



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

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### PLANNING COMMISSION STAFF REPORT

MARCH 10, 2011

**FILE #2010-046:** Request for a Use Permit to develop and operate a rural, eight-bedroom lodge/inn, and an educational and events center that will accommodate agricultural tourism activities (Attachment A).

**APPLICANT:** John Martin & Rafael Galiano  
1045 Divisadero Street  
San Francisco, CA 94115

**OWNER:** Angelo and Paulo Ferro  
P.O. Box 5632  
Stockton, CA 95694

**LOCATION:** 27850 County Road 26, north of the City of Winters, west of I-505 (APN: 050-070-021) (Attachment B).

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

**GENERAL PLAN:** Agriculture (AG)

**SOILS:** Brentwood silty clay loam (BrA), 0 to 2 percent slopes (Class I)

**ZONING:** Agricultural Preserve (A-P)

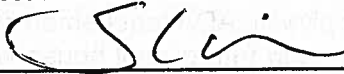
**FIRE SEVERITY ZONE:** None

**SUPERVISORIAL DISTRICT:** 5  
(Supervisor Chamberlain)

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**REPORT PREPARED BY:**

**REVIEWED BY:**

  
Stephanie Cormier, Senior Planner

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

AGENDA ITEM 6.2

## **REASONS FOR RECOMMENDED ACTIONS**

The project proposal for a rural inn and educational/events center is an opportunity to improve the economic viability of the unincorporated area of Yolo County by supporting and strengthening the local economy through outreach and agri-tourism activities in recognition of the County's commitment to agriculture. Agricultural tourism is a form of tourism that has become increasingly important to the local and regional economy. As described in the Yolo County 2030 Countywide General Plan, agri-tourism is an opportunity to expand tourism and promote value-added agricultural endeavors, such as showcasing locally manufactured products. Some of the guiding principles in the Yolo County 2030 Countywide General Plan call for the success of agriculture in Yolo County and a strong economy as the key to long-term sustainability of farms. In meeting these objectives, the project proposes to promote agricultural tourism by supporting consumption of locally grown food, showcasing Yolo County agricultural products, and directly connecting local growers with potential consumers, thereby creating an opportunity for a successful eco- and agri-tourism business.

## **BACKGROUND**

The applicant requests a Use Permit to develop and operate a rural lodge/inn, and an educational and events center, called Park Winters, on a 9.95-acre agriculturally zoned parcel located on County Road 26, located between the City of Winters and the town of Madison. The project site is currently in use as a vacation home, and includes a 3,970-square foot restored Victorian-style house; a 900-square foot tank house that has been converted to living quarters; several outbuildings/barns, including the original "farm house," which is now used for storage; and fruit and nut trees, ornamental landscaping, and several garden and patio areas with fountains.

The project proposes to convert the main house and tank house into an eight-bedroom inn/lodge to accommodate overnight guests. Currently, there are no ground floor bedrooms. The proposed tenant improvements to the main house include accessibility features on the ground floor, new private bathrooms for the upstairs bedrooms, and the future addition of a bedroom on the top floor. An accessible ramp will provide access via a new kitchen entrance, and the ground floor restroom and parlor will be converted to comply with ADA requirements for accommodating overnight guests. A 35-foot diameter pool, spa, and future pool house with restrooms will also be constructed to accommodate guests of Park Winters.

The project also proposes to construct a 4,800-square foot gambrel-style (two sided sloping roof) barn, with attached commercial kitchen, to be used for events, such as weddings, receptions, and seasonal celebrations, as well as cooking and gardening classes. In addition to the commercial kitchen, the barn will be equipped with five restroom facilities, a changing room with private restroom, a coat room, and a wet bar. The applicants intend to promote the local agricultural industry by hosting farm dinners and farm tours, offering seasonal cooking and gardening classes, and showcasing locally grown and manufactured products.

## **STAFF ANALYSIS**

The 9.95-acre parcel was created as a separate home site in 1990 from a larger 206.5-acre agricultural property. While the project site is not actively farmed, the surrounding agricultural lands are in active production with row crops, primarily safflower, sunflower, wheat, and tomatoes. The project site includes approximately three to four acres of disturbed land that

includes the original farm house, barns, sheds, the main house and tank house, a gravel drive, paved pathways, landscaped and patio areas, and associated leach fields for onsite sewage disposal. The rest of the property, approximately six acres to the west of the home site, is undisturbed land with native hard grasses (also called the meadow). The 1863 Victorian-style home has not been designated as historic, but has been restored and preserved. The applicants intend to retain its potential historical value by minimizing impacts associated with the proposed tenant improvements, i.e., addition of accessibility features, upstairs bathrooms, and a new bedroom on the top floor.

The lodge/inn will provide eight guestrooms for overnight lodging, six in the main house and two in the converted tank house. Initiation of the project will commence after the proposed tenant improvements to the main house have been completed. Hours of operation for the lodge/inn will be 24 hours a day, seven days a week. Food and beverages (including beer, wine, and distilled spirits) and spa services would be available for sale at the request of Park Winters' guests, and will require the appropriate health and State permits, as outlined in the project's Conditions of Approval (Attachment E). The applicant is currently coordinating with an ABC consultant for obtaining the appropriate State license regulating the sale and onsite consumption of alcohol at their lodge/inn and events center.

Once the events barn is constructed, large seasonal celebrations, such as weddings, receptions, and farm dinners would primarily occur during the weekends, and are expected to accommodate between 100 and 150 guests, with a maximum guest list of approximately 300 people. Educational events that promote local growers and chefs through the hosting of seasonal tastings, gardening and cooking classes, and local farm tours, are expected to generate an average of 50 participants, with a maximum of 150 attendees. Hours of operation for the events space, i.e., rental of the "celebration" barn or coordinating a farm tour, would be available from 7:00 AM until 12:00 midnight, seven days a week. Approximately five employees are anticipated to run operations.

As indicated in the Initial Study/Negative Declaration prepared for the project, no significant environmental impacts are expected to occur from the development and operation of the proposed project. However, the site is surrounded by agricultural uses to the north, south, east, and west. Issues related to the potential for conflicts are addressed below, under *Urban Conflicts*. The closest rural home site is located approximately 400 feet south of the project vicinity, on the south side of CR 26, which has been in use as a rental home and is currently rented by the project proponents. Components of the project designed to address specific features are addressed below.

#### Land Use Agreement

At the time the parcel was created in 1990, the property was included in a Williamson Act contract with the surrounding farmland. Requirements of the Parcel Map approval in 1990 included placing the newly created 9.95-acre home site parcel into non-renewal; however, the parcel is still included in a Williamson Act contract. As a Condition of Approval, the applicants will be required to place the 9.95-acre parcel into non-renewal in compliance with the intent of the 1990 Parcel Map Conditions of Approval and current County and state requirements for regulating Williamson Act contracts.

### Parking, Traffic, and Signage

Parking for the lodge/inn will be provided within the vicinity of the main house and tank house, and will include the required accessible parking and path of travel. Event parking, employee parking, and overflow parking have been designated in an approximately 38,000-square foot (nearly one acre) parking area in the meadow adjacent to the events center. Chartered buses will be used, as feasible, for large wedding parties and for farm tours. Security will be provided for large events.

