and prior to submitting for the building permit. Projects cannot proceed without an approved and adequate sewage disposal plan.</p> <p>Plans for construction of a farm stand must</p> | <p>Addressed in the Conditions of Approval.</p> <p>Site plan pre-approved on February 19, 2009 by David Limburg (FA11979)</p> <p>Addressed in the</p> |

| | | | |
|----------------|---|--|--|
| | | be reviewed and approved prior to issuance of a building permit. An annually renewable Health Permit is required. The types of food and beverages are regulated by State Retail Food Laws. Questions should be directed to April Meneghetti, R.E.H.S. at (530) 666-8646. | Conditions of Approval. |
| March 25, 2009 | Yolo County Flood Control and Water Conservation District | The proposed home site meets the District's setback requirements of 50 feet from centerline of slough or waterway. | Proposed residence is 80 feet away from the south bank of the Cottonwood Slough. |

APPEALS

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board of Supervisors within **fifteen days** from the date of the action. A written notice of appeal specifying the grounds for appeal, and an appeal fee immediately payable to the Clerk of the Board of Supervisors must be submitted at the time of filing. The Board of Supervisors may sustain, modify, or overrule this decision.

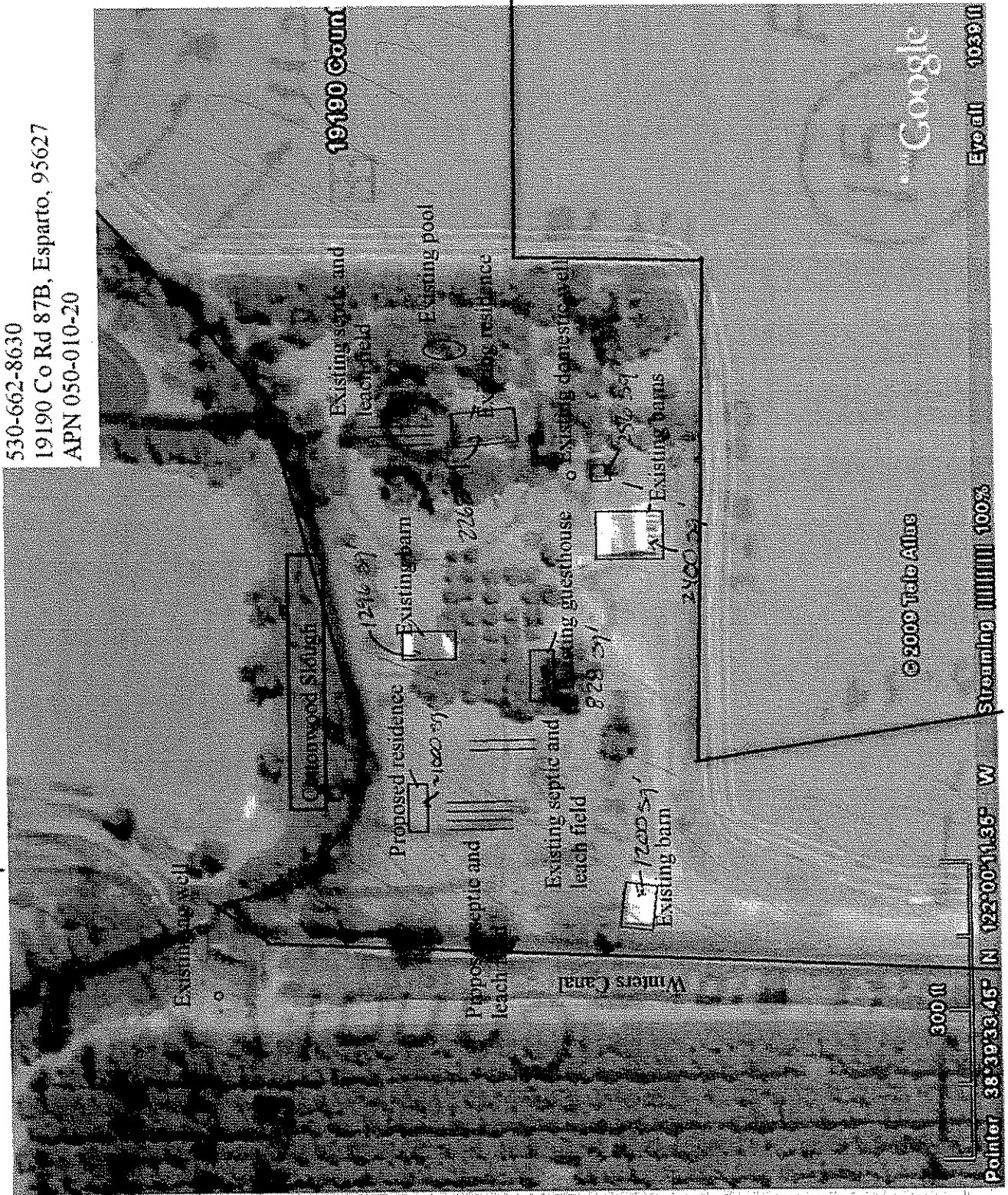
ATTACHMENTS:

