



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

MARCH 10, 2011

FILE #2010-048: Request for a Use Permit to expand operations at the Taber Ranch Event Center. In addition to existing operations, the project proposes to include tastings, sales, and activities associated with winery operations and olive oil production, as well as the display and sales of agricultural products grown on the Taber Ranch property (Attachment A).

APPLICANT/OWNER: Martin & Dawn Armstrong
3200 Magpie Street
Davis, CA 95616

LOCATION: 20943 Tabers Corner, west of Capay, and accessed off CR 81 (APN: 048-100-15) (Attachment B).

GENERAL PLAN: Agriculture (AG)

ZONING: Agricultural Preserve (A-P)

FIRE SEVERITY ZONE: Moderate

SUPERVISORIAL DISTRICT: 5

(Supervisor Chamberlain)

FLOOD ZONE: A (area within the 100-year flood plain) and X (area outside the 100-year and 500-year flood plains)

SOILS: Yolo silt loam (Ya) (Class I); Brentwood silty clay loam (BrA), 0 to 2 percent slopes (Class I); Marvin silty clay loam (Mf) (Class II); Balcom-Dibble complex (BdF2), 30 to 50 percent slopes, eroded (Class VI); Balcom silty clay loam (BaE2), 15 to 30 percent slopes, eroded (Class VI); Clear Lake Clay (Ck) (Class II); Sehor-Balcom complex (SmE2), 15 to 30 percent slopes, eroded (Class IV); and Tehama loam (TaA), 0 to 2 percent slopes (Class II)

ENVIRONMENTAL DETERMINATION: Negative Declaration

REPORT PREPARED BY:


Stephanie Cormier, Senior Planner

REVIEWED BY:


David Morrison, Assistant Director

RECOMMENDED ACTIONS

That the Planning Commission:

1. HOLD a public hearing and receive comments;
2. ADOPT the Initial Study/Negative Declaration prepared for the project in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment C);

AGENDA ITEM 6.1

3. ADOPT the proposed Findings (Attachment D); and
4. APPROVE the Use Permit subject to the Conditions of Approval (Attachment E).

REASONS FOR RECOMMENDED ACTIONS

The proposed project will bring the Taber Ranch Event Center into compliance with the Yolo County Code, and will allow the event center to expand its existing operations to further increase regional agricultural tourism activities. The Taber Ranch Event Center has been in use for approximately four years, which began with private outdoor weddings, and has since grown to host the annual "Taste of Capay" event. Yolo County Code Section 8-2.404.5 requires a Major Use Permit for rural recreational facilities with permanent buildings on A-P (Agricultural Preserve) zoned property. While the property is zoned A-P, the property is not under a Williamson Act contract.

BACKGROUND

The applicant requests a Use Permit to expand operations at the existing Taber Ranch Event Center in order to add tastings, sales, and activities associated with winery operations and olive oil production, as well as the display and sales of agricultural products grown on the Taber Ranch property. The project site was recently the subject of a Lot Line Adjustment that separated the event center from a portion of the greater 500-acre ranch property, which is owned by various Taber family members. The approximately 90-acre project site includes approximately 2.5 acres of vineyards, a 2.5-acre olive orchard, and several outbuildings and outdoor landscaped areas used for both public and private events, including the use of a restored sheep barn and permanent restroom facilities.

Currently, the site is available for weekend activities from April to October, including events such as weddings, family gatherings, barn dances, meetings/conferences, social and business events, garden tours, and other seasonal and fundraising events. Most events accommodate a range of between 60 to 300 people. All events are catered, and a "prep site" is also available for onsite cooking and barbecuing. A parking area is provided for up to 85 vehicles, with overflow parking in adjacent fields.

Current buildings in use on the property include a 2,000-square foot rehabilitated sheep barn used as a "social hall" for hosting events, banquets, and receptions, which holds up to approximately 125 people; a "greeter's shed" for providing shuttle service to the event area; a storage building; a permanent restroom facility; a domestic well; and a covered bocce ball court. In addition to the vineyards and olive orchard, outdoor landscaped areas used during events include a garden patio; a pond side lawn area; a hill top for wedding ceremonies, known as "Wedding Hill;" and a frog pond.

The project proposes to improve the property in order to be open year round, on a daily basis. Proposed site improvements include:

- The addition of a permanent farm office, with a separate tasting room;
- The addition of a farm shop for the display of the ranch's agricultural products;
- The addition of a very small olive oil and wine processing facility, that would produce no more than 1,000 cases per year;
- The display and sales of Christmas trees and lavender grown onsite; and
- An additional onsite reservoir for the planned expansion of the vineyards and olive orchards.

Miscellaneous improvements also include: paving the driveway to reduce dust associated with large events; additional onsite water tanks, if necessary, to increase fire suppression capabilities; and complying with ADA requirements.

STAFF ANALYSIS

The approximately 90-acre project site is part of a larger 500-acre ranch property historically farmed in wheat, barley, sheep, hogs, grapes, and, since 1999, olives. The ranch continues to grow olives, wine grapes, almonds, various grains, lavender, Christmas trees, and a portion is in use as grazing land. As noted above, the 90-acre project site, the subject of this Use Permit, includes the event center with associated outbuildings and outdoor landscape areas, a small vineyard and olive orchard, lavender, and Christmas trees (Attachment A).

The event center is seasonally operated by appointment only, with approximately six weekend events per month, and hosts up to 300 people for large annual events, such as the Taste of Capay. Weekend wedding events typically accommodate from 60 to 125 people per event. The proposed expansion of uses, i.e., construction of a permanent farm office, olive oil and wine tastings, and the seasonal display and sales of agricultural products grown on the premises, would allow the event center to operate year round on a daily basis. However, this increase in use would only be evident if a large tasting event should overlap with a wedding or reception event, both of which would occur in separate areas on the 90-acre project site. Additionally, the common practice of large wedding parties, as well as large tasting parties, chartering their own buses will help alleviate any additional strain on the roadways. Additional vehicle traffic during the weekdays is anticipated to be small.

There are no proposed changes to the existing 2,000-square foot rehabilitated barn, other than the improvements already made, which will require a separate building permit process and applicable accessibility and fire suppression requirements. Likewise, the permanent restroom facility will require building and health permits to ensure the facility meets standard requirements. The applicant is currently working with a local architect to address building submittal requirements. All proposed new structures, such as the future farm shop, permanent farm office and tasting room, and small olive and grape press building will also require building permits prior to construction.

As indicated in the Initial Study/Negative Declaration prepared for the project, no significant environmental impacts are expected to occur from any future construction or increased operation of the proposed project. The site is surrounded by agricultural uses to the north, south, east, and west, with much of the greater 500-acre Taber ranch property adjoining the site. The closest rural home sites are located on the greater ranch property and are approximately 1,300 feet north of the project vicinity. State Route 16, a locally designated scenic highway, lies approximately 1/3 mile north of the project site. The Taber Ranch Event Center cannot be seen from the highway.

Parking

Parking for the project will continue in the existing lot, which currently accommodates 85 vehicles. Additional parking on the adjoining fields is available for large events. The applicant intends to pave the existing drive that circulates the event areas to reduce dust generated by large events. Any future paving activity will be subject to a grading permit and requirements to address overall site drainage and erosion control.

Crop Expansion

In addition to the existing landscaped areas used in conjunction with the event center, the project proposes to increase the 2.5 acres of vineyards to approximately six acres, and the 2.5 acres of olive orchards to approximately 12 acres. Lavender will continue to be grown on the property for seasonal display and sales, and a Christmas tree farm will also be expanded for onsite seasonal sales.

Aesthetics

The site is accessed off State Route 16, a locally designated scenic roadway. Although the project site cannot be seen from SR 16, the property is currently improved with garden, pond, and lawn areas that accentuate the pastoral quality of the site. Any future construction of a permanent farm office, farm shop, and small press will not diminish the aesthetic rural qualities of the surrounding vicinity, since the event center is meant to enhance the rural experience and provide a place for enjoying the scenic views of the Capay Valley.

Wastewater Disposal System and Water Supply

Incorporated into the project's Conditions of Approval are the applicant's responsibilities for working with Yolo County Environmental Health to finalize an approved plan for any new wastewater disposal system designed for the project. Likewise, any water served to the public is required to meet Environmental Health approvals for a potable water source.

Drainage

The project site is currently served by several small ponds, seasonal drainages, and a small reservoir used for irrigation purposes. Project related runoff associated with any future additions and/or improvements proposed at the Taber Ranch Event Center will be subject to grading and building permit requirements for addressing storm water runoff and erosion control.

Fire Suppression

Two existing 5,000-gallon above-ground water tanks currently serve the project site. If necessary, the applicant will provide additional above-ground water storage tanks in order to provide adequate fire suppression capabilities.

As indicated in the Findings (Attachment D), the proposed project is consistent with the Use Permit criteria set forth in the Yolo County Code. The project also supports objectives in the 2030 Countywide General Plan that depend on the regional consumption of locally grown food, and value-added agricultural processing, such as wineries and olive oil presses; the active marketing of Yolo County agricultural products; and tourism that showcases agricultural products and heritage in a manner complimentary to the rural environment. Additionally, the project is consistent with goals and policies in the 2010 Capay Valley Area Plan that support agritourism, the promotion of the distinctive agricultural and recreational character of the region.

SUMMARY OF AGENCY COMMENTS

A Request for Comments was prepared and circulated for the proposed project from November 1, 2010, to November 30, 2010. The Initial Study/Negative Declaration was circulated for public review from January 18, 2011, to February 18, 2011. The project was also reviewed by the Development Review Committee on December 15, 2010, and January 26, 2011. At their meeting on February 2, 2011, the Capay Valley Citizens Advisory Committee voted unanimously to recommend approval of the project. Comments received during the review periods from interested agencies are provided below and have been incorporated into the project as appropriate.