In order to address the potential for significant impacts to traffic and circulation, the Initial Study/Negative Declaration prepared for the project assumed a daily traffic count of 124 vehicle trips per day *if* all lodging rooms are in use, five employees are onsite, and one farm dinner, or cooking or gardening class is scheduled per day with a maximum number of 50 people in attendance. This consideration does not take into account, however, an average daily or weekly use, which is more likely 24 vehicle trips per day and 124 vehicle trips per week. This average does not include a large weekend event, which may include up to 310 vehicle trips per event if chartered buses are not used. Thus, the biggest traffic generator will be large weekend events, up to four times per month, with an average of 160 vehicle trips per event (based on an average guest list of 100 to 150 people).

Any signage proposed for the project, including off-site directional signage, would have to comply with the County's Sign Ordinance regulating the placement of signs, as identified in the project's Conditions of Approval (Yolo County Code Section 8-2.2406).

### Landscape Screening and Aesthetics

The property contains mature landscaping, including fruit and nut trees, ornamental landscaped garden and patio areas, fountains, and a grove of pines. The project will require the removal of two trees located in the proposed building area, to accommodate construction of the events barn and a change in the circular driveway to accommodate emergency vehicle access and truck deliveries. Proposed landscape screening includes the additional planting of native plants to intensify the buffer along the northeastern property line, and installation of a farm fence along the eastern and northern property lines to prevent guests from wandering onto adjoining farmland. Future landscape screening along the roadway includes a row of olive trees, white roses, and lavender to screen event parking.

In addition to enhancing the new building areas, walkways, and patios with revived landscaping, the project also proposes to construct a gambrel-style barn, consistent with existing agricultural structures in the area. Increased buffering with native shrubs and removing outbuildings in disrepair will also strengthen the aesthetic feel of the property, which is featured with the restored Victorian-style house. The applicants also intend to use a portion of the approximately six-acre "meadow" for gardening purposes to support their educational endeavors, such as gardening and cooking classes, seasonal tastings, etc., as an effort to support locally grown and prepared food consumption.

### Wastewater Disposal System and Water Supply

The applicant has been coordinating with Yolo County Environmental Health in order to accommodate a new wastewater disposal system designed for the proposed new events barn and commercial kitchen structure. Currently, the property has an existing disposal field serving the main house and the tank house, which can accommodate the proposed inn/lodge use. The

future addition of a new bedroom will require additional leach field area, and approval from Environmental Health.

The property currently contains one domestic well and one agricultural well. The domestic well is currently in use and has been reported to have capacity to serve the residence (main house and tank house) and landscaped areas. Any increase in use will require additional testing for water quantity and water quality capabilities, as regulated by Yolo County Environmental Health.

#### Fire Suppression

The project proposes using an integrated fire suppression system in the 35-foot diameter pool to meet fire requirements. Currently, the applicant is working with the Madison Fire District on accommodating fire regulations, and will be required to meet all current fire and building codes prior to holding their first event. All new construction will be required to comply with fire suppression regulations, as determined by the County's Chief Building Official.

#### Urban Conflicts

Concerns have been raised by the Agricultural Commissioner's office and the Yolo County Farm Bureau (see attached letter in Attachment F) regarding the intrusion of urban uses on adjoining active farmland. Specific to the project proposal is the concern that the adjoining farmland is planted in agriculturally intense crops that require aerial spraying once the crops begin to reach maturity. There is no buffer requirement applied by the Agricultural Commissioner for the aerial application of "non-restricted" materials, so spraying could occur right up to the edge of the property line so long as there is no "drift" onto adjacent property. Additionally, there is no height requirement for aerial spraying in the vicinity of a rural residence, so noise can be an issue. Most of the proposed site development (new barn construction) will be located in the existing building envelope, at the northern edge of the property, approximately 26 feet from the property line (and approximately 54 feet from the edge of row crops on the adjacent parcel). Currently, the barn/sheds slated for removal sit approximately six feet from the property line.

The Agricultural Commissioner, the responsible authority for issuing *restricted* materials permits, has no enforceable authority for applying buffer requirements for the use of *non-restricted* materials; hence, the concern for urban complaints involving inadequate buffers and poor timing on non-restricted materials applications. With restricted materials, growers are required to submit a notice of intent to spray 24 hours in advance and to comply with the permit's conditions, such as adequate buffers.

During the application process, the applicants have attended UC extension courses on agricultural tourism, and have familiarized themselves with the local agricultural community. The project, which proposes to draw attention to surrounding agricultural operations by enhancing awareness of the local agricultural industry, includes a guest notification and disclaimer statement regarding adjacent agricultural operations, consistent with the County's Right-to-Farm Ordinance. The applicants have formed an ongoing relationship with the surrounding property owners and current lease farmers to ensure that their intent to promote the local agricultural industry includes an understanding of associated farming activities that might be perceived as nuisances. Included in the Conditions of Approval are requirements for guest notification and farmer notification, which ensures the project operators will remain in communication with adjoining farmers. Additionally, the applicants will be required to place

signage on the property so guests of Park Winters are aware that surrounding property is actively farmed. The applicants continue to pursue an active relationship with the neighboring farmers, as evidenced by the attached letters of support (Attachment G).

According to the applicant, the project proponents and adjoining property owner/current lease farmer have informally agreed, at the applicant's expense, to place gravel on the adjacent farm road at the project's northeastern boundary, and keep it watered and maintained for dust control purposes. Noise and dust factors regarding daily use of the farm road are considered to be the biggest nuisances in the opinion of the adjoining property owner/lease farmer.

The County's Economic Development Manager has indicated his strong support of the project "as an excellent example of rural tourism." As indicated in the Findings (Attachment D), the proposed project is consistent with the Use Permit criteria set forth in the Yolo County Code. Additionally, the project supports objectives in the 2030 Countywide General Plan that encourage tourism that showcases agricultural products and the success of eco-and agri-tourism businesses.

**SUMMARY OF AGENCY COMMENTS**

A Request for Comments was prepared and circulated for the proposed project from October 25, 2010, to November 19, 2010. A 1,000-foot courtesy notice was also sent to adjoining property owners advising them of the proposed project. The Initial Study/Negative Declaration was circulated for public review from February 4, 2011, to February 28, 2011. The project was also reviewed by the Development Review Committee (DRC) on October 27, 2010, and February 23, 2011, wherein extensive discussions took place with representatives from the Agricultural Commissioner's office. The applicants were present at the February 23<sup>rd</sup> DRC meeting to discuss the project's Conditions of Approval. The project was also sent to the Madison's Citizen Advisory Committee, which has taken no action. Comments received during the review periods from interested agencies are provided below and have been incorporated into the project's conditions as appropriate.

