

PLACER COUNTY PLANNING SERVICES DIVISION

AUBURN OFFICE 3091 County Center Dr, Auburn, CA 95603 530-745-3000 / FAX 530-745-3080

E-mail: planning@placer.ca.gov

Website: www.placer.ca.gov/Departments/CommunityDevelopment/Planning.aspx

TAHOE OFFICE 775 North Lake Blvd., Tahoe City, CA 96146 PO Box 1909, Tahoe City, CA 96145 530-581-6280 / FAX 530-581-6282

ADDITIONAL BUILDING SITE APPLICATION

	Filing Fee:	Receipt	#:	File #: <i>A</i>	1	
TO BE COMPLETED BY THE APPLICANT						
1.	Property Owner					
	Mailing Address					
	Telephone	Fax		E-Ma	il	
2.	Applicant					
	Mailing Address					
	Telephone	Fax		E-Ma	il	
3.	Size of Property (acreage or square footage)					
4.	Assessor's Parcel Number(s)					
5.	Project Location					
	(Be s	pecific: cross streets,	distance and	direction from near	est intersection, etc.)	
6.	Date property purchased by present owner:					
7.	Book and page of deed:					
8.	Size of proposed building sites:					
9.	Building Site A:	sq. ft.	or		acres	
10.	Building Site B:	sq. ft.	or		acres	
with app will	reby acknowledge that I have real County ordinances and Statication for a subdivision under require the recording of a parcelying herewith will not result in	te law regulating pro the Subdivision Map I map or waiver of p	pperty divisio Act and that arcel map. C	n and building site the sale, lease, fina construction of the	es. I understand that this is no ancing or renting of either dwe additional dwelling for which	ot an lling
Sig	nature of Applicant:			Date: _		-
ent Ga app act	or to the commencement of any gra itlements conferred by Placer Cour me (DFG) to determine whether or olicant should also consult with the ivities pursuant to Section 404 of the knowledgement that this stateme	ity permit approval(s), not a Streambed Alter U.S. Army Corps of Er e Clean Water Act. Th	the applicant s ation Agreeme gineers to dete ne applicant's	hould consult with th nt [§1603, CA Fish & ermine whether or no	e California Department of Fish & Game Code] is required. The of a permit is required for these	i.

FILING INSTRUCTIONS – ADDITIONAL BUILDING SITE

- 1. Complete one Additional Building Site Application, one Initial Project Application and one Exemption Verification form. File these forms along with the current filing fee at the Planning Division.
- 2. Submit 5 (6 if property is in the Tahoe Basin) plot maps to scale. The map shall be prepared by the land owners (or agent) using taped measurements and shall be clearly and legibly drawn on one sheet of paper no larger than 8½" x 11" in size (or **folded** to that size). It shall contain the following information:
 - a. Boundary lines and dimensions of parcel;
 - b. Potential division lines with dimensions of each parcel using dashed lines;
 - c. Existing and proposed structures and their gross floor area in square feet, parking areas with spaces delineated, distance between structures and the distance from property lines;
 - d. The approximate area of the original parcel, in square feet or acres and the minimum area of each new potential parcel;
 - e. Names, locations and widths of all existing traveled ways, including driveways, streets and right-of-ways on or adjacent to the property;
 - f. Approximate locations and widths of all proposed streets, right-of-ways, driveways and/or parking areas;
 - g. Approximate location and dimensions of all existing easements, well, leach lines, seepage pits or other underground structures;
 - h. Approximate location and dimensions of all proposed easements for utilities and drainage.
 - i. Approximate location of all creeks and drainage channels and a general indication of the slope of the land and all trees of significant size;
 - j. Accurately plot, label and show existing locations of the base and driplines of all protected trees (Native trees 6" dbh or greater or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e.: proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 12 (Tree Ordinance). NOTE: A tree survey prepared by and I.S.A. certified arborist may be required. Verify with the Planning Division prior to submittal of this application;
 - k. Site Plan, showing all existing and proposed grading;
 - 1. North arrow and scale of drawing;
 - m. Vicinity map, which shows the location of the subject property in relation to existing County roads and adjacent properties, sufficient to identify the property in the field to someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile;
 - n. Assessor's parcel number;
 - o. Name(s) of the project property owner(s) and applicant;
 - p. Site plan shall show building envelopes.

INFORMATION REGARDING ADDITIONAL BUILDING SITES

This application DOES NOT divide property. It is only used to get approval to build two houses on one piece of property.

Under certain conditions, it is possible to have more than one residence on a single piece of property as set forth in Section 17.56.230 "Single-Family Dwellings, Additional Building Site" of the Placer County Zoning Ordinance subject to the following:

- 1. The parcel contains at least twice the minimum net lot area required by the applicable zone.
- 2. The existing dwelling is in a location such that after construction of a second dwelling, the property could be divided with each new parcel meeting the requirements of the Zoning Ordinance.
- 3. The property meets Environmental Health and Public Works requirements for the construction of two dwellings on one piece of property.
- 4. A portion of the property cannot be encumbered for financing without County approval of a Minor Land Division. The second house must either be built for cash or the entire property used as security to finance its construction.
- 5. The new dwelling cannot be rented. Deed restrictions which the County is party to must be recorded acknowledging this limitation. Prior to renting, a land division must be completed to divide the property into two parcels. This additional building site application is not intended to create new rental units within the County.
- 6. Pursuant to Board of Supervisors and Planning Commission policy, the proposed parcels cannot exceed a 4:1 length to width ratio nor be divided by a tax district boundary line.

Appeals – An appeal must be filed within 10 calendar days of the decision that is the subject of the appeal. An appeal application shall be submitted, along with the current filing fee, to the Planning Division. The appeal shall include any explanatory materials the appellant may wish to furnish. The Board of Supervisors will be the hearing body that will consider the appeal.