Date	Agency	Comment	Response
Nov. 1, 2010	Yolo County Sheriff's Department	No issues	N/A
Nov. 2, 2010	Yolo County Planning and Public Works, Building Division	<p>Building permits are required for new construction and for changing the use of existing buildings.</p> <p>The property owner will be required to submit "as-built" plans that are prepared by a licensed architect or engineer. The architect or engineer must evaluate all unpermitted structures and provide full details on the structural components of the buildings. The plans must also include code compliant accessible plans indicating all parking, path of travel, etc. The plans must also include all plumbing, mechanical and electrical plans for all structures.</p>	<p>Included in Conditions of Approval.</p> <p>The applicant is currently working with a local licensed architect to meet this requirement.</p>
<p>Nov. 30, 2010</p> <p>Feb. 3, 2011</p>	<p>Department of Transportation (Caltrans), District 3</p> <p>Caltrans</p>	<p>A full traffic analysis is not needed. However, Caltrans needs some traffic information including truck turning templates for CR 80 and CR 81, types of trucks, and number of trucks accessing Taber Ranch.</p> <p>" Per our telephone conversation "truck deliveries" was clarified as "one truck," therefore, truck templates are not necessary at this time. Caltrans also understands that access to the event center will be from CR 81 and more than 500 feet from SR 16.</p>	<p>Clarified with Caltrans that the project proposes 1 truck delivery per month (see below).</p> <p>Vehicle trip generation addressed in the Initial Study/Negative Declaration.</p> <p>Taber Ranch Event Center is accessed off CR 81.</p>
Jan. 21, 2011	Yolo-Solano Air Quality Management District	Please be advised that, depending on the nature of activities occurring on the site as a result of the Use Permit, the project applicant may be required to obtain permit(s) from the District. We encourage the project applicant to contract the District prior to beginning any new activity.	Included in the project's Conditions of Approval.
Jan. 26, 2011	Yolo County Planning and Public Works, Engineering Division	The developer shall apply for a County encroachment permit for any work within the County right-of-way, including County Road 81.	Included in the Conditions of Approval.

Feb. 2, 2011	Yolo County Health Department, Environmental Health	<p>Persons providing food and drinking water to the public must do so under permit issued by YCEH.</p> <p>Prior to issuance of a building permit, a sewage disposal site plan must be approved for the project.</p> <p>Pre-existing wells used for potable water must meet construction and water quality standards of a domestic well. A pre-existing well not meeting construction or water quality standards cannot be approved for domestic uses.</p> <p>Prior to issuance of a building permit to construct, modify, or remodel a food facility, plans must be reviewed and approved by YCEH.</p> <p>Prior to building permit issuance, operations producing non-domestic liquid waste, such as food processing waste, or operations producing over 5,000 gallons per day of domestic waste, must obtain approval from the Regional Water Quality Control Board.</p>	Included in the Conditions of Approval.
Jan. 26, 2011	Yolo County Flood Control and Water Conservation District	Clarified that the project proponent does not have riparian rights. Water is allocated by the District.	See errata for the Initial Study/Negative Declaration.

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 (15) 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 must be submitted at the time of filing. The Board of Supervisors may sustain, modify, or overrule this decision.

ATTACHMENTS

- A: Site Plan
- B: Location Map
- C: Initial Study/Negative Declaration and Errata
- D: Findings
- E: Conditions of Approval



ATTACHMENT A

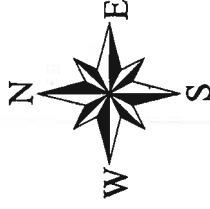
ZF 2010-048

Yolo County

Planning and

Public Works

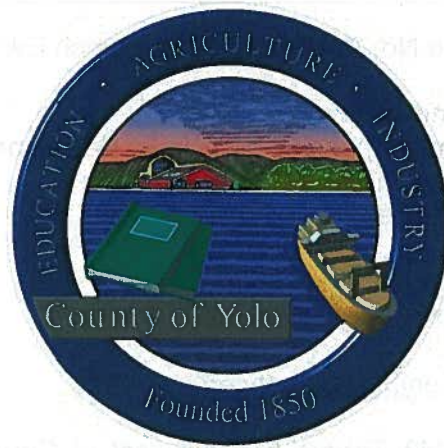
Taber Ranch



Printed 2/28/2011



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**YOLO COUNTY
PLANNING AND PUBLIC WORKS DEPARTMENT**

INITIAL STUDY / NEGATIVE DECLARATION

ZONE FILE # 2010-048

**TABER RANCH
USE PERMIT**

JANUARY 2011

ATTACHMENT C

Initial Environmental Study

1. **Project Title:** Zone File No. 2010-048, Taber Ranch Event Center Use Permit
2. **Lead Agency Name and Address:**
 Yolo County Planning and Public Works Department
 292 West Beamer Street
 Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**
 Stephanie Cormier, Senior Planner
 (530) 666-8850
stephanie.cormier@yolocounty.org
4. **Project Location:** 20943 Tabers Corner, west of Capay, off State Route 16 at the junction of County Road 81 (APN: 048-100-15), see Figure 1 (Vicinity Map) and Figure 2 (Aerial Map).
5. **Project Sponsor's Name and Address:**
 Martin and Dawn Armstrong
 3200 Magpie Street
 Davis, CA 95616
6. **Land Owner's Name and Address:**
 Martin and Dawn Armstrong
7. **General Plan Designation(s):** Agriculture (AG)
8. **Zoning:** Agricultural Preserve (A-P)
9. **Description of the Project:** See attached "Project Description" on the following pages for details
10. **Surrounding Land Uses and Setting:**

Relation to Project	Land Use	Zoning	General Plan Designation
Project Site	Agricultural (vineyards, orchards, grains); agri-tourism	Agricultural Preserve (A-P)	Agriculture (AG)
North	Agricultural (grains and almonds) with rural home site; SR 16	Agricultural Preserve (A-P)	Agriculture (AG)
South	Agricultural (grains and cattle; rangeland)	Agricultural Preserve (A-P)	Agriculture (AG)
East	Agricultural (almonds and grain); CR 81 and Salt Creek	Agricultural Preserve (A-P)	Agriculture (AG)
West	Agricultural (grain)	Agricultural Preserve (A-P)	Agriculture (AG)

11. **Other public agencies whose approval is required:** Yolo County Building Division; Yolo County Public Works Division; Yolo County Health Department, Environmental

Health Division; Capay Valley Fire Protection; Yolo County Flood Control and Water Conservation District; Regional Water Quality Control Board

- 12. Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and local codes and regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

Project Description

This Environmental Initial Study is prepared in accordance with the California Environmental Quality Act (CEQA). The term "project" is defined by CEQA as the whole of an action that has the potential, directly or ultimately, to result in a physical change to the environment (CEQA Guidelines Section 15378). This includes all phases of a project that are reasonably foreseeable, and all related projects that are directly linked to the project. The "project," which is the subject of this Environmental Initial Study, involves a Use Permit to expand operations at the existing Taber Ranch Event Center.

Use Permit

The proposed project is a request for a Use Permit to expand operations at an existing event center and bring the current operation into compliance with the Yolo County Code, which requires a Use Permit for permanent rural recreational facilities on agriculturally zoned properties. The approximately 90-acre project site is located in the Capay Valley, just west of the town of Capay, and accessed off County Road 81 as it intersects with State Route 16. The project site currently includes approximately 2.5 acres of vineyards, a 2.5-acre olive orchard, and several out buildings and outdoor landscaped areas used for both public and private events. The Taber Ranch Event Center has been in use for approximately four years, which began with private outdoor weddings, and has since grown to host the annual "Taste of Capay."

Currently, the site is available for activities by appointment from April to October. Activities include weekend events such as weddings, family gatherings, barn dances, meetings/conferences, social and business events, garden tours, and other seasonal and fundraising events. Most events accommodate a range of between 60 to 300 people. All events are catered, and a "prep site" is available for onsite cooking and barbequing. A parking area is provided for up to 85 vehicles, with overfill parking in adjacent fields. Additionally, some wedding parties charter their own private buses as a convenient transportation alternative (i.e., one bus per 100 people).

Current buildings in use on the property include a 2,000-square foot rehabilitated barn used as a "social hall" for hosting events, banquets, and receptions, which holds up to approximately 125 people; a "greeter's shed" for providing shuttle service to the event area; a storage building; a permanent restroom facility; a domestic well; and a covered bocce ball court. In addition to the vineyards and olive orchard, outdoor landscaped areas used during events include a garden with patio; a pond side lawn area; a hill top for wedding ceremonies (Wedding Hill); and a frog pond. Irrigation for the site is provided through onsite reservoirs storing water purchased through the water district (Yolo County Flood Control and Water Conservation District. riparian

rights from Cache Creek and the Salt Creek pipeline running through and adjacent to the property.

The Use Permit proposes to include the addition of tastings, sales, and activities associated with winery operations and olive oil production; as well as the display and sales of agricultural products grown on the Taber Ranch property, such as lavender and Christmas trees. Future improvements to the property include: expanding the vineyards to occupy approximately six acres and increasing the olive orchard to approximately 12 acres; a permanent farm office with an olive oil and wine tasting room; a farm shop for the display of the ranch's agricultural products; a small (artisan) olive oil and wine processing facility that would produce no more than 1,000 cases per year; and an additional onsite reservoir. Additional water tanks will also be included if necessary for fire suppression. With these improvements, the event center proposes to be open year round, on a daily basis.

The approximately 90-acre project site is part of a larger 500-acre ranch property historically farmed in wheat, barley, sheep, hogs, grapes, and, since 1999, olives. The property continues to grow olives, wine grapes, almonds, various grains, lavender, Christmas trees, and is in use as grazing land. The 90-acre project site, which includes the event center, a vineyard and olive orchard, several ponds, existing outbuildings and outdoor landscape areas, and future proposed structures, is the subject of this environmental review.

Currently, the event center is open by appointment only from April through October, with approximately six weekend events per month, hosting up to 300 people. The project proposes to add wine and olive oil tastings and associated activities, and the display and sale of agricultural products, as described above, that would allow the event center to operate year round on a daily basis. This increase in use will only be evident if a large tasting event should overlap with a wedding or reception event, both of which will occur in separate areas of the 90-acre project site (see Figure 3, Site Plan). Additional vehicle traffic during the weekdays is anticipated to be negligible, i.e., other than a scheduled event. Seasonal sales and tastings are expected to generate up to 30 additional vehicle trips to the site per day, with truck deliveries occurring approximately once a month. Additionally, it is common practice for tasting parties to charter their own buses, thereby potentially reducing the number of vehicles accessing the site.

There are no proposed changes to the existing 2,000-square foot barn, other than the improvements that have already been made, which will require a separate building permit process, including any applicable accessibility and fire requirements. Likewise, the permanent restroom facility will require building and health permits to ensure the facility meets standard requirements. All proposed new structures, such as the future farm shop, permanent farm office and tasting room, and olive and grape press building will also require building permits prior to construction. All existing and future buildings at the project site, subject to permitting requirements, will be specified in the project's Conditions of Approval.