<b>Date</b>	<b>Agency</b>	<b>Comment</b>	<b>Response</b>
Oct. 22, 2010	Madison Fire District	Fire suppression will be required.	Included in Conditions of Approval.
Oct. 26, 2010	Yolo County Planning and Public Works, Building Division	Permits are required for demolition and construction work, and must comply with all applicable building, ADA, and fire codes, including the new Cal Green codes.	Included in Conditions of Approval.
Oct. 27, 2010	Yolo County Agricultural Commissioner's Office	The Ag Commissioner's office expressed concern about the possibility for major conflicts between the project operators and the current growers who farm the fields surrounding the project site. These lands produce ag intensive crops that require aerial spraying. There is no height requirement for these planes since the project site is considered a rural residence, so noise will be a major issue; more importantly, there is no buffer requirement if the	Comments noted.  Procedures to require a notification process and continued communication between the project operators and current growers are included in the project's Conditions



		growers use "non-restricted" materials, meaning they can spray right up to the edge of the property line as long as there is no "drift." The Ag Commissioner has no enforceable authority to require buffers for the aerial application of non-restricted materials; and therefore, hard buffers are a much better tool to mitigate ag/urban conflicts. The vast majority of ag/urban complaints involve inadequate buffers and poor timing when using non-restricted materials.	of Approval.
Nov. 11, 2010	Madison Citizen Advisory Committee	No comment. Two MCAC members spoke with residents on CR 25 and CR 26 who indicated they did not oppose the project.	N/A
Nov. 24, 2010	Yolo County Farm Bureau	See attached letter dated 11/24/2010 that concludes the proposed project would have negative impacts on surrounding agricultural.	Comments noted. The project proposal includes a notification and disclaimer statement in conjunction with the County's Right-to-Farm Ordinance. The project's Conditions of Approval include mandatory notification.
Jan. 19, 2011	Kerry A Beane, MS, resident	See attached letter of support dated 1/19/2011	N/A
Jan. 24, 2011	Yolo County Planning and Public Works, Engineering Division	Prior to the issuance of a grading permit, the applicant shall apply for a county encroachment permit for work within the county right-of-way. Two paved driveway connections are required to County Road 25 per county standards. The driveway connections shall be maintained by the applicant or applicant's successor.	Included in Conditions of Approval.
Jan. 31, 2011	Paolo and Angelo Ferro, property owners	See attached letter of support dated 1/31/2011	N/A
Feb. 9, 2011	Jim Fredericks, resident and operator of J.G. Fredericks Agricultural Ground Spraying	See attached letter of support received 2/9/2011	N/A
Feb. 23, 2011	Yolo County Health, Environmental Health Division	Prior to approval of a building permit, facilities that will place additional demand on a septic system, require expansion of the septic system, or require construction of a new septic system must provide an approvable sewage disposal site plan to YCEH. Pre-existing wells must meet current requirements for water quality and quantity. A pre-existing well not meeting the requirements will not be approved, and the project denied until a new well is constructed.	Included in Conditions of Approval.

		The water system may be required to obtain a public water supply permit. Prior to issuance of a building permit, plans for retail food facilities shall be reviewed and approved by YCEH. Prior to issuance of a building permit, plans for a public pool, spas, or interactive water features shall be reviewed and approved by YCEH.	
Feb. 23, 2011	Yolo County Economic Development	Supports approval of the Park Winters project as an excellent example of rural tourism, which the county is trying to encourage. The applicants have chosen an existing farmstead which only needs minor adjustments to become an attractive lodging and wedding venue, and which can be a model facility the county wants to encourage. It is clear the applicants have done their homework and are aware of and sensitive to the needs of agriculture in Yolo County. They have outlined their meetings with those who farm adjacent lands, and appear to have developed a working relationship of cross-notification that should minimize future conflicts between their event center and adjacent farming practices.	Comments noted.

**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**

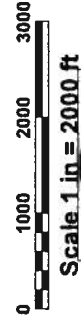
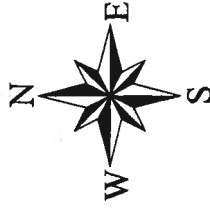
- A: Site Plan
- B: Location Map
- C: Negative Declaration
- D: Findings
- E: Conditions of Approval
- F: Letter from Yolo County Farm Bureau
- G: Letters of support







**ZF 2010-046**  
**Yolo County**  
**Planning and**  
**Public Works**  
**Park Winters**



Printed 3/3/2011



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**YOLO COUNTY  
PLANNING AND PUBLIC WORKS DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION  
ZONE FILE # 2010-046**

**PARK WINTERS  
USE PERMIT**

**FEBRUARY 2011**

**ATTACHMENT C**

## Initial Environmental Study

1. **Project Title:** Zone File No. 2010-046, Park Winters 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](mailto:stephanie.cormier@yolocounty.org)
4. **Project Location:** 27850 County Road 26, north of the City of Winters (APN: 050-070-21), see Figure 1 (Vicinity Map) and Figure 2 (Aerial Map).
5. **Project Sponsor's Name and Address:**  
 John Martin and Rafael Galiano  
 1045 Divisadero Street  
 San Francisco, CA 94115
6. **Land Owner's Name and Address:**  
 Angelo and Paul Ferro  
 P.O. Box 5632  
 Stockton, CA 95694
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	Rural homestead	Agricultural Preserve (A-P)	Agriculture (AG)
North	Agricultural (row crops – safflower/sunflower)	Agricultural Preserve (A-P)	Agriculture (AG)
South	Agricultural (row crops – safflower/sunflower)	Agricultural Preserve (A-P)	Agriculture (AG)
East	Agricultural (row crops - safflower)	Agricultural Preserve (A-P)	Agriculture (AG)
West	Agricultural (row crops - tomatoes)	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; Madison Fire Protection



- 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 develop Park Winters, a lodge/inn, educational, and celebration center.

### Use Permit

The proposed project is a request for a Use Permit to operate a lodge/inn, as well as an educational and celebration center, on a 9.95-acre agriculturally zoned parcel located between the City of Winters and the town of Madison, approximately two miles west of the interchange at Interstate 505 (Figure 1). The project site is accessed off County Road 26, and lies between County Road 86 and County Road 87. The property currently includes an existing 3,970-square foot Victorian style house kept in good repair, a 900-square foot tank house that has been converted to living quarters, several outbuildings/barns, including the original farm house now used for storage, fruit and nut trees, ornamental landscaping, and patio areas (Figure 2). The property is currently in use as a vacation home and is not in agricultural production.

The project proposes to convert the main house and tank house into a five-bedroom inn/lodge to accommodate overnight guests. Tenant improvements to the main house include accessibility features and new private bathrooms for the upstairs bedrooms. There are currently no ground floor bedrooms in the main house, which will retain its Victorian style character. An outdoor landing and ramp are proposed off the kitchen to accommodate accessibility requirements; and the ground floor bathroom and parlor will be improved to comply with the American Disabilities Act (ADA) to provide ground floor accessible lodging quarters. A pool, spa, and pool house will also be constructed to accommodate guests. Fire suppression is proposed to be provided by an integrated system in the proposed 50-foot diameter pool, or as required by fire requirements. All new construction will be compliant with ADA and fire code regulations (see Figure 3, Site Plan).