- Attachment A - Site Plan
- Attachment B - Location Map
- Attachment C – Categorical Exemption
- Attachment D - Findings
- Attachment E – Conditions of Approval

Proposed straw bale residence
 Owners: Jonathan Robbins & Patricia Meade
 530-662-8630
 19190 Co Rd 87B, Esparto, 95627
 APN 050-010-20

N ↑

1" = 150'



ATTACHMENT A

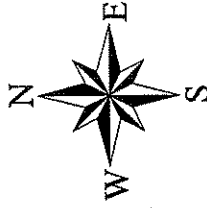
ZF #2009-007

Yolo County

Planning and

Public Works

Meade Use Permit



Scale 1 in = 3000.0 ft



Printed 4/2/2009



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ATTACHMENT B

COUNTY RECORDER
Filing Requested by:

Yolo County Planning and Public Works

Name

292 West Beamer Street

Address

Woodland, CA 95695

City, State, Zip

Attention: Stephanie Berg

Notice of Exemption



To: Yolo County Clerk
625 Court Street
Woodland, CA 95695

Project Title: ZF# 2009-007 (Use Permit and Variance)

Patricia Meade and Jonathan Robbins
19190 County Road 87B
Esparto, CA 95627

Project Location: Property is located approximately two miles south of Esparto at 19190 County Road 87B APN: 050-010-20

Project Description: Use Permit for the construction of a third residence on an A-1 (Agricultural General) zoned parcel, and to allow the public to participate in farm-related activities to enhance agri-tourism opportunities in the area. A Variance to exceed the clustering requirement for placing ancillary dwellings within 250 feet of the primary dwelling in agriculturally zoned areas.

Exempt Status:

Categorical Exemptions: New Construction "15303" Class 3; Minor Alterations to Land "15304" Class 4; and Minor Alterations in Land Use Limitations "15305" Class 5

Reasons why project is exempt:

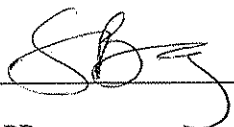
§ 15303, Class 3, consists of construction and location of limited numbers of new, small structures such as one single-family residence.

§ 15304, Class 4, consists of minor temporary use of land having negligible or no permanent effects on the environment.

§ 15305, Class 5, consists of minor alterations in land use limitations in areas with an average slope of 20%, which do not result in any changes in land use or density including (a) Minor lot line adjustments, side yard, and *set back variances* not resulting in the creation of any new parcels.

Lead Agency Contact Person: Stephanie Berg, Associate Planner

Telephone Number: (530) 666-8850

Signature (Public Agency):  _____ Date:

Date received for filing at OPR:

ATTACHMENT C

**FINDINGS FOR ZONE FILE #2009-007
MEADE USE PERMIT**

(A summary of evidence to support each FINDING is shown in Italics.)