FIGURE 1
VICINITY MAP



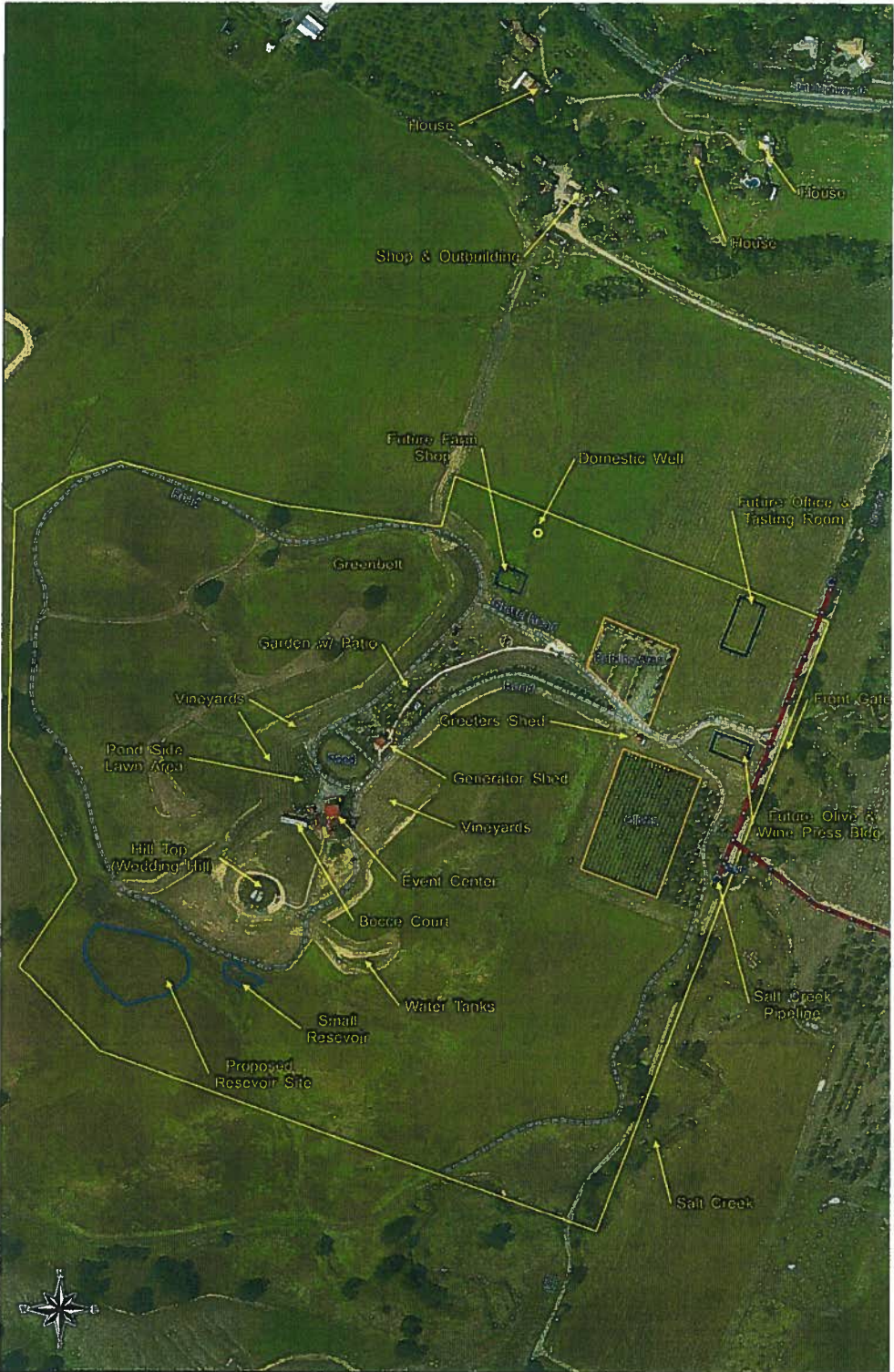
FIGURE 2

AERIAL MAP OF PROJECT SITE



FIGURE 3

SITE PLAN



Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least one impact that is still a "Potentially Significant Impact" (before any proposed mitigation measures have been adopted or before any measures have been made or agreed to by the project proponent) as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083.3(b) and CEQA Guidelines Section 15183.

Planner's Signature

Date

Planner's Printed name

Purpose of this Initial Study

This Initial Study has been prepared consistent with CEQA Guideline Section 15063, to determine if the project as described herein may have a significant effect upon the environment.

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. A “Less than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less than significant Impact”. The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from Section XVIII, “Earlier Analyses”, may be cross-referenced.)
5. A determination that a “Less Than Significant Impact” would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be “less than significant.”
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVIII at the end of the checklist.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

I. AESTHETICS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) and b) *Less than Significant Impact.* The proposed project is located approximately three miles west of Capay, and 1/3 mile south of State Route 16, which is designated as a local scenic roadway, from the Colusa County Line to Capay, in the Yolo County 2030 Countywide General Plan (Community Character Policy CC-1.13). There are presently no highways within Yolo County that have been officially designated within the California Scenic Highway System, although SR 16 is considered eligible. Though the project site cannot be seen from the locally designated scenic roadway (SR 16), additional Community Character policies in the General Plan further protect and preserve specific natural and historic features along designated scenic roadways and routes, which include landforms and other unique natural features, such as view sheds in the Capay Valley. Agricultural land uses surround the project site, and would not be affected by the addition of a farm shop and other outbuildings located on a 90-acre project site within a greater 500-acre ranch. Therefore, the proposed additions to the existing Taber Ranch Event Center would not have a substantial adverse effect on a scenic vista nor damage scenic resources. Impacts would be considered less than significant.

c) *Less Than Significant Impact.* The proposed project will allow an existing event center in the rural Capay Valley to expand its operations to include tastings, sales, and activities associated with winery operations and olive oil production, as well as the seasonal display and sales of agriculturally grown products on the site. Improvements to the project site include the addition of a farm shop, farm office and tasting room, and olive and grape press building. The event center relies on the beauty and scenic qualities of the project site and surrounding vicinity to draw clientele. Any future improvements to the property are intended to enhance the overall rural and rustic character of the site without impeding views of the scenic Capay Valley, and will not be considered degrading to the existing visual character or quality of the site and its surroundings.

d) *Less than Significant Impact.* The proposal could introduce new sources of lighting to the project area with construction of future outbuildings and improved lighting in the parking area. However, any new additional lighting would be required to be designed to not adversely affect daytime and/or nighttime views in the area.

II. AGRICULTURAL AND FOREST RESOURCES.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
<p>In determining whether impacts on agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) *Less than Significant Impact.* The project site is designated as "Prime Farmland" and "Farmland of Local Importance" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed additions to an existing "rural recreational" facility will be located on the 90-acre project site that includes vineyards, orchards, ponds, landscaped garden areas, and associated outbuildings typically used as accessory structures on farmland. An old sheep barn has since been restored and converted to a "social hall" used for events related to agricultural tourism. The addition of a farm shop for the display and sale of the agricultural products grown on the site, i.e., wine, olive oil, lavender, Christmas trees; a permanent farm office and tasting room; and small olive and grape press building are consistent with and would not conflict with current uses within the vicinity of the project. Additionally, the applicant proposes to increase the acreages of the vineyard to six acres and the olive orchard to 12 acres. Thus, the proposed additions will not require the conversion of agricultural land to a non-agricultural

use, but will further enhance agricultural tourism within the region. The rest of the surrounding ranch property is in active farmland operation and will not be affected by the project.

b) *Less than Significant Impact.* The subject property is zoned Agricultural Preserve (A-P) and is designated as Agriculture (AG) in the 2030 Countywide General Plan. Increasing acreages of the permanent crops (vineyard and olive orchard) and enhancing the site for the purposes of promoting agricultural tourism would not be considered a conflict with the property's zoning or land use designation. The property, which is not under a Williamson Act contract, will continue to remain in agricultural production. Rural recreational uses with permanent structures require a Use Permit under the Yolo County Code.

c) and d) *No Impact.* The project does not conflict with existing zoning for, or cause rezoning of, forest land and would not result in the loss of forest land or conversion of forest land to non-forest use.

e) *Less than Significant Impact.* The project proposes the addition of a farm shop, permanent farm office and tasting room, and grape and olive press building, as well as increasing the acreages on the vineyard and olive orchard. Although these additions may result in promoting more agricultural tourism in the area, they will not result in the conversion of farmland to non-agricultural uses.

III. AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project site is within the Yolo-Solano Air Quality Management District (YSAQMD), and the Sacramento Valley Air Basin regulates air quality conditions within Yolo County. Yolo County is classified as a non-attainment area for several air pollutants, including ozone (O₃) and particulate

matter 10 microns or less in diameter (PM₁₀) for both federal and state standards, and is classified as a moderate maintenance area for carbon monoxide (CO) by the state.

Development projects are most likely to violate an air quality plan or standard, or contribute substantially to an existing or project air quality violation, through generation of vehicle trips.

The YSAQMD sets threshold levels for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources in the Handbook for Assessing and Mitigating Air Quality Impacts (YSAQMD, 2007). The handbook identifies quantitative and qualitative long-term significance thresholds for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources. These thresholds include:

- Reactive Organic Gases (ROG): 10 tons per year (approx. 54 pounds per day)
- Oxides of Nitrogen (NOx): 10 tons per year (approx. 54 pounds per day)
- Particulate Matter (PM₁₀): 80 pounds per day
- Carbon Monoxide (CO): Violation of State ambient air quality standard

Discussion of Impacts

a) *No Impact.* The project would not substantially conflict with or obstruct implementation of the Yolo Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento Area Regional Ozone Attainment Plan (1994), or the goals and objectives of the County's 2030 Countywide General Plan.

b) *Less Than Significant Impact.* The Yolo-Solano Region is a non-attainment area for state particulate matter (PM₁₀) and ozone standards, and the federal ozone standard. In addition, the District has also been designated partial non-attainment of the federal particulate matter 2.5 (PM_{2.5}) standard. The proposed project could potentially contribute to air quality impacts, including PM₁₀ and PM_{2.5}, with any future construction activities. Construction activities, including vehicular traffic, would generate a temporary or short-term increase in PM₁₀ and PM_{2.5}. Dust generated by any future grading and construction activities would be considered less than significant because any potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to potentially affected groups.