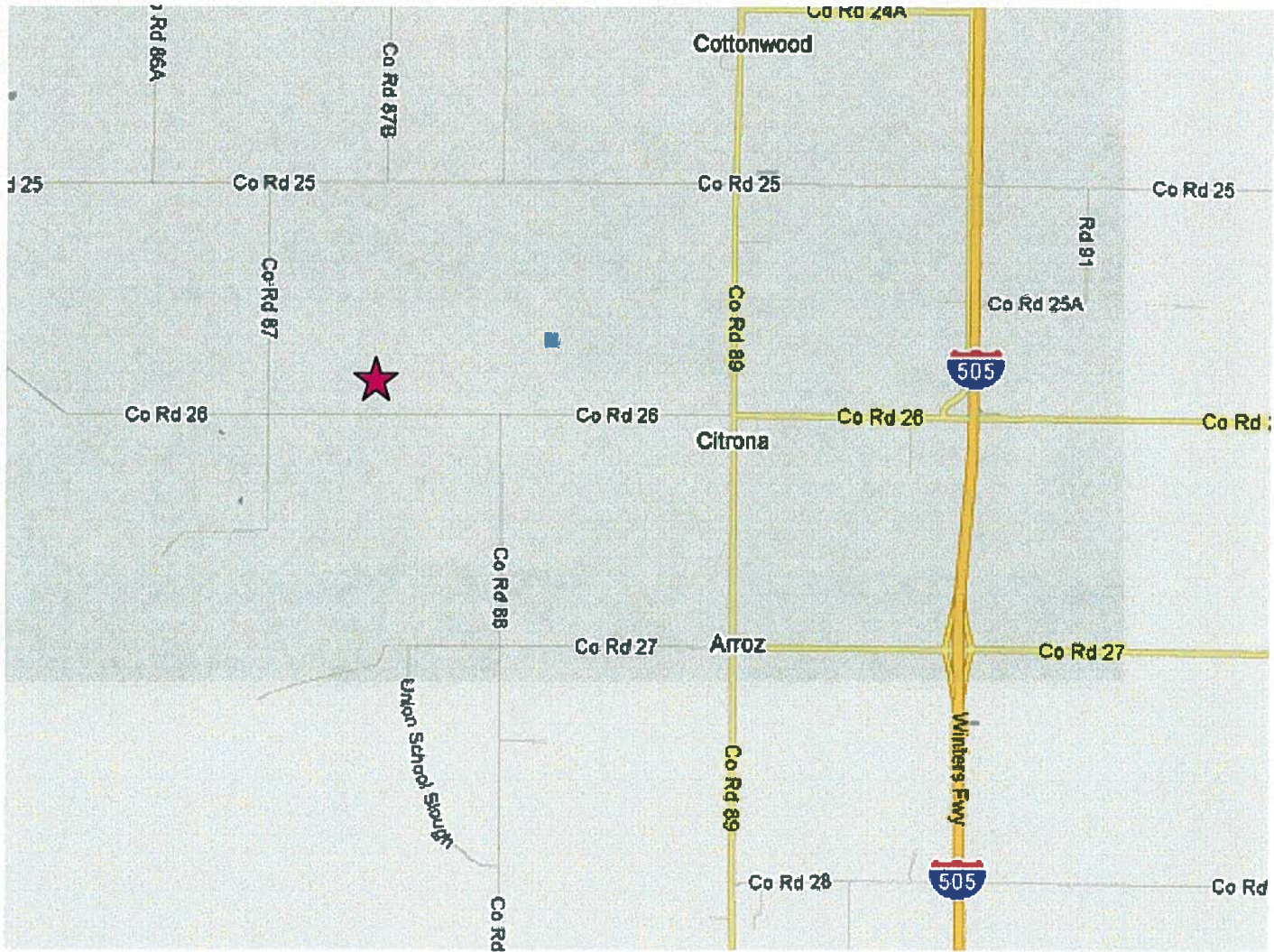
The project also proposes to construct a 50-foot by 80-foot gambrel-style (two-sided sloping roof) (Figure 4) barn to be used for weddings, receptions, and seasonal celebrations, as well as cooking and gardening classes. A 50-foot by 20-foot addition on the west side will house a commercial kitchen. Several smaller outbuildings/barns will be demolished; the original farm house will remain and continue to be used for storage. The applicants intend to promote the local agricultural industry by hosting farm dinners and farm tours, and showcasing locally grown and manufactured products.

Seasonal celebrations, such as weddings, receptions, and tastings would primarily occur during the weekends, and are expected to accommodate between 100 and 150 guests, with a maximum guest list of approximately 300 people. Educational opportunities that promote local

growers and chefs through hosted farm dinners, gardening and cooking classes, and agricultural tours, are expected to generate up to 50 participants, with a maximum of 150 attendees. The lodge/inn will provide seven guestrooms, five in the main house and two in the tank house. Approximately five employees are anticipated to run operations. Parking for the lodge/inn will be provided within the vicinity of the main house and tank hose. Event parking, employee parking, and overflow parking will be provided in the field adjacent to the celebration center, with traffic control provided by a local security company. Additionally, chartered buses will be used for wedding parties and farm tours to alleviate traffic to and from the site. A row of olive trees, white roses, and lavender will be planted along the road as a buffer to the meadow/parking area.

The 9.95-acre project site is surrounded by agricultural lands in production with primarily row crops, i.e., safflower, sunflower, and tomatoes. The project site is not under cultivation and was created as a home site in 1990 through the recordation of Parcel Map No. 3699. The property continues to serve as a home site, and includes numerous patio and garden areas, fountains, and fruit and nut trees. Existing trees and shrubs buffer the property along the north, south, and eastern perimeter. Additional fencing and native planting will be used to increase the buffer, particularly along the northern boundary, as feasible. The applicants are aware of the County's existing Right-to-Farm Ordinance which limits a private property owner's ability to file nuisance complaints against adjoining agricultural land in production. The project, which proposes to draw attention to the surrounding agricultural operations by enhancing awareness of the local agricultural industry, includes a guest notification of adjacent agricultural operations and disclaimer statement. The applicants have formed a relationship with the surrounding property owners and lease farmers to ensure that their intent to promote the local agricultural industry includes an understanding of potential farming activity nuisances.