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2009-007, the Yolo County Planning Commission finds the following:

California Environmental Quality Act (CEQA) and Guidelines

1. That the Categorical Exemption prepared for the project is the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

The categorical exemption prepared for the project, pursuant to Sections 15303, 15304, and 15305 of the CEQA Guidelines, is based on pertinent information in the public record and comments received. The project consists of new construction of one single-family residence in a rural setting; minor temporary use of the land for annual events, with no permanent effect on the environment; and a minor alteration in land use limitations, which does not result in any change in land use or density.

Zoning (County Code Section 8-2.2801 and 8-2.2804)

2. That the purpose of a use permit shall be to allow the proper integration into the community of uses which may be suitable only in specific locations in a zone or only if such uses are designed or laid out on the site in a particular manner. The following general conditions shall be fulfilled:

- (a) The requested use is listed as a conditional use in the zone regulations or elsewhere in the code;

Placement of a third home on an agriculturally zoned parcel specifically requires a discretionary review and approval process in order to determine the proposal's consistency with the property's zoning and surrounding operations. The 30-acre parcel is zoned A-1 (Agricultural General), is currently in agricultural production, and surrounded by active farmland. The proposed home site is located within an existing portion of the parcel's developed footprint. It would not require the removal of any productive farmland nor would it have an adverse effect on agricultural production. Similarly, the proposed agri-tourism activities take place within the existing developed footprint, which includes the barnyard area where the alpacas graze. All farm-related activities take place outdoors and by appointment only. No further disruption of productive agricultural land is required for farm-related activities.

- (b) The requested use is essential or desirable to the public comfort and convenience;

The proposed home will allow the property owners to remain on the property after they retire. The main house and small caretaker house will continue to be used for the property's agricultural operations. Additionally, the promotion of local agri-tourism is an increasing community desire that benefits not only the property owner, but contributes to county revenues, and provides local and educational opportunities for county residents to participate in agriculturally-related activities.

- (c) The requested use will not impair the integrity or character of the neighborhood nor be detrimental to the public health, safety, or general welfare;

Conditions of approval for the proposed use will ensure the project does not result in detrimental impacts to the surrounding agricultural activity. Placing a 1,000-square foot

residential home within a developed portion of the parcel will not impair the surrounding vicinity's character, but is in keeping with the property owners' commitment to employ agricultural and building practices that are sustainable. Furthermore, providing a hands-on ranch experience for the community ensures that the agricultural integrity of the property is preserved.

- (d) The requested use will be in conformity with the General Plan;

Land use policies in the General Plan support the provision of farm dwellings and agri-tourism opportunities. LU 15 allows commercial and industrial uses that are directly related to and incidental to the agricultural operation conducted on the land. LU 17 limits residential uses to dwellings used for preservation of the family farm, farm employees, and those persons who own the farm land.

- (e) Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided;

The property is currently served by PG&E, an access driveway, onsite septic systems, etc. The project's Conditions of Approval will ensure the project is not implemented without the necessary, adequate facilities.

- (f) The requested use will serve and support production of agriculture, the agricultural industry, animal husbandry or medicine; or is agriculturally related, and not appropriate for location within a city or town; and the requested use, if proposed on prime soils, cannot be reasonably located on lands containing non-prime soils.

Current agricultural uses on the property include row crops, navel oranges, honey bees for honey and pollination, alpacas raised for fiber, and wildlife habitat. All agricultural uses will remain the same. The proposed agri-tourism opportunities will enhance the agricultural industry in the area and serve to preserve the agricultural activity on the property. Placing a third home on the parcel will allow the owners to continue to live on the property after their retirement, while ensuring that the primary home is maintained for the preservation of the farm and the caretaker home continues to serve farm worker housing.

Zoning (County Code Section 8-2.2904)

3. That the Commission shall grant a variance only when, in accordance with the provisions of Sections 65900 through 65905 of Article 3 of Chapter 4 of Title 7 of the government Code of the State, all of the following circumstances are found to apply:

- (a) That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The 250-foot clustering requirement is intended to protect active farmland from being disturbed due to the construction of additional home sites. In this case, the property's developed footprint has already been disturbed and no additional agricultural activity will be adversely affected from construction of a new home site. The proposed site is 160 feet away from an existing caretaker dwelling and 350 feet away from the main farm house. Areas within the 250-foot radius include Cottonwood Slough, productive farmland, i.e., row crops, existing barns and driveway access, orange orchards, and utility poles.