The project applicant would be required to comply with all standards as applied by the YSAQMD to minimize dust and other construction related pollutants. In addition, prior to any building permit issuance, the applicant is required to obtain any permits as required by the YSAQMD to ensure the project complies with District regulations. To ensure that thresholds for project-related air pollutant emission would not exceed significance levels as set forth in the 2007 YSAQMD Handbook, the following District Rules and regulations shall be included as conditions of project approval:

- Visible emissions from stationary diesel-powered equipment are not allowed to exceed 40 percent opacity for more than three minutes in any one hour, as regulated under District rule 2.3, Ringelmann Chart.
- Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5, Nuisance.
- Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be registered with either the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) or with the District.
- Architectural coatings and solvents used at the project shall be compliant with District Rule 2.14, Architectural Coatings.

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- All stationary equipment, other than internal combustion engines less than 50 horsepower, emitting air pollutants controlled under District rules and regulations require an Authority to Construct (ATC) and Permit to Operate (PTO) from the District.

c) *Less Than Significant Impact.* The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant. Effects on air quality can be divided into short-term construction-related effects and those associated with long-term aspects of the project. Short-term construction impacts are addressed in (b), above. Long-term mobile source emissions from an expanded rural recreational facility would be negligible and would not exceed thresholds established by the Yolo-Solano Air Quality Management District Handbook for Assessing and Mitigating Air Quality Impacts (2007), and would not be cumulatively considerable for any non-attainment pollutant from the project. Additionally, the project includes the use of shuttles, as feasible, and wedding parties and tasting groups often charter their own buses to reduce the number of cars traveling and increase safety. Although the proposed project may increase daily use at the Taber Ranch Event Center, the project would not create a substantial air quality impact.

d) *Less Than Significant Impact.* The project site is located in a rural area in the Capay Valley, with very little potential for sensitive receptors in the vicinity. ("Sensitive receptors" refer to those segments of the population most susceptible to poor air quality, i.e. children, elderly and the sick, and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities.) The closest rural residences are located on the greater ranch property, and are approximately 1,300 feet north of the project vicinity.

A slight increase in the operations at the project site is not expected to significantly increase any criteria pollutant in excess of standards. The air pollutants generated by the proposed project would be primarily dust and particulate matter during improvement activities, vehicle trips generated through a slight increase in visitor activity, and once a month truck deliveries. Any future winery and/or olive oil operation would not produce any adverse impacts due to the project's small production rates (less than 1,000 cases per year). The applicant would be required to obtain permits for the winery operation in accordance with existing District regulations, as applicable, which have been incorporated into the project's Conditions of Approval. Any short-term exposure to construction related pollutants, such as dust, would be temporary. Dust control measures will be incorporated into the project's Conditions of Approval, as defined in the following list of best management practices:

- All construction areas shall be watered as needed.
- All trucks hauling soil, sand, or other loose materials shall be covered or required to maintain at least two feet of free board.
- Unpaved access roads, parking areas, and staging areas shall be paved, watered, or treated with a non-toxic soil stabilizer, as needed.
- Exposed stockpiles shall be covered, watered or treated with a non-toxic soil stabilizer, as needed.
- Traffic speeds on unpaved access roads shall be limited to 15 miles per hour.
- Any visible soil materials that is carried onto adjacent public streets shall be swept with water sweepers, as needed.

e) *Less than Significant Impact.* The proposed project and associated uses would not create objectionable odors. Any future winery and/or olive oil operation would be subject to applicable requirements of the Regional Water Quality Control Board, which may include the incorporation of best management practices for solid waste removal and/or reuse of solid wastes. Objectionable odors from the proposed uses will be less than significant.

IV. BIOLOGICAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *Less Than Significant Impact.* The subject project site is approximately 90 acres and includes an existing 2,000-square foot rehabilitated barn that has been converted to a "social hall;" a permanent restroom facility; a "greeter's shed;" a storage shed; a covered bocce ball court; and several ponds and landscaped garden areas. The remainder of the property includes a gravel access road; 2.5 acres each of vineyards and olives; a parking area for 85 vehicles; water tanks; and a small reservoir. The proposed additions, which include a future farm shop, farm office and tasting room, and olive and grape press building, would be constructed within the 90-acre project site, adjacent to the existing event center (see Figure 3, Site Plan). Additionally, the applicant proposes to expand the vineyards to approximately six acres and the olive orchard to 12 acres. As indicated in the Project Description, the 90-acre project site is part of a 500-acre ranch historically and currently in agricultural production. Agricultural land uses surround the project site in all directions, with a few rural home sites located approximately 1,300 feet north. State Route 16 is approximately 1/3 mile to the north and Salt Creek lies to the east.

According to a biological assessment prepared for the Draft Yolo County Natural Communities Conservation Plan/Habitat Conservation Plan (August 25, 2004), no known Swainson's hawk nests or sightings and relatively little breeding habitat is expected to be found near the project site, compared to most of county. Swainson's hawk observations have also been documented in the Final Environmental Impact Report prepared for the 2030 Countywide General Plan (October 4, 2008, California Natural Diversity Database species information), which indicate very few sightings in the western Capay Valley. The proposed additions to the Taber Ranch Event Center would be located near areas that have previously been disturbed, i.e., within the 90-acre project area.

The proposed additional buildings, a farm shop, a farm office and tasting room, and a small (artisan) grape and olive press, are considered accessory uses to the primary agricultural use of the land. As a Condition of Approval, and in order to ensure that no adverse impacts occur to any potential active raptor nest sites during future construction activity, the applicant will be required to hire a qualified biologist to conduct preconstruction surveys to locate all active raptor nest sites within one-half mile of construction activities. All surveys shall be submitted to the appropriate state and/or federal wildlife agencies and Yolo County Planning and Public Works Department for review. If any nearby nests are identified, and are found to be sufficiently close (as determined by the qualified biologist) to the area to be affected by construction activities, a qualified biologist shall notify the Department of Fish and Game (CDFG) and a ½ mile construction-free buffer zone shall be established around the nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March and September unless it is determined by a qualified biologist in coordination with CDFG that the young have fledged and are feeding on their own, or the nest is no longer in active use.

b) and c) *Less than Significant Impact.* Salt Creek runs adjacent to the eastern border of the project site. A portion of Salt Creek has been piped for irrigation and approximately 1000 feet of this pipeline runs alongside the eastern boundary of the 90-acre project site. The majority of Salt Creek meanders approximately 100 to 200 feet away from the property line. A records search was conducted through the National Wetland Inventory (NWI). A formal wetland delineation was not performed. The project would not have a substantial adverse effect on any wetlands, riparian habitat or any other sensitive natural community identified in local or regional plans, policies, or regulations. Although located near a seasonal creek, all proposed construction will occur approximately 250 feet west of the creek, in areas void of any seasonal tributaries. Any future construction will require building permit submittals that include best management practices for avoiding erosion and sedimentation around Salt Creek. As a Condition of Approval, and in order to avoid significant impacts to Salt Creek, any future issuance of a building permit will require good housekeeping practices to prevent pollutants from entering watercourses.

d) *No Impact.* The proposed project, which includes expansion of the Taber Ranch Event Center, would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) *No Impact.* The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No trees are proposed for removal. Acreages on permanent crops will increase to a total of approximately 18 acres.

f) *No Impact.* The proposed project would not conflict with any local policies or ordinances protecting biological resources. The Yolo County Habitat Conservation Plan (HCP)/Natural Communities Conservation Plan (NCCP) is in preparation by the Natural Heritage Program, with an anticipated adoption sometime in 2010. The project would not conflict with the provisions of

any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) through c) *No Impact*. The project site is not known to have any significant historical, archaeological, or paleontological resources as defined by the criteria within the CEQA Guidelines.

d) *Less Than Significant Impact*. No human remains are known or predicted to exist in the project area. However, the potential exists during construction to uncover previously unidentified resources. Section 7050.5 of the California Health and Safety Code states that when human remains are discovered, no further site disturbance shall occur until the County coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

VI. GEOLOGY AND SOILS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

VI. GEOLOGY AND SOILS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
2. Strong seismic groundshaking?				
3. Seismic-related ground failure, including liquefaction?				
4. Landslides?				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Geological Setting

According to the 2030 Countywide General Plan, the only fault in Yolo County that has been identified by the California Division of Mines and Geology (1997) to be subject to surface rupture (within an Alquist-Priolo Earthquake Fault Zone) is the Hunting Creek Fault, which is partly located in a sparsely inhabited area of the extreme northwest corner of the county. Most of the fault extends through Lake and Napa counties. The other potentially active faults in the county are the Dunnigan Hills Fault, which extends west of I-5 between Dunnigan and northwest of Yolo, and the newly identified West Valley and East Valley Faults (Fault Activity Map of California, California Geological Survey, 2010), which are in the vicinity of the proposed project. However, these faults are not within an Alquist-Priolo Earthquake Fault Zone, and are therefore not subject to surface rupture.

Discussion of Impacts

a) *Less Than Significant Impact:*

1. The project site can be expected to experience moderate to strong ground shaking during future seismic events along active faults throughout Northern California or on smaller active faults located in the project vicinity. Any proposed construction would be required to comply with all applicable Uniform Building Code requirements.

2. Any major earthquake damage on the project site is likely to occur from ground shaking, and seismically related ground and structural failures. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur during a major event but damage should be no more severe in the project area than elsewhere in the region. Any proposed construction would be required to be built in accordance with Uniform Building Code requirements, and will be generally flexible enough to sustain only minor structural damage from ground shaking. Therefore, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking.

3. The proposed project is located in a moderately steep area, with a slight erosion potential. However, effects of liquefaction or cyclic strength degradation beneath the project vicinity during seismic events are not likely. The project does not include the construction of any permanent residences and therefore would not place people at risk from ground failure. Any future proposed structures will be required to comply with all applicable Uniform Building Code and County Improvement Standards and Specifications requirements.

4. The project site is moderately steep, but soils are stable. Any future proposed structures will be required to comply with all applicable Uniform Building Code and County Improvement Standards and Specifications requirements. The potential to expose people to landslides would be considered less than significant.

b) *Less than Significant Impact.* Although future construction activities are proposed in the project vicinity, additions to the Taber Ranch Event Center would be located within the existing 90-acre portion of the ranch designated for agricultural tourism activities. Substantial soil erosion or loss of topsoil is unlikely to occur, and any future construction proposed by the project will be subject to a grading permit that requires implementation of best management practices to minimize any adverse effects. If the project is less than one acre, a storm water soil loss prevention plan designed specific to the site will be required. A Storm Water Pollution Prevention Plan is required for disturbance of one acre or more. Impacts are expected to be less than significant.

c) *Less than Significant Impact.* Although the hillside terrain may be naturally unstable with respect to shallow slope failure, the majority of the proposed project is not located on unstable geologic materials and will not have any affect on the stability of the underlying materials or on the underlying materials to potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project is located in an area with silty clay soils. Onsite or off-site potential landslides, liquefaction or other cyclic strength degradation during seismic events are unlikely.

d) *Less than Significant Impact.* Geologic hazard impacts that are associated with expansive soils include long-term differential settlement and cracking of foundations, disruption and cracking of paved surfaces, underground utilities, canals, and pipelines. As long as pavement, foundation, and underground pipeline construction follows generally accepted geotechnical procedures minimizing consequences of expansive sol, no substantial risks should occur.

e) *Less than Significant Impact.* The site is not currently serviced by sanitary sewer infrastructure. The project is located on soils capable of supporting the use of a septic tank, and would not create a substantial adverse impact. Any future operation of a small grape and olive press would be subject to applicable requirements of the Regional Water Quality Control Board.