**FIGURE 1**  
**VICINITY MAP**



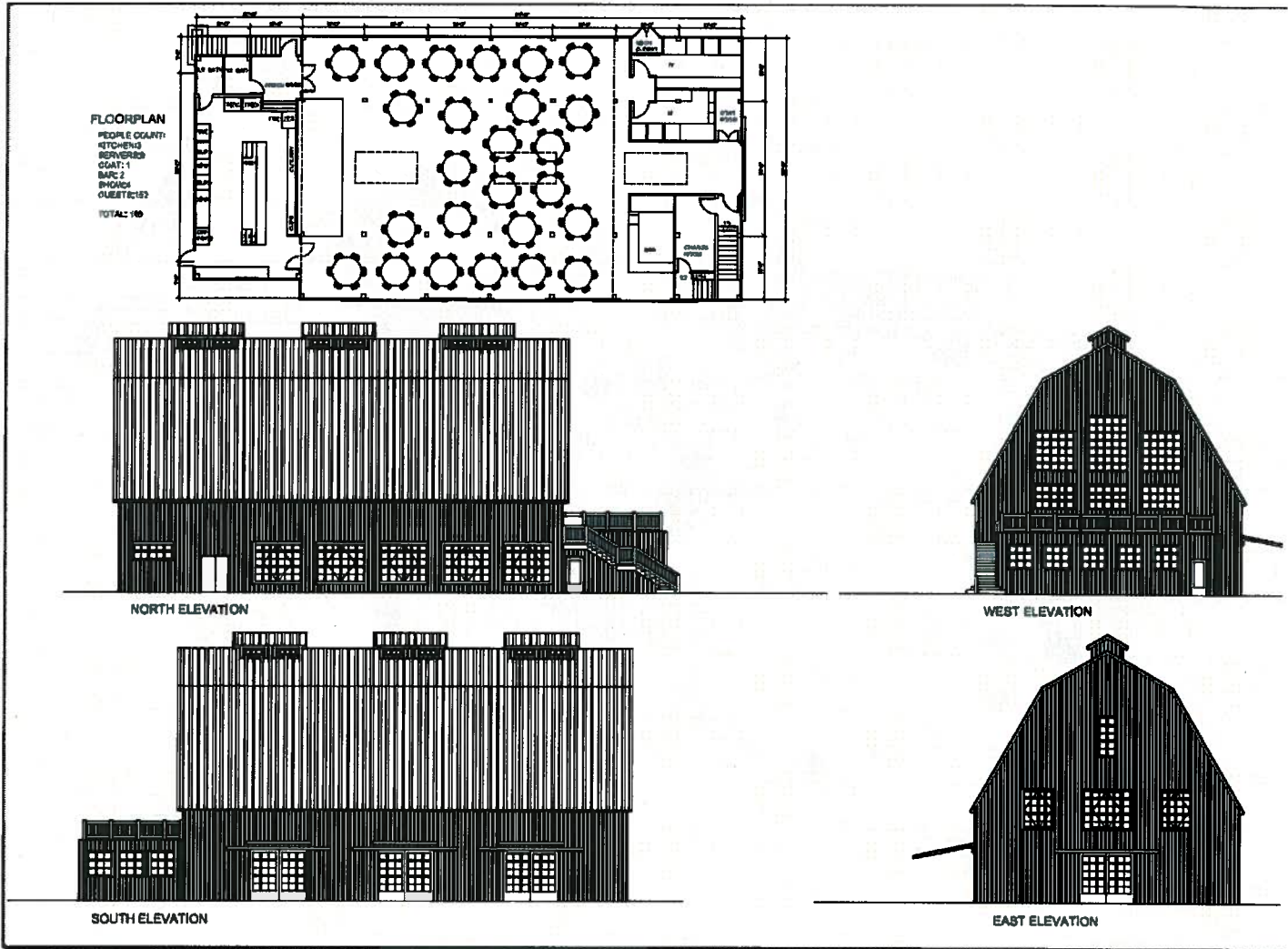


**FIGURE 2**  
**AERIAL MAP OF PROJECT SITE**





# FIGURE 4 NEW BARN





## 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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) *No Impact*. The proposed project is located on a 9.95-acre parcel approximately two miles west of the I-505 interchange at County Road 26, and lies between the City of Winters and the town of Madison. Agricultural land uses surround the project site, and scenic vistas would not be affected by the use of a Victorian style vacation home and tank house as an inn, and the addition of a 5,000- square foot gambrel style barn. The proposed project, which would allow the property to be used for lodging, celebrations, and educational purposes, would not have a substantial adverse effect on, nor damage, any scenic resources. There are no designated scenic highways located near the project vicinity, and no historical structures surrounding the property. The old Victorian home, tank house, original farm house, and associated outbuildings have not been designated as historic and their eligibility is unknown at this time.

c) *Less Than Significant Impact*. The proposed project will allow the applicant to operate an inn and celebration center that would include: lodging for overnight guests; weddings, receptions, and seasonal celebrations for up to 300 guests; and educational opportunities such as hosting farm dinners, gardening and cooking classes, and providing agricultural tours for promoting the local agricultural industry. Improvements to the project site include the addition of a 5,000-square foot gambrel style "celebration" barn, a 50-foot diameter pool, and tenant improvements to the main house that include accessibility features and additional bathrooms. Any future improvements to the property are intended to enhance the overall rural and rustic character of the site without impeding views of the adjoining farmland, 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 a "celebration" barn and lighting on the pathways. 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
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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" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed project includes tenant improvements to an old Victorian-style home for use as an inn, the addition of a 5,000-square foot gambrel-style barn to be used for celebrations and educational purposes, and a 50-foot diameter pool for lodging guests. The 9.95-acre project site is currently in use as a vacation home and includes fruit and nut trees, and landscaped garden areas. Several old outbuildings still exist on the property; a few are no longer in use and are proposed to be demolished. The original farm house will remain and continue to be used as storage. The 9.95-acre parcel was created in 1990 for use as a home site and is not in active production. At that time, the property was encumbered under a Williamson Act contract with the surrounding land, which was and still is in active agricultural production. Requirements of Parcel Map approval in 1990 included placing the newly created 9.95-acre parcel into non-renewal; however, the property remains encumbered under a Williamson Act contract. As a Condition of Approval, the applicants will be required to place the 9.95-acre parcel in non-renewal, so as to comply with the intent of the 1990 Parcel Map Conditions of Approval and current Williamson Act County and State requirements.

The applicants intend to use the property to enhance agricultural awareness by hosting events related to agricultural tourism. The addition of a gambrel-style barn, 50-foot diameter pool, and tenant improvements to the existing main house are consistent with and would not conflict with current uses on the property. The proposed additions and improvements will not require the conversion of agricultural land to a non-agricultural use, but will enhance agricultural tourism opportunities within the region. The rest of the surrounding agricultural land is in agricultural operation and will remain actively farmed.

b) *Less than Significant Impact.* The subject 9.95-acre property is zoned Agricultural Preserve (A-P) and is designated as Agriculture (AG) in the Yolo County 2030 Countywide General Plan. 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 was created as a home site and is not actively farmed, is currently under a Williamson Act contract. As stated above, the applicants will be required to place the property into non-renewal consistent with State and County requirements. Lodging and rural recreational facilities with permanent structures used for the purposes of promoting agricultural tourism require a Use Permit as per 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 tenant improvements to the existing main house for use as an inn, a 50-foot diameter pool, and the addition of a 5,000-square foot gambrel style barn to be used for rural celebrations and educational purposes. Although these additions may result in drawing more agricultural tourism to the area, they will not result in the conversion of farmland to non-agricultural uses. The surrounding farmland will continue to remain in production. The applicants have formed a relationship with the surrounding property owners and lease farmers to ensure that any impacts resulting from their project do not affect farming practices. In addition to the County's Right-to-Farm Ordinance, the project proposal includes a disclaimer and notification statement to be distributed to all guests and event participants regarding the agricultural practices surrounding the project site. In addition to notifying guests and potential guests, as a Condition of Approval, the applicants will be required to notify the adjoining property owners and current lease farmers of all scheduled events, not less than three weeks in advance, to ensure continued communication between property owners and the lease farmers. As an additional Condition of Approval, the applicants will be required to amend their event schedule, as feasible, in order to accommodate the lease farmers' aerial application spraying needs. Impacts to farmland are expected to be less than significant.