- (b) That, because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions

of this chapter is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classification; and

The 30-acre parcel, which is primarily in agricultural production, is bounded by Cottonwood Slough to the north, and by Winters Canal to the west. The property also contains a native hedgerow and wildlife habitat barrier on the eastern edge of the parcel's developed footprint that serves as a windbreak. These areas define the property's home sites, orchards, and barnyard areas, and separate them from the more intensive agricultural activities, i.e., row crops. The selected site for the third home was chosen due to its optimal location for natural ventilation, cooling, and passive and active solar heating capacities. It is also the least used area and will have the least adverse effect on current or future agricultural activities.

- (c) That the granting of such variance will be in harmony with the general purpose and intent of this chapter and will be in conformity with the Master Plan.

The general purpose of the A-1 (Agricultural General) zoning district is to provide uses on lands best suited for agriculture. A-1 zoning implements the policies in the General Plan that support an agricultural land use designation, in that it prevents the premature encroachment of nonagricultural uses. Consistent with this land use designation are uses that are considered appropriate, which include growing and harvesting field crops; growing and harvesting fruit and nut trees; wildlife preserves; animal raising operations; uses related to natural resources; and residential uses, generally limited to housing for farm owners, family members, and farm laborers. The applicant's new home site selection is in keeping with the spirit of the General Plan in that it attempts to preserve areas currently farmed so that agricultural productivity is not substantially affected, and limits the residential footprint to an existing developed area.

**CONDITIONS OF APPROVAL
USE PERMIT MEADE
Zone File # 2009-007**

ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL:

PLANNING DIVISION – PPW (530) 666-8850

1. The project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2009-007. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval as contained herein.
2. The project is as described and summarized in the Yolo County Planning Commission staff report, as modified by the adopted Conditions of Approval, which includes construction of a third single-family dwelling, and provision of onsite farm-related activities, such as sale of farm grown products; educational farm tours; spinning, weaving, and shearing classes; and annual events. A building permit shall be required for the construction of a new single-family residence. Any subsequent substantive changes in the project description may require an amendment to this Use Permit, with approval by the Zoning Administrator or Planning Commission, at the discretion of the Planning and Public Works Director.
3. The approved variance shall apply only for placing a third dwelling approximately 360 feet away from the primary dwelling, for the purpose of providing a retirement home for the property owners. The variance shall be valid for 24 months, unless an extension is requested in writing by the property owner, and subject to revocation and/or expiration as per County Code Section 8-2.2906.
4. This Use Permit (ZF #2009-007) shall commence within two years from the date of the Planning Commission's approval or said permit shall be null and void. The Planning Commission may grant an extension of time, not to exceed one year.
5. Failure to comply with the Conditions of Approval as approved by the Planning Commission may result in: (1) non-issuance of future building permits; (2) legal enforcement action; and/or (3) revocation of the Use Permit.
6. The applicant shall ascertain and comply with the requirements of all federal, state, county and local agencies as applicable to the proposed use and the project area. These include, but are not limited to: Yolo-Solano Air Quality Management District (YSAQMD), Yolo County Environmental Health, Yolo County Planning and Public Works, and the Esparto Fire District.
7. A \$50 recording fee will be required and payable by the project applicant upon filing of the Notice of Exemption by the lead agency, within five working days of approval of this project by the Planning Commission.
8. Onsite farm product sales, farm tours, and spinning and weaving classes shall be by appointment only. Classes shall be limited to three days per week, up to four weeks per year, and may include up to ten participants at any given class. Annual events are open to the public and shall not exceed 100 participants at any given time. Up to three events may be held per year.
9. Parking shall be as designated in the areas adjacent to the barns with access from the driveway.