VII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The issue of combating climate change and reducing greenhouse gas emissions (GHG) has been the subject of recent state legislation (AB 32 and SB 375). The Governor's Office of Planning and Research has recommended changes to the California Environmental Quality Act (CEQA) Guidelines, and the environmental checklist which is used for Initial Studies such as this one. The recommended changes to the checklist, which have not yet been approved by the state, are incorporated above in the two questions related to a project's GHG impacts. A third question has been added by Yolo County to consider potential impacts related to climate change's effect on individual projects, such as sea level rise and increased wildfire dangers.

To date, specific thresholds of significance to evaluate impacts pertaining to GHG emissions have not been established by local decision-making agencies, the Yolo Solano Air Quality Management District, the state, or the federal government. However, this absence of thresholds does not negate CEQA's mandate to evaluate all potentially significant impacts associated with the proposed project. Yolo County has prepared a draft Climate Action Plan (CAP) which address these issues.

The following discussion of GHG/climate change impact relies upon the draft CAP and "tiers off" the analysis, conclusions, and measures included in the Final Environmental Impact Report (FEIR) of the 2030 Yolo Countywide General Plan. While the FEIR analysis concluded that the severity of impacts related to planned urban growth and GHG/climate change could be reduced by some policies and some available mitigation measures, the overall impact could not be reduced to a less than significant level. The impacts of countywide cumulative growth on GHG emissions, and the impacts of climate change on cumulative growth, are considered significant and unavoidable at this time.

The adopted 2030 Yolo Countywide General Plan contains several policies and implementation programs that require proposed development projects to reduce GHG emissions and conserve energy. The policies that are relevant to the proposed rural recreational project include the following:

Policy CO-8.2: Use the development review process to achieve measurable reductions in greenhouse gas emissions.

Action CO-A118: In the interim until the GHG Emissions Reduction Plan/Climate Action Plan is in effect, the following significance thresholds shall be used for project analysis:

- Projects consistent with the General Plan and otherwise exempt under CEQA – Assumed to be de minimus.
- Projects consistent with the General Plan and subject to CEQA – Net zero threshold to be achieved by the applicant as follows:
 - Apply practical and reasonable design components and operational protocols to reduce project GHG emissions to the lowest feasible levels;
 - Use verifiable offsets to achieve remaining GHG reductions to the greatest feasible extent, offsets shall be: locally based, project relevant, and consistent with other long term goals of the County (implements Policy CO-8.9).

Discussion of Impacts

a) *Less Than Significant Impact.* The project proposes additions to the Taber Ranch Event Center, including a new farm shop, permanent farm office and tasting room, and small grape and olive press (producing fewer than 1,000 cases per year). In addition, the project proposes to expand the acreage of permanent crops (vineyard and olive orchard) to approximately 18 acres. Although construction activities have the potential to generate greenhouse gas emissions, these activities would be temporary, as described in Section III, Air Quality, above. The proposed future additions will increase overall use of the Taber Ranch Event Center by increasing regional agri-tourism and increasing traffic to the site.

However, the proposed additional footprint to the event center and increase in traffic is relatively small, and the expansion of permanent crops (i.e., orchards) should serve to offset any additional greenhouse gas emissions resulting from the project. The amount of increased traffic estimated to be 30 daily vehicle trips, on average. Additionally, the event center currently uses shuttling services, as feasible, and wedding parties and tasting groups often charter their own buses (i.e., one bus per 100 people). The 2010 CALGreen Building Code, effective January 1, 2011, mandates that the design and construction of new buildings will have a reduced negative impact or positive environmental impact through the implementation of several new measures. Any future building permit submittal for a farm shop, permanent farm office and tasting room, and/or small grape and olive press building will be required to comply with Building Codes in effect at the time, including Green Building Codes mandated by the State and adopted by the County. The project is not expected to generate greenhouse gas emissions that will have a significant impact on the environment.

b) *No Impact.* The proposed project would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including the numerous policies of the newly adopted Yolo County 2030 Countywide General Plan.

c) *No Impact.* The project is not at significant risk of wildfire dangers or diminishing snow pack or water supplies.

VII. HAZARDS AND HAZARDOUS MATERIALS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

VII.	HAZARDS AND HAZARDOUS MATERIALS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i.	Create any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) and b) *Less Than Significant Impact*. Construction activities involved in implementation of the project proposal may include the transport, use, and disposal of hazardous materials or substances, which would be required to be stored and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health Division regulations. The applicant would be required to provide a Hazardous Materials Business Plan and inventory to the satisfaction of the Yolo County Environmental Health Division if hazardous materials and/or hazardous wastes are present in reportable quantities on-site. Hazardous impacts to the public or environment are unlikely and would be considered less than significant.

c) *No Impact*. See (a) and (b), above. The project site is not located within one-quarter mile of a school.

d) *No Impact*. The project site is not located on a site that is included on a list of hazardous materials sites compiled by the Yolo County Environmental Health Division-Hazardous Waste Site Files pursuant to Government Code 65962.5.

e) *No Impact.* The project site is not located within an airport land use plan, is not within the vicinity of a public airport, and would not result in a safety hazard for people residing or working in the project area.

f) *No Impact.* See (e), above. The project site is not located within the vicinity of any other known private airstrip. There are several other agricultural and private landing strips for airplanes located throughout the county; however, there are none on record within 2 miles of the project site.

g) *No Impact.* The project would not interfere with any adopted emergency response or evacuation plans.

h) *Less than Significant Impact.* The project site is located in an area considered to be moderate fire severity, which could result in the risk of wildland fire. The project site contains several farm ponds and reservoirs, as well as two 5,000 gallon onsite water tanks. An additional reservoir is planned for the future. If necessary, and required by the Chief Building Official and Fire Marshall, the addition of water tanks will be included in the project's Conditions of Approval in order to minimize the potential for wildland fire. Additionally, the Yocha Dehe Fire Department, a fully-accredited fire station and first responder in the Capay Valley, is located approximately three miles southeast of the project site, which is conveniently accessed off SR 16. Impacts resulting from wildland fires are expected to be less than significant.

i) *Less than Significant Impact.* The proposed project could result in the addition of a new open water reservoir that may have the potential to result in increased mosquito populations. In order to minimize potential health hazards related to mosquito breeding, the project proponent shall coordinate the design and ongoing management of the project with the Sacramento-Yolo Mosquito & Vector Control District.

VIII. HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII.	HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *Less than Significant Impact.* Project related runoff associated with additions proposed at the Taber Ranch Event Center is planned to drain into existing seasonal ponds and natural drainages currently serving the site. A large reservoir is planned for the site to accommodate future irrigation needs. Construction of the proposed project would be required to comply with the County of Yolo Improvement Standards that require best management practices to reduce water quality impacts. Additionally, a Storm Water Pollution Prevention Plan (SWPPP) would also be required for the disturbance of one acre or more; or, a storm water soil loss prevention plan designed specific to the site for projects less than one acre. With these requirements in place, impacts will be less than significant.

b) *Less than Significant Impact.* The project proposes the continued use of the existing domestic well and irrigation water received from Cache Creek ~~via the Salt Creek pipeline running along a portion of the eastern boundary.~~ The project site also has access to other wells on the greater 500-acre ranch property. No new wells are proposed for the project, but a new reservoir site is planned for future irrigation needs. The proposed project is not expected to affect any nearby wells and would not deplete groundwater supplies or interfere with groundwater recharge.

c) and d) *Less than Significant Impact.* See (a) above. Implementation of the proposed project could result in modified drainage patterns to accommodate new construction, but would not significantly alter land topography in a way that would substantially alter the site's drainage pattern. Absorption rates would likely decrease slightly and runoff would increase incrementally onsite from the construction of a future farm shop, permanent farm office and tasting room, and small grape and olive press building, but would be retained so as not to impact adjoining areas. In particular, no development is proposed to occur within 200 feet of Salt Creek. Any new construction proposed would be required to comply with the good housekeeping practices defined in the County Improvement Standards, as described in Section IV (Biological Resources), in order to minimize erosion and prevent pollutants from entering a watercourse. The overall effects of the proposed

project would not substantially modify any drainage patterns or change absorption rates, or the rate and amount of surface runoff.

e) and f) *Less than Significant Impact*. The project site is currently served by several small ponds, seasonal drainages, and a small reservoir with capacity to accommodate the proposed additions to the Taber Ranch Event Center. The project proposes the minimal addition of impervious surfaces. The applicant would be required to submit a SWPPP to the Central Valley Regional Water Quality Control Board for the disturbance of one acre or more. In addition, grading plans would be required for any proposed construction to address erosion control and drainage. No significant impacts to water quality are anticipated.

g) and h) *No Impact*. The project site is not located within the 100-year, 200-year, or 500-year floodplains as designated by the Federal Emergency Management Agency (FEMA), and will place no structures within a flood hazard area.

i) *No Impact*. The project site is not located immediately down stream of a dam or adjacent to a levee that would expose individuals to risk from flooding.

j) *No Impact*. The project area is not located near any large bodies of water that would pose a seiche or tsunami hazard. Although the project site is moderately steep, it is not located near any physical or geologic features that would produce a mudflow hazard.