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"/>

III.	AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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 (O<sub>3</sub>) and particulate matter 10 microns or less in diameter (PM<sub>10</sub>) 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 (NO<sub>x</sub>): 10 tons per year (approx. 54 pounds per day)
- Particulate Matter (PM<sub>10</sub>): 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 (PM<sub>10</sub>) 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<sub>2.5</sub>) standard. The proposed project could potentially contribute to air quality impacts, including PM<sub>10</sub> and PM<sub>2.5</sub>, with planned construction and demolition activities. Construction activities, including vehicular traffic, would generate a temporary or short-term increase in PM<sub>10</sub> and PM<sub>2.5</sub>. The proposed improvements to the main house are expected to take approximately three months. Barn construction will take approximately 60 to 90 days. Dust generated by demolishing, 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 demolition and 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.
- 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.
- 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 a small rural seven-bedroom inn/lodge and 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 chartered buses for farm tours and large wedding/reception parties to reduce the number of cars traveling to and from the site. Although the proposed project will increase weekly use at an existing vacation home, the project would not create a substantial air quality impact.

d) *Less Than Significant Impact.* The project site is located in a remote, rural area in western Yolo County, 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 residence is located on the south side of County Road 26, approximately 400 feet from the project vicinity. There are no other nearby residences within 1,000 feet of the property.

Operations at the project site are 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 approximately three to six months of demolition, construction, and improvement activities; vehicle trips generated through employee, guest, and celebration center activities; and up to two truck deliveries per week. Project design includes use of concrete paving at the two driveway approaches, decomposed granite for a pedestrian path of travel, use of stabilized decomposed granite for the 20-foot drive/turnaround, and a hard grass cover for the overflow/event

parking area, which will help minimize dust generated through weekly use of the site. 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. Use of a commercial kitchen for cooking classes, and chef prepared meals would be subject to any applicable requirements of the District and Yolo County Environmental Health. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 a 9.95-acre home site and includes an existing main house, a tank house that has been converted to a guest cottage, the original farm house now used for storage, several older barns and outbuildings, fruit and nut trees, and landscaped garden areas. Approximately six acres of the property (western portion) lies vacant, a portion of which, approximately 38,000 square feet, will be used for event parking. The proposed project, which includes construction of a 5,000-square foot gambrel style "celebration" barn, demolition of a few smaller barns and outbuildings, tenant improvements to the main house, and a 50-foot diameter pool, would be constructed within the overall footprint of the existing home site vicinity (see Figure 3, Site Plan). The applicant proposes to expand the ornamental landscaping with native plantings to increase buffer areas. Agricultural land uses surround the project site in all directions; one rural home site is located approximately 400 feet south of the project vicinity, with County Road 26 in between. According to a Phase I assessment prepared for the Draft Yolo County NCCP/HCP (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, as compared to most of the rest of the 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, CNDD species information), which conclude very few sitings in the western area of the County. The proposed project would be located within areas that have previously been disturbed.

The proposed 5,000-square foot barn will be located in an area previously occupied by smaller barns, a carport, a driveway turnaround, and outbuildings associated with the primary home site. As a Condition of Approval, and in order to ensure that no adverse impacts occur to any potential for 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. Direct disturbance, including removal of nest trees and activities in the immediate vicinity of any identified active nests, will 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.

b) and c) *No Impact*. There are no riparian features or jurisdictional wetlands on the property. A concrete irrigation ditch used by the adjacent farmlands runs along the north and eastern boundaries of the property. 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. All proposed construction will occur within previously disturbed areas, void of any seasonal tributaries. Construction activity will require building permit submittals that include best management practices for avoiding erosion and sedimentation in the surrounding vicinity. No impacts to riparian habitat or wetlands are expected.

d) *No Impact*. The proposed project 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) *Less than Significant Impact*. The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Several fruit and nut trees, as well as ornamental landscaping, currently exist on the property. Additional plantings are proposed for screening and buffering around the northern boundary and event parking areas. Approximately three trees are proposed for removal to accommodate the driveway turnaround and construction of the new barn. However, this will not be in conflict with any local policies, and impacts are expected to be less than significant.

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. Eligibility of the Victorian-style home, tank house, and original farm house for qualification of an historic site is unknown at this time.

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
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"/>
	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 relatively flat area, and effects of liquefaction or cyclic strength degradation beneath the project vicinity during seismic events are not likely. The project includes improvements to a permanent residence, and is therefore required to comply with all applicable Uniform Building Code and County Improvement Standards and Specifications requirements to ensure that risks from ground failure are minimized.

4. The project site is relatively level and soils are stable. Any 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 construction activities are proposed in the project vicinity, improvements and additions to the Park Winters project would be located within the existing building envelope on the 9.95-acre home site parcel. Substantial soil erosion or loss of topsoil is unlikely to occur, and any construction proposed by the project will be subject to a grading permit that requires implementation of best management practices to minimize any adverse effects; 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.* The proposed project is not located on unstable geologic materials and will not have any effect 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 loam 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 soil, 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. Improvements and additions to the property would be subject to applicable requirements of Yolo County Environmental Health.

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 development and operation of Park Winters, a rural lodge/inn and celebration center, which will include a new 5,000-square foot gambrel style barn, 50-foot diameter pool, and tenant improvements to the main house. In addition, the project proposes to increase ornamental landscaping on the property by providing buffer areas along the northeast boundary and the event parking area. 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 project will increase the overall use of the property, currently in use as a vacation home, as it attempts to increase local agricultural tourism. The project could generate up to 124 daily vehicle trips.

The proposed additional footprint to the existing home site on the 9.95-acre parcel is relatively small. The use of native plants and shrubs, and additional ornamental landscaping, to increase buffers and screening on the property will serve to offset any additional greenhouse gas emissions resulting from the project. The proposed barn will be built with sustainable construction materials and will integrate passive architectural design for heating and cooling purposes. Additionally, the project proposes to make use of chartered buses for wedding parties and organized farm tours, thereby reducing additional vehicle trips. Potential long-term effects from showcasing locally grown and manufactured products could also result in more local consumption.

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. Building permit submittal for the barn 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.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
<b>VII.</b>	<b>HAZARDS AND HAZARDOUS MATERIALS.</b>				

VII. HAZARDS AND HAZARDOUS MATERIALS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
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"/>
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 checked="" type="checkbox"/>	<input 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) *Less than Significant Impact.* There are several agricultural and private landing strips for airplanes located throughout the county, and the project site is located within the vicinity of a private airstrip. However, the nearest airstrip is over two miles south of the project site, and would not pose a threat to employees or guests of the proposed Park Winters project. Impacts would be considered less than significant.