ENVIRONMENTAL HEALTH DIVISION – HEALTH DEPARTMENT (530) 666-8646

10. If water is available to the visiting public, a water supply permit may be required. A permit as a public water supply is required when a system serves water to at least 25 people, at least 60 days of the year.
11. Water for the new proposed home must meet bacteriological standards and be tested for nitrates. Should an existing well not meet standards for construction or water quality, a new well source may be required.
12. A permit is required for installation of an onsite sewage disposal system.
13. An annually renewable health permit may be required for the onsite sale of farm products, as regulated by State Retail Food Laws.
14. No live animals shall be kept or allowed within 20 feet of any area where food is stored or held for sale.

BUILDING DIVISION – PPW (530) 666-8775

15. The applicant shall obtain all necessary approvals from the Planning and Public Works Department prior to the establishment of a third home site. All Building Permit plans shall be submitted to the Planning and Public Works Department for review and approval in accordance with county building standards prior to the commencement of any construction.

ESPARTO FIRE DISTRICT (530) 787-3300

16. The applicant shall comply with all necessary regulations including but not limited to the Uniform Building Code, Uniform Fire Code, and local fire department standards.

COUNTY COUNSEL (530) 666-8172

17. In accordance with Yolo County Code Section 8-2.2415, the applicants, owners, their successors or assignees shall agree to indemnify, defend and hold harmless the county or its agents, officers and employees from any claim, action or proceeding (including damage, attorney fees, and court cost awards) against the county or its agents, officers, or employees to attack, set aside, void, or annul an approval of the county advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. The county shall promptly notify the applicant of any claim, action or proceeding and that the county cooperates fully in the defense. If the county fails to promptly notify the applicant of any claim, action or proceeding, or if the county fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the county harmless as to that action. The county may require that the applicant post a bond in an amount reasonably determined to be sufficient to satisfy the above indemnification and defense obligation.

PRIOR TO LAND DISTURBANCE OR ISSUANCE OF GRADING PERMITS AND BUILDING PERMITS:

BUILDING DIVISION – PPW (530) 666-8775

18. A grading permit shall be required prior to any soil disturbance activity on the site. Grading plans shall be submitted to the Building Division for review and approval. Unless otherwise authorized

by the Planning and Public Works Director, grading, excavation, and trenching activities shall be completed prior to November 1st of each year to prevent erosion.

19. If required, the applicant shall submit a soils report, prepared by a registered civil engineer, which shall identify the nature and distribution of existing soils; conclusions and recommendations for grading procedures; soil design criteria for structures and embankments required to accomplish the proposed grading; and where necessary, slope stability studies, and recommendations and conclusions regarding site geology.
20. The applicant shall pay all appropriate fees prior to the issuance of Building Permits, including but not limited to Esparto Fire District fees, Esparto Joint Unified School District fees, and County facility fees.
21. Prior to the issuance of any Building Permit, all necessary permits as required by Federal, State, and local agencies and districts shall be provided to the Planning and Public Works Department.

ENVIRONMENTAL HEALTH DIVISION – HEALTH DEPARTMENT (530) 666-8646

22. An approvable septic system site plan shall be required prior to issuance of a grading permit.

PUBLIC WORKS DIVISION – PPW (530) 666-8811

23. The applicant shall apply for a county encroachment permit for work within the county right-of-way. A paved driveway approach is required for the applicant's northern access connection to County Road 87B per county standards.
24. If one acre or greater area is to be disturbed for the entire project, a National Pollutant Discharge Elimination System (NPDES) permit from the Central Valley Regional Water Quality Control Board (CVRWQCB) shall be obtained for controlling construction activities that may adversely affect water quality.
25. If one acre or greater area is to be disturbed, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls. The Public Works Division shall review and accept the SWPPP prior to issuance of a grading permit.

PRIOR TO THE COMMENCEMENT OF OPERATIONS:

PLANNING DIVISION – PPW (530) 666-8775

26. The applicant shall maintain a Business License from the Planning and Public Works Department.