IX.	LAND USE AND PLANNING.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *No Impact*. The project proposes additions to the Taber Ranch Event Center and does not have the potential to physically divide an established community. The project site is located in an agricultural area in the Capay Valley, west of Capay. The proposed project would not physically divide any components of the unincorporated urban areas of the Capay Valley. There will be no impacts to an established community.

b) *No Impact*. The proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project site is designated Agriculture (AG) in the Yolo County 2030 Countywide General Plan, which supports agricultural tourism in the agricultural areas. This designation supports land uses that are

typically compatible within agricultural settings. The project lies within the Capay Valley, and conforms to the County's General Plan and zoning ordinance. The project is consistent with the following General Plan Policies:

- Policy LU-1.1 specifically defines the Agriculture land use designation to include agricultural commercial uses (e.g., roadside stands, "Yolo Stores," wineries, farm-based tourism, crop-based seasonal events, etc.) serving rural areas.
- Policy AG-1.1 encourages the growth of emerging crops and value-added processing;
- Policy AG-3.2 calls for allowing uses that support agriculture, such as agricultural commercial uses, direct product sales, processing, farm-based tourism, etc. on agricultural land subject to appropriate design review and development standards;
- Policy AG-3.16 promotes agricultural innovation, including agri-tourism, in order to expand and improve business and marketing opportunities for those engaged in agriculture;
- Policy AG-3.18 allows for the location of agricultural commercial, industrial and tourism activities on land designated as Agriculture;
- Policy AG-5.1 promotes markets for locally and regionally grown food and/or prepared food;
- Policy ED-1.3 encourages businesses that promote, provide services, and support farming, with an emphasis on value-added agriculture, agri-tourism, etc.;
- Policy ED-4.3 seeks opportunities to expand tourism around local attractions and amenities;
- Policy ED-4.7 supports the development of visitor-serving private businesses that retain and complement the county's rural character; and
- several other Economic Development policies supporting agricultural tourism in Yolo County.

The project is also consistent with policies in the newly adopted Capay Valley Area Plan, a component of the 2030 Countywide General Plan, that encourage commercial agriculture and other ancillary activities that are compatible with the rural quality of life and unique character of the Capay Valley.

The subject property is zoned Agricultural Preserve (A-P). As provided for in the A-P zoning classification [Yolo County Code Section 8-2.404.5(a)], permanent buildings used for rural recreation on agriculturally zoned properties may be authorized with a Use Permit. Initial development of the site for an event center was established approximately four years ago as a rural recreational facility without permanent structures (i.e., outdoor weddings and banquets), which is allowed as a principal use on A-P zoned property [County Code Section 8-2.402(d)]. Approval of a Use Permit will allow the event center to expand and bring the operations into conformity with the County Code.

c) *No Impact.* The project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Yolo County Habitat Conservation Plan (HCP)/Natural Communities Conservation Plan (NCCP) is in preparation by the Natural Heritage Program, with an anticipated adoption sometime in 2010.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
X.	MINERAL RESOURCES.				
Would the project:					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) and b) *No impact*. The project area has not been identified as an area of significant aggregate deposits, as classified by the State Department of Mines and Geology.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XI.	NOISE.				
Would the project:					
a.	Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Yolo County has not adopted a noise ordinance which sets specific noise levels for different zoning districts or for different land uses in the unincorporated area. However, the State of California

Department of Health Services developed recommended Community Noise Exposure standards, which are set forth in the State's General Plan Guidelines (2003). These standards are also included in the Yolo County 2030 Countywide General Plan and used to provide guidance for new development projects. The recommended standards provide acceptable ranges of decibel (dB) levels. The noise levels are in the context of Community Noise Equivalent Level (CNEL) measurements, which reflect an averaged noise level over a 24-hour or annual period.

Discussion of Impacts

a) through d) *Less Than Significant Impact*: The project site is surrounded by agricultural and rural land uses, and is adjacent to State Route 16. The noise guidelines define up to 75 dB CNEL for outdoor noise levels in agricultural areas. Implementation of the proposed project will not exceed noise levels that currently exist at the project site. However, any future construction of the proposed project would temporarily increase existing noise levels in the area surrounding the project site. Construction crew commutes and the transport of construction equipment and materials to construction sites could incrementally increase noise levels on State Route 16 and County Road 81. However, this would be considered an intermittent noise nuisance, and the effect on long term ambient noise levels would be minimal. Noise would also be generated during excavation, grading, and erection of buildings, which could potentially change the character of the noise generated at the project site as well as the surrounding areas.

Current noise levels on State Route 16 within the vicinity of the project site are roughly 65 dB measured at 100 feet from the centerline of roadway (project site is approximately 1/3 mile south of SR 16). Typical construction equipment noise levels measured at 50 feet from the construction site can vary from 81 dBA to 94 dBA. As a Condition of Approval, any future construction of the proposed project would be required to comply with the recommended maximum sound level for construction equipment not to exceed 88 dBA 50 feet from the construction site (Yolo County 2030 Countywide General Plan Draft Environmental Impact Report). Project-related construction noise impacts on sensitive receptors throughout the County were determined to be significant and unavoidable in the Final Environmental Impact Report prepared for the 2030 Countywide General Plan. However, the project is not expected to create adverse noise impacts as there are no sensitive receptors within the project's vicinity. The closest rural home sites are approximately 1,300 feet north of the project vicinity, and approximately 120 feet south of SR 16. Impacts to ambient noise levels would be considered less than significant.

e) *No Impact*. The project site is not located within an airport land use plan, and is not within two miles of an airport.

f) *No Impact*. The project is not located within the vicinity of a private airport.

XII. POPULATION AND HOUSING.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
XII.	POPULATION AND HOUSING.				
c.	Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) through c) *No Impact*. The project proposes additions to the Taber Ranch Event Center to expand operations and promote regional agricultural tourism, and would not induce any population growth or displace any existing housing units or people.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
XIII.	PUBLIC SERVICES.				
	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a.	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *Less than Significant Impact*. The project proposes the addition of a reservoir and additional above-ground water storage tanks, if required, to provide adequate fire suppression for the project site. The Capay Valley Fire Protection District provides primary service to the project site; and the Yocha Dehe Fire Department, a fully accredited fire station, is a primary first responder in the Capay Valley area. Implementation of the project will require approval from the local Fire District, which may include development fees collected to maintain protection equipment and facilities needed to provide adequate service. Impacts would be considered less than significant.

b) *Less than Significant Impact*. The project may increase visitors to the Capay Valley, which is already widely visited for the Casino, located in Brooks, approximately 2.5 miles northwest of the project area. The State Route 16 corridor is currently served by the Yolo County Sheriff's Department, and the project is not expected to increase the demand for any new infrastructure.

c) through e) *No Impact*. The proposed project would not be expected to increase the demand for schools, parks, or other public facilities and services.

XIV. RECREATION.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) and b) *Less than Significant Impact*. The proposed project could result in more visitors to the County regional parks in the area, but is not expected to accelerate the deterioration of the regional park system. The project proposes expanding rural recreational opportunities for the benefit of the Capay Valley residents and regional visitors. The project is not expected to have an adverse physical effect on the environment. Impacts are considered to be less than significant.

XV. TRANSPORTATION/TRAFFIC.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV.	TRANSPORTATION/TRAFFIC.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
d.	Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The roadway network within the unincorporated parts of the county is primarily rural in character, serving small communities and agricultural uses through a system of State freeways and highways, county roads (including arterials, collectors and local streets) and private roads. Interstate 80, Interstate 5 and Interstate 505 are the primary transportation corridors extending through the county and serve all of the county's major population centers including Davis, West Sacramento, Winters and Woodland.

State Route 16 provides the major connection from Interstate 5 through Woodland, and northwest through the Capay Valley. The portion of SR 16 within the project vicinity has been identified as having an acceptable Level of Service (LOS) D in the Yolo County 2030 Countywide General Plan, which is consistent with the state's concept of LOS D on that portion of SR 16 lying south of Brooks to Interstate 5. According to the Yolo County 2030 Countywide General Plan, current average daily traffic counts for the portion of SR 16 between County Road 87 and County Road 78 is 6,700 vehicles. Future average daily traffic counts are expected to increase along that corridor to 20,000 vehicles with build-out of the 2030 Countywide General Plan.

Discussion of Impacts

a) and b) *Less than Significant Impact.* The proposed expansion of the Taber Ranch Event Center would not exceed the capacity of the existing circulation system nor exceed a level of service standard for any road, including State Route 16 and County Road 81, a locally maintained public road. Operation of the completed project may increase use of the site due to expanded daily operations, including one truck delivery per month. However, this would not cause additional strain on the existing circulation system. The project currently utilizes shuttling services, as feasible, and wedding parties and tasting groups often charter their own private buses, which serves to reduce any significant traffic impacts that may result from a large reception or tasting event.

Daily use of the site due to the proposed additions, which currently consists of six to eight employees and up to six weekend wedding events per month, is expected to increase slightly. Peak use of the site is anticipated to occur during weekend scheduled events, as occurs now. An average wedding event typically consists of 120 people with approximately 40 to 50 parked cars at peak periods, but can include up to 300 guests. The parking area includes parking for up to 85 cars, with overflow parking in the adjacent fields. As described in the Project Description, daily use of the site is expected to generate an additional 30 vehicle trips per day, including one truck delivery per month. Any incremental increase in vehicle traffic generated by the project would not affect level of service standards on the local roadways and nearby highways.

c) *No Impact.* The proposed project would not increase air traffic levels or result in a change of air traffic patterns.

d) *Less than Significant Impact.* The proposed project does not incorporate design features that would substantially increase hazards or introduce incompatible uses. However, Caltrans intends to improve a portion of State Route 16 from Brooks to State Route 505 that could potentially affect the project vicinity. The SR 16 Safety Improvement Project proposes to improve the intersection of SR 16 at County Road 81. It is unclear when these improvements may be completed, but visitors to the project site may experience construction-related delays when approaching the event center, which is accessed off CR 81. The improvement project will require a detailed Traffic Management Control Plan to minimize traffic hazards and manage temporary construction delays, as specified in the SR 16 Safety Project's Environmental Impact Report, in order to reduce impacts resulting from the improvement project to a less than significant level. Implementation of a Traffic Management Control Plan during any future construction on SR 16 should reduce impacts to the project area to less than significant levels.

e) *No Impact.* See (d) above. The proposed project would not result in inadequate emergency access. Access to the subject site is from County Road 81 and a private drive, Tabers Corner. A gravel access road circulates the project site.

f) *No Impact.* The proposed project would not conflict with any adopted policies, plans, or programs supporting alternative transportation. A Class III bike line is proposed for SR 16 through the Capay Valley. The project currently includes the use of shuttling services and privately chartered buses for weddings, receptions, and large tasting events (one bus per 100 people).