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 a non-wildland fire severity zone, with little to no risk of wildland fire. The project proposes the construction of a 50-foot diameter pool with an integrated fire suppression system. All proposed construction on the property will require that fire codes, including a fire suppression system, are met prior to building permit issuance. The Madison Fire Department is located approximately three miles south of the project site. 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. As a Condition of Approval, and 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 the proposed project is planned to continue to drain to the eastern portion of the property where an existing low basin area currently serves the site. 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. Impacts will be less than significant.

b) *Less than Significant Impact.* The project proposes the continued use of the existing domestic well. No new wells are proposed for the project, unless otherwise specified by Yolo County Environmental Health. 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 5,000-square foot barn, but would be retained so as not to impact adjoining areas. No development is proposed to occur outside of the general building envelope that currently exists for the home site. Any new construction proposed would be required to comply with the good housekeeping practices defined in the County Improvement Standards in order to minimize erosion. 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 a low basin area within the eastern portion of the property with capacity to accommodate the proposed development of Park Winters. 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. The project site is relatively flat, and 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 development of Park Winters, a lodge/inn and celebration center, and does not have the potential to physically divide an established community. The project site is located in an agricultural area in the western part of the unincorporated area of the County, between the City of Winters and town of Madison. The proposed project would not physically divide any components of the City of Winters or the unincorporated urban area of Madison. 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 western part of the County, and conforms to the County's General Plan and zoning ordinance. The project is consistent with the following General Plan Policies:

- a. 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.
- b. 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;
- c. 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;



- d. Policy AG-3.18 allows for the location of agricultural commercial, industrial and tourism activities on land designated as Agriculture;
- e. Policy AG-4.1 promotes educational programs aimed at informing the general public about agriculture and the value of "working landscapes;"
- f. Policy AG-5.1 promotes markets for locally and regionally grown food and/or prepared food;
- g. Policy ED-1.3 encourages businesses that promote, provide services, and support farming, with an emphasis on value-added agriculture, agri-tourism, etc.;
- h. Policy ED-4.3 seeks opportunities to expand tourism around local attractions and amenities;
- i. Policy ED-4.7 supports the development of visitor-serving private businesses that retain and complement the county's rural character;
- j. Policy ED-4.8 supports development of facilities for travelers in areas that lack services, such as public restrooms, lodging, food and retail services;
- k. Policy ED-4.14 promotes Yolo County as a destination for vacations and day trips; and
- l. several other Economic Development policies supporting agricultural tourism in Yolo County.

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) and (d)], rural recreational facilities with permanent structures, and lodges, incidental and dependent upon agriculture, or directly dependent upon a unique natural resource or feature as an attraction, may be authorized with a Use Permit.

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.

X. MINERAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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.

XI. NOISE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				

XI.	NOISE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 approximately two miles west of Interstate 505. 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 in the surrounding vicinity of the project site. However, any future construction of the proposed project would temporarily increase existing noise levels in the area. Construction crew commutes and the transport of construction equipment and materials to construction sites could incrementally increase noise levels on the nearby county roads. 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 Interstate 505 within the vicinity of the project site are below 65 dB measured at 100 feet from the centerline of roadway (project site is approximately two miles west of I-505). 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 relatively few sensitive receptors within the project's vicinity. Any associated amplified music, such as a "barn dance" or wedding reception, would be contained within the confines of the "celebration" barn and is not expected to exceed 70 dB CNEL at the project's property lines. The closest rural home site is approximately 400 feet south of the project vicinity on the other side of County Road 26. 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) *Less than Significant Impact.* The project is not located within the immediate 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"/>
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 the development and operation of Park Winters, a lodge/inn and seasonal celebration and educational center for promoting regional agricultural tourism, and would not induce any population growth or displace any existing housing units or people.

XIII. PUBLIC SERVICES.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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XIII. PUBLIC SERVICES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
<p>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:</p>				
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 development and operation of a lodge/inn and seasonal celebration and educational center. Improvements to the property include a 50-foot diameter pool for use by guests of Park Winters, which would include an integrated fire suppression system to provide adequate fire suppression, as approved, for the project site. The Madison Fire Protection District provides primary service to the project site. 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 to fire protection would be considered less than significant.

b) *Less than Significant Impact.* The project may increase visitors to the area, which is primarily in use for agricultural production. The project is not expected to increase the demand on the Yolo County Sheriff's Department or for any new infrastructure. The project proposes to contract with a local security company for regulating parking and safety for all scheduled events. Impacts would be considered less than significant.

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
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Would the project:

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
<b>XIV.</b>	<b>RECREATION.</b>				
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, but is not expected to accelerate the deterioration of any neighborhood or regional parks. The project proposes increasing rural opportunities for the benefit of drawing visitors to Yolo County and providing agriculture tourism activities. The project is not expected to have an adverse physical effect on the environment. Impacts are considered to be less than significant.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
<b>XV.</b>	<b>TRANSPORTATION/TRAFFIC.</b>				
	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"/>
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.

Interstate 505 and County Road 89 would primarily serve the project site for regional visitors to the area. I-505 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 I-505 (Caltrans, June 2007). According to the 2030 Countywide General Plan, current average daily traffic counts for the portion of I-505 between State Route 128 and State Route 16 is 4,900 vehicles. Future average daily traffic counts are expected to increase along that corridor to 28,000 vehicles with build-out of the 2030 Countywide General Plan. Likewise, County Road 89 has an average daily traffic count of 1,300 vehicles between County Road 27 and County Road 24A, with a future increase in average daily traffic counts to 14,300 vehicles with build-out of the 2030 Countywide General Plan. County Road 89, between State Route 16 and CR 29A, has been identified in the 2030 Countywide General Plan as needing spot improvements.

## Discussion of Impacts

a) and b) *Less than Significant Impact.* The proposed project would not exceed the capacity of the existing circulation system nor exceed a level of service standard for any road, including Interstate 505 or County Road 89, a locally maintained public road. Operation of the completed project may increase use of the site, which is accessed off County Road 26, due to a change in use from a vacation home to a seven-bedroom lodge/inn and seasonal celebration and educational center, including two truck deliveries per week. The project would employ five people, with hours of operation at the lodge/inn 24 hours a day for seven guest rooms, which could generate up to 24 vehicle trips per day. Hours of operation for celebrations, events, and educational programs could be scheduled from 7:00 AM until 12:00 AM, seven days a week with a maximum of 300 guests on the property at any given time. However, most events are projected to have up to 150 attendees, and are anticipated to be scheduled during weekends, with approximately 160 additional vehicle trips four times per month. Additionally, the project proposes utilizing chartered buses, as feasible, for wedding parties and farm tours. Hosting weekend events approximately four times a month, for approximately 150 people at each event, would not cause additional strain on the existing circulation system.

Daily use of the site due to the proposed project is expected to increase. Peak use of the site is anticipated during weekend scheduled events, such as weddings, receptions, seasonal tastings, or farm dinners. An average wedding event typically consists of 150 people with approximately 75 parked cars at peak periods (assuming no buses are chartered), but may include up to 300 guests. The designated event parking area is approximately 38,000 square feet and can include parking for up to 100 cars, with overflow parking in the adjacent meadow. Daily use of the site is expected to generate up to 124 vehicle trips per day, assuming all lodging rooms are in use and one farm dinner, or cooking or gardening class is scheduled per day with a maximum of 50 people in attendance, including two truck deliveries per week. Weekend events are expected to generate up to 160 vehicle trips per event, with a maximum of 310 vehicle trips per event, if no chartered buses are used. 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, a large weekend event that generates up to 150 vehicles traveling to and from the project site could coincide with farming activity on adjoining agricultural lands, such as harvesting, farm to market routes, etc. As indicated in Section II, Agricultural Resources, the applicants will be required to notify the adjoining property owners and current lease farmers of all scheduled events not less than three weeks in advance, subject to the project's Conditions of Approval. As long as the project proponents and lease farmers remain notified, impacts to the project area resulting from traffic hazards should remain at 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 two driveway approaches off County Road 26. A stabilized decomposed granite drive circulates the project site.

f) *No Impact.* The proposed project would not conflict with any adopted policies, plans, or programs supporting alternative transportation. The project proposes the use of chartered buses for weddings, receptions, and farm tours.

<b>XVI. UTILITIES AND SERVICE SYSTEMS.</b>		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 checked="" type="checkbox"/>	<input 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"/>
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 project site is currently served by a private septic system. The proposed project includes construction of a 5,000 square foot gambrel-style barn, which will include

permanent restroom facilities and a commercial kitchen; a 50-foot diameter pool for use by guests, and a pool house with restrooms; as well as tenant improvements to the main house, including two additional bathrooms; all of which are subject to separate review and approval through Yolo County Environmental Health, the regulating agency for the design and monitoring of private septic systems. Additionally, portable restroom and washroom facilities will be brought to the site for scheduled events, which will be removed from the site for appropriate disposal after each event. 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) Less than Significant 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, which has been tested for adequate water supply by Wm. P. Wilson & Sons, Inc. According to the well inspection report, dated 8-18-2010, the well and related above ground pumping equipment is adequate to supply a single household and small landscaping, but is not adequate to supply water for crop irrigation. The water was sampled and tested for the presence of coliform bacteria, which was found to be absent. As a Condition of Approval, the applicant will be required to seek approval from Yolo County Environmental Health for the addition of any new wells, if necessary to implement the proposed project. The project does not propose the construction of any new water or wastewater treatment facilities.

*c) No Impact.* The project proposes to continue the use of a lower elevation basin area currently serving the site. The proposed development of Park Winters is 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.

*d) Less than Significant Impact.* See response to (b) above. The property is currently served by a domestic well that has a pumping rate of 38.5 gallons per minute at 15 pounds per square inch with an approximate well depth of 300 feet. A recent well inspection report prepared by Wm. P. Wilson & Sons, Inc., dated 8-18-2010, indicates that the well and pumping equipment is adequate to supply a single household and small landscaping. The project proposes increasing the use of the property in order to accommodate a seven-bedroom lodge/inn, a 50-foot diameter pool, additional restroom facilities, landscaping, and a "celebration" barn with a commercial kitchen that can accommodate 150 people, all of which will increase the demand on water supply. If it is determined that the project will require an additional well to meet overall project objectives, approval must be obtained through Yolo County Environmental Health prior to implementation of the project. As a Condition of Approval, the applicant will be required to meet Yolo County Environmental Health requirements for an adequate water supply.

*e) Less than Significant Impact.* As discussed in (a), above, additional restroom facilities will be added to the property in order to implement the project proposal, which includes construction of permanent restroom facilities, as well as the use of portable restroom and washroom facilities for large scheduled events. As a condition of Approval, a sewage disposal site plan must be approved for the project by Yolo County Environmental Health. Any new or modified septic system constructed for the project, under permit from Yolo County Environmental Health, must be finalized.

*f) No Impact.* The existing Yolo County Central Landfill can adequately accommodate the proposed project to develop Park Winters, a rural lodging and rural recreational facility. 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 use of the property, and has been improved with landscaped garden areas that serve the home 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. 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 the proposal includes notifying users of the site of the potential for nuisances that accompany agricultural activities. Likewise, the project's Conditions of Approval require the applicant to notify the adjoining property owners and current lease farmers of all scheduled events no later than three weeks in advance. Thus, agricultural tourism activities proposed by the project will have less than significant cumulative 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: impacts to agriculture; dust control from construction-related activities; the release of hazardous materials; construction-related noise; traffic hazards; and the approval of any new wells and wastewater design system(s). Impacts to agriculture, air quality, hazards, noise, traffic, and utilities will be less than significant.

## REFERENCES

- Application materials

- Wm. P. Wilson & Sons, Inc., *Well Inspection Report*, August 18, 2010
- 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

## Discussion of Impacts

The proposed project is located in an area that is zoned for residential use. The project consists of a new building and associated parking spaces. The project is consistent with the local zoning ordinance and the general plan. The project will not result in any significant impacts on the environment. The project is located in an area that is not environmentally sensitive. The project will not result in any significant impacts on the environment. The project is consistent with the local zoning ordinance and the general plan. The project will not result in any significant impacts on the environment.

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**FINDINGS**  
**PARK WINTERS USE PERMIT**  
**ZONE FILE #2010-046**

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2010-046, 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-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.*

*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-4.1 promotes educational programs aimed at informing the general public about agriculture and the value of "working landscapes;"*

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

**ATTACHMENT D**

*Economic Development Policy ED-1.3 encourages businesses that promote, provide services, and support farming, with an emphasis on value-added agriculture, agritourism, 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-4.8 supports the development of critical facilities for travelers in areas that lack services, such as lodging, food, and retail services.*

*Economic Development Policy ED-4.12 supports efforts to market Yolo County and the region as a tourist destination.*

*Economic Development Policy ED-4.15 promotes Yolo County as a destination for vacations and day trips.*

*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 shall be 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 9.95-acre project site is currently in use as a vacation home, which includes a 3,970-square foot restored Victorian-style house; a 900-square foot tank house that has been converted to living quarters; and several outbuildings and outdoor landscaped/patio areas on approximately four acres. The project proposes converting the main house and tank house into an eight-bedroom inn/lodge to accommodate overnight guests; and construction of a 4,800-square foot barn, with attached commercial kitchen, to be used for educational and celebration events, such as gardening and cooking classes, seasonal tastings, farm dinners, weddings, and receptions. Construction of the new barn would replace an existing barn and shed in disrepair. These 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 property is not in agricultural production, but is surrounded by active farmland. The project's Conditions of Approval require a notification and disclaimer statement, consistent with the County's Right-to-Farm Ordinance, to ensure that guests of "Park Winters" have*

*been notified of the potential for activities to occur associated with intense agricultural production. Similarly, approval of the project will also require the operators of Park Winters to notify the current grower of surrounding farmland of all scheduled events. This notification process will facilitate communication to minimize conflicts between the project site and surrounding farmland.*

- (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 home site parcel is currently in use as a vacation home and is proposed for rural lodging and seasonal events. The property is not actively farmed and the proposed new uses will not remove productive farmland from the surrounding properties. The possibility for agricultural uses, such as a small family garden, currently exists, and will continue to exist, on approximately five acres to the west of the home site development. The applicants have stated their intent to cultivate a rotation garden in order to support their onsite educational endeavors, such as cooking and gardening classes, seasonal tastings, etc.*

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

*The proposed project is meant to enhance surrounding agricultural uses by increasing agricultural tourism and the promotion of locally grown products through showcasing and hosting local events. The applicants have pursued a relationship with the adjoining property owners/farmers, have familiarized themselves with the local agricultural community, and have attended UC extension courses on agricultural tourism. In addition to offering educational opportunities, their project proposal includes a guest notification and disclaimer statement, and the applicants have agreed to post signage on the property indicating the presence of intensive agricultural activity. While the potential exists for conflicts between the project site and surrounding farmland, the project's Conditions of Approval requires implementation of a notification process between the operators of Park Winters, their guests and event coordinators, and the current farmers. This will ensure continued communication between the operators and adjoining farmers in an effort to minimize impacts to agricultural operations.*

*The proposed use