XVI. UTILITIES AND SERVICE SYSTEMS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI.	UTILITIES AND SERVICE SYSTEMS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *Less than Significant Impact.* The proposed project includes future construction of a farm shop, permanent farm office and tasting room, and grape and olive press that may include wastewater disposal field requirements, which is subject to a separate review and approval process through Yolo County Environmental Health, the regulating agency for the design and monitoring of private septic systems. Additionally, the project is currently subject to Environmental Health requirements regulating the construction of a permanent restroom facility. As a Condition of Approval, the project will be required to obtain final approval for any new sewage disposal system(s) from Yolo County Environmental Health prior to implementation of the project. Thus, the project is not expected to create any new health or safety concerns and impacts will be less than significant.

b) *No Impact.* There are currently no public water or wastewater treatment facilities serving the project area. The project proposes to continue the use of an onsite domestic well, as well as the use of other wells on the greater ranch property (i.e., outside the 90-acre project site, but within the 500-acre ranch property). Above-ground water storage tanks currently occupy the project site, and additional tanks will be installed if necessary for fire suppression. The project site also includes several ponds and proposes the addition of a new reservoir for irrigation purposes. The project does not include the construction of any new water or wastewater treatment facilities.

c) *No Impact.* The project proposes to continue the use of onsite ponds and seasonal drainages currently serving the site. The proposed additions to the Taber Ranch Event Center are not expected to change the overall site drainage patterns, and there will be no net increase in runoff from the site due to the overall drainage capacity of the property. The proposed project does not require or result in the construction of new storm water drainage facilities. Any future construction of a small grape and olive press (under 1,000 cases per year) would be subject to Regional Water Quality Control Board requirements for wastewater disposal and treatment.

d) and e) *No Impact.* See response to (b) above.

f) *No Impact.* The existing Yolo County Central Landfill can adequately accommodate the proposed additions to the Taber Ranch Event Center. The project would not significantly impact the disposal capacity of the landfill

g) *No Impact.* The project would be required to comply with all solid waste regulations as implemented and enforced by Yolo County.

XVII.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) *Less than Significant Impact.* Based on the information provided in this Initial Study, the project would not degrade the quality of the environment. The project site has historically included structures ancillary to the primary agricultural use of the property, and has recently been improved with landscaped garden areas to serve the agricultural commercial activities now associated with the site. No important examples of major periods of California history or prehistory in California were identified; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated. Additionally, the project will be required to comply with Conditions of Approval that regulate construction activity during raptor nesting season, if any nearby nests are identified. Impacts to biological resources will be less than significant.
- b) *Less Than Significant Impact.* Based on the analysis provided in this Initial Study, the project would have less than significant cumulative impacts. The project is surrounded by agricultural uses, and is located approximately 2.5 miles southeast of the Cache Creek Casino, a major commercial center. Additional agricultural tourism activities proposed by the project will not have cumulatively considerable impacts to the surrounding area.
- c) *Less Than Significant Impact.* Based on the analysis provided in this Initial Study, impacts to human beings resulting from the proposed project would be less than significant. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly, and would be required to comply with Conditions of Approval to manage: dust control from construction-related activities; building on expansive soils; the release of hazardous materials; wildland fire; construction-related noise; and the approval of any new wastewater design system(s). Impacts to air quality, geology and soils, hazards, noise, and utilities will be less than significant.

REFERENCES

- Application materials
- Caltrans, 2009, *State Route 16 Safety Improvement Project/Final Environmental Impact Report/Environmental Assessment with Findings of No Significance*
- Yolo County, 2009, *2030 Yolo Countywide General Plan*, Nov., as amended
- Yolo County, 2009, *2030 Yolo Countywide General Plan Final Environmental Impact Report*, April
- Yolo County, 2004, *Zoning Ordinance, Title 8, Chapter 2 of the County Code*, as amended
- Yolo Solano Air Quality Management District, 2007, *Handbook for Assessing and Mitigating Air Quality Impacts*
- Staff experience and knowledge



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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M_E_M_O_R_A_N_D_U_M

TO: Chair Reed and Members of the Planning Commission

FROM: Stephanie Cormier, Senior Planner

DATE: March 10, 2011

RE: Errata for the Initial Study/Negative Declaration prepared for the Use Permit for the Taber Ranch Event Center located in the Capay Valley (Zone File #2010-048)

Comments received by the Yolo County Flood Control and Water Conservation District on the Initial Study/Negative Declaration have resulted in minor changes made to the following discussion sections, which were found not to affect any level of significance (changes identified by underline and ~~strikeout~~):

Project Description – Page 3 of the Initial Study

Add the following changes to the third paragraph in the "Project Description:"

Current buildings in use on the property include a 2,000-square foot rehabilitated barn used as a "social hall" for hosting events, banquets, and receptions, which holds up to approximately 125 people; a "greeter's shed" for providing shuttle service to the event area; a storage building; a permanent restroom facility; a domestic well; and a covered bocce ball court. In addition to the vineyards and olive orchard, outdoor landscaped areas used during events include a garden with patio; a pond side lawn area; a hill top for wedding ceremonies (Wedding Hill); and a frog pond. Irrigation for the site is provided through onsite reservoirs storing water purchased through the water district (Yolo County Flood Control and Water Conservation District. riparian rights from Cache Creek and the Salt Creek pipeline running through and adjacent to the property.

Section VIII Hydrology and Water Quality - Page 24 of the Initial Study

Add the following changes to "Discussions of Impacts" for Section VIII (b):

b) *Less than Significant Impact.* The project proposes the continued use of the existing domestic well and irrigation water received from Cache Creek ~~via the Salt Creek pipeline running along a portion of the eastern boundary.~~ The project site also has access to other wells on the greater 500-acre ranch property. No new wells are proposed for the project, but a new reservoir site is planned for future irrigation needs. The proposed project is not expected to affect any nearby wells and would not deplete groundwater supplies or interfere with groundwater recharge.

FINDINGS
TABER RANCH EVENT CENTER USE PERMIT
ZONE FILE #2010-048

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2010-048, the Yolo County Planning Commission finds the following:
(A summary of evidence to support each FINDING is shown in Italics)

California Environmental Quality Act (CEQA) and Guidelines

That the recommended Negative Declaration/Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) and is the appropriate environmental document and level of review for this project.

The environmental document for the project, prepared pursuant to Section 15000 et. seq. of the CEQA Guidelines, provides the necessary proportionate level of analysis for the proposed project, and sufficient information to reasonably ascertain the project's potential environmental effects. The environmental review process has concluded that there will not be a significant effect on the environment as a result of the proposed project.

General Plan

That the proposal is consistent with the Yolo County General Plan as follows:

The Yolo County General Plan designates the subject property as Agriculture (AG).

The project is consistent with the following General Plan Policies:

Land Use Policy LU-1.1 defines Agriculture as including the full range of cultivated agriculture, such as row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, floriculture, apiaries, confined animal facilities and equestrian facilities. It also includes agricultural industrial (e.g. processing and storage) and agricultural commercial uses (e.g. roadside stands, "Yolo Stores," wineries, farm-based tourism, crop-based seasonal events, ancillary restaurants and/or stores) serving rural areas.

Agriculture Policy AG-1.1 seeks to protect and enhance the County's key agricultural sectors, which includes retaining existing growers and processors of crops; encouraging the growth of emerging crops and value-added processing; and supporting small producers and their ability to serve visitors.

Agriculture Policy AG-3.2 allows uses that support agriculture, such as agricultural commercial uses, agricultural industrial uses, direct product sales, processing, and farm-based tourism on agricultural land subject to appropriate design review and development standards.

Agriculture Policy AG-3.16 promotes agricultural innovation, including agri-tourism and non-traditional agricultural operations in order to expand and improve business and marketing opportunities for those engaged in agriculture.

ATTACHMENT D

Agriculture Policy AG-3.18 allows the location of agricultural commercial, industrial, and tourism activities on land designated as Agricultural, consistent with the Land Use and Community Character Element.

Agriculture Policy AG-5.1 promotes markets for locally and regionally grown and/or prepared food and other products and services.

Economic Development Policy ED-1.3 encourages businesses that promote, provide services, and support farming, with an emphasis on value-added agriculture, agri-tourism, food processing, and agricultural suppliers.

Economic Development Policy ED-4.3 seeks opportunities to expand tourism around local attractions and amenities.

Economic Development Policy ED-4.7 supports the development of visitor-serving private businesses that retain and complement the County's rural character.

Economic Development Policy ED-4.16 supports local events that showcase Yolo County products such as wine, produce, and art and crafts.

Economic Development Policy ED-4.17 encourages the collaboration with local non-profit, business, and merchant associations to promote and advertise local programs and events.

Zoning

That the proposal is consistent with the property's zoning.

The property is zoned A-P (Agricultural Preserve). The proposed use is consistent with Section 8-2.404.5(a) of the Yolo County Code, which requires a Major Use Permit for conditional uses such as rural recreation facilities, public and private, with permanent structures.

That, as required by Section 8-2.404.5(a), upon review and conditional approval, the proposal is found to meet the following:

- (1) The use will not substantially modify the land's natural characteristics or change them beyond those modifications already related to current or previous agricultural uses.

The proposed improvements are considered to be ancillary to the primary use of the property and will not substantially modify the land's natural characteristics beyond those already related to the current use of the property. The 90-acre project site currently includes approximately 2.5 acres of vineyards, a 2.5-acre olive orchard, lavender, Christmas trees, and several outbuildings and outdoor landscaped areas used for both public and private events. The project proposes to expand the vineyards and orchards to six acres and 12 acres, respectively, and expand the Christmas tree farm for onsite seasonal sales. Additionally, the project proposes to include the addition of tastings, sales, and activities associated with winery operations and olive oil production by constructing a permanent farm office with tasting room, a farm shop for the display and sales of agricultural products grown on the property, and a small wine and olive press.

- (2) The use will not require permanent cessation of agriculture on the subject lands or preclude conversion back to agriculture if desirable in the future.

The proposed new uses include the expansion of agricultural uses on the property, i.e., increasing acreages on vineyards, olive orchard, and Christmas trees; any future construction of accessory structures will not remove productive farmland.

(3) The use will not be detrimental to surrounding agricultural uses in the area.

The proposed project will enhance surrounding agricultural uses by increasing agricultural tourism and the retail sales of locally grown products.

That the proposal is consistent with findings required for approval of a Use Permit (Section 8-2.2804 of the Yolo County Code) as follows:

The requested land use is listed as a permitted use in the zoning regulations.

Pursuant to Section 8-2.404.5 (a), the proposed rural recreational facility is allowed within the A-P Zone through the Major Use Permit review and approval process.

The request is essential or desirable to the public comfort and convenience.

The project promotes the commercial sale of local agricultural products, and increases the opportunity for local agriculturally based tourism, thereby increasing economic development in Yolo County.

The requested land use will not impair the integrity or character of a neighborhood or be detrimental to public health, safety or general welfare.

As evidenced in the Initial Study/Mitigated Negative Declaration, the proposed project will not create a significant effect on the character of the surrounding rural area. The project site is located on a 90-acre parcel, which is a portion of a greater 500-acre ranch property in active agricultural production. Although agricultural tourism will be enhanced, no farmland will be taken out of production, and the public's health, safety, or general welfare will not be impaired.

Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided.

All necessary infrastructure and utilities will be required of the proposed project. An existing dirt/gravel drive circulates the event center and provides shuttle service to guests. Any new construction and/or paving will be required to meet best management practices for addressing drainage and erosion control. The applicant is currently working with Yolo County Environmental Health for approval of any required sewage disposal system(s).

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.

The proposed use will serve to further support the local agricultural industry by increasing opportunities for direct local sales and agricultural tourism related activities.

**CONDITIONS OF APPROVAL
TABER RANCH EVENT CENTER
USE PERMIT
ZONE FILE #2010-048**

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 approved for Zone File #2010-048. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval as contained herein.
2. Development of the site, including construction and/or placement of structures, shall be as described in this staff report for this Use Permit (ZF #2010-048), as shown in **Attachment A**. Future improvements to the property include: 1) a farm shop for the display and sale of the property's agricultural products; 2) a permanent farm office and tasting room; 3) a small olive oil and wine processing facility; and 4) a large reservoir.
3. Any minor modification or expansion of the proposed use shall be consistent with the purpose and intent of this Use Permit, and shall be approved through Site Plan Review or an amendment to this Use Permit, as determined by the Director of Planning and Public Works. The facility shall be operated in a manner consistent with the project's approval.
4. This Use Permit shall commence within one year from the date of the Planning Commission's approval or said permit shall be null and void. The Director of Planning and Public Works may grant an extension of time. However, such an extension shall not exceed a maximum of one year.
5. Assessment of fees under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4 will be required. The fees (\$2,044 plus a \$50 Recorder fee) are payable by the project applicant upon filing of the Notice of Determination by the lead agency, within five working days of approval of this project by the Planning Commission.
6. Outdoor light fixtures shall be low-intensity, shielded and/or directed away from adjacent properties, public right-of-way, and the night sky. Lighting fixtures shall use low-glare lamps or other similar lighting fixtures.
7. Hours of operation shall be from 6:00 AM until 12:00 AM, daily.

ATTACHMENT E

ENVIRONMENTAL HEALTH DIVISION (530) 666-8646

8. The applicant shall submit a hazardous materials business plan and inventory for review and approval by Yolo County Environmental Health Division by the time hazardous materials and/or hazardous wastes are present in reportable quantities on-site, at the facility. Reportable quantities are amounts of hazardous materials that equal or exceed 500 pounds, 55 gallons, 200 cubic feet of gas, or any quantity of hazardous waste.
9. Health permits shall be required for providing food to the public.
10. Health permits shall be required for providing drinking water to the public, prior to service to the public. Contact Yolo County Environmental Health to determine what qualifies as a public water supply.
11. The project will be required to obtain final approval for any new sewage disposal system(s) from Yolo County Environmental Health.
12. Preexisting wells used for potable water must meet construction and water quality standards of a domestic well. Copies of the well construction permit and well completion report shall be submitted to Yolo County Environmental Health for review. A pre-existing well not meeting construction or water quality standards cannot be approved for domestic uses. An approvable water source is required prior to project implementation.

COUNTY COUNSEL—(530) 666-8172

13. In accordance with Yolo County Code Section 8-2.2415, the applicant 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 attach, 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 determined to be sufficient to satisfy the above indemnification and defense obligation.

14. Failure to comply with the Conditions of Approval as approved by the Yolo County Planning Commission may result in the following actions:
 - non-issuance of future building permits;
 - legal action.

PRIOR TO LAND DISTURBANCE OR ISSUANCE OF BUILDING PERMITS:

PLANNING DIVISION—PPW (530) 666-8808

15. Construction details shall be included in construction drawings, submitted concurrent with any building permit application, and are subject to review and approval by the Director of the Planning and Public Works Department.
16. Prior to commencement of any construction or grading activity, the applicant will be required to hire a qualified biologist to conduct preconstruction surveys to locate all active raptor nest sites within ½ mile of construction activities. All surveys shall be submitted to the appropriate state and/or federal wildlife agencies, as well as the Yolo County Planning and Public Works Department for review. Direct disturbance, including removal of nest trees and activities in the immediate vicinity of active nests, shall be avoided during the breeding season (March through September). No-disturbance buffers will be established around any identified active nest to avoid disturbing nesting birds. The size and configuration of buffers shall be based on the proximity of active nests to construction, existing disturbance levels, topography, the sensitivity of the species, and other factors, and will be established through coordination with California Department of Fish and Game representatives on a case-by-case basis.
17. Prior to disturbing the soil, contractors shall be notified that they are required to watch for potential archaeological sites and artifacts, and to notify the Yolo County Planning Director if anything is found. If any cultural resources, such as chipped or ground stone, historic debris, building foundations, or paleontological materials are encountered during grading, all work within 75 feet shall immediately stop and the Planning and Public Works Director shall be immediately notified. Any cultural resources found on the site shall be recorded by a qualified archaeologist and the information shall be submitted to the Planning and Public Works Department. In accordance with Section 7050.5 of the California Health and Safety Code, if human skeletal remains are encountered during construction, all work within 75 feet shall immediately stop and the County Coroner shall be notified within 24 hours. If the remains are of Native American Heritage origin, the appropriate Native American community, as identified by the Native American Heritage Commission, shall be contacted and an agreement for relocating the remains and associated grave goods shall be developed.
18. During construction, all disturbed soils and unpaved roads shall be adequately watered to keep soil moist to provide dust control, and comply with YSAQMD requirements listed below.

PUBLIC WORKS DIVISION—PPW (530) 666-8811

19. Construction of the proposed project shall be required to comply with the County of Yolo Improvement Standards that require best management practices to address storm water quality, erosion, and sediment control. Construction disturbance one acre or greater shall require coverage under California's "National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (State General Permit)" for controlling construction activities that may adversely affect water quality. The developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP), and provide Yolo County with its State-issued Waste Discharge

Identification Number (WDID#) and a copy of the SWPPP prior to issuance of a County building or grading permit. If construction disturbance is less than one acre, a storm water soil loss prevention plan designed specific to the site will be required.

20. The applicant shall apply for a County encroachment permit for any work within the County right-of-way, including County Road 81.
21. The applicant shall file a Record of Survey, prepared by a licensed surveyor in the State of California, whenever any of the following instances occur:
 - a. A legal description has been prepared that is based upon a new field survey disclosing data that does not appear on any previously filed Subdivision Map, Parcel Map, Record of Survey, or other official map.
 - b. Permanent monuments have been set marking any boundary.

BUILDING DIVISION—PPW (530) 666-8775

22. A grading permit shall be required prior to any soil disturbance activity. 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. A drought-tolerant, weed-free mix of native and non-native grasses or alternate erosion control measures approved by the Planning and Public Works Director shall be established on all disturbed soils prior to November 1st of each year.
23. All building, electrical, plumbing, and mechanical 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 construction or issuance of permits. Permits are required for all new construction, and for changing the use of any existing buildings.
24. The applicant shall obtain building permits for a new farm shop, farm office and tasting room, and small olive oil and wine press prior to commencement of construction. All buildings shall be built in accordance with the Uniform Building Code in effect at the time, including the new Cal Green codes and fire suppression and ADA compliance, as required.
25. The applicant shall pay all appropriate fees prior to the issuance of Building Permits, including but not limited to the Esparto Unified School District, Capay Valley Fire District, and County facility fees.

ENVIRONMENTAL HEALTH DIVISION (530) 666-8646

26. Prior to the issuance of any building permit, a sewage disposal site plan must be approved for the project. Following the approval of the sewage disposal site plan, and prior to final approval of the building permit, a new septic system or modified septic system constructed under permit from Yolo County Environmental Health must be finalized.

27. Prior to the issuance of any building permit, approval for use of a pre-existing onsite sewage disposal system must be obtained by Yolo Environmental Health.
28. Prior to the issuance of any building permit to construct, modify, or remodel a food facility, plans must be reviewed and approved by Yolo County Environmental Health.
29. Operations producing non-domestic liquid waste, such as laboratory or food processing waste, or operations producing over 5,000 gallons per day of domestic waste, must obtain approval from the Regional Water Quality Control Board (RWQCB), prior to building permit issuance.

YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT—(530) 757-3650

30. The applicant shall acquire any required permits from the Yolo-Solano Air Quality Management District, as appropriate.
31. Any project-related air pollutant emissions, either from construction or operation of the project, shall be minimized through the implementation of the following Yolo-Solano Air Quality Management District (YSAQMD) Rules and Regulations :
 - Visible emissions from stationary diesel-powered equipment are not allowed to exceed 40 percent opacity for more than three minutes in any one-hour, as regulated under District Rule 2.3, Ringelmann Chart;
 - Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District rule 2.5, Nuisance;
 - Portable diesel fueled equipment greater than 50 horsepower, such as generators or pumps, must be registered with either the Air Resources Board's Portable Equipment Registration Program or with the YSAQMD;
 - Architectural coatings and solvents used at the project shall be compliant with YSAQMD's Rule 2.14, Architectural Coatings;
 - Cutback and emulsified asphalt application shall be conducted in accordance with District Rule 2.28, Cutback and Emulsified Asphalt Paving materials;
 - In the event that demolition, renovation, or removal of asbestos-containing materials is involved, District Rule 9.9 requires District consultation and permit prior to commencing demolition or renovation work; and
 - All stationary equipment, other than internal combustion engines less than 50 horsepower, emitting air pollutants controlled under YSAQMD rules and regulations require an Authority to Construct and Permit to Operate from the YSAQMD.
32. In order to reduce construction-related air pollutants, the following best management practices will be required at the project site to control dust:
 - All construction areas shall be watered as needed.
 - All trucks hauling soil, sand, or other loose materials shall be covered or required to maintain at least two feet of freeboard.
 - Unpaved access roads, parking areas, and staging areas shall be paved, watered, or treated with a non-toxic soil stabilizer, as needed.
 - Exposed stockpiles shall be covered, watered, or treated with a non-toxic soil stabilizer, as needed.
 - Traffic speeds on unpaved access roads shall be limited to 15 miles per hour.

- Any visible soil material that is carried onto adjacent public streets shall be swept with water sweepers, as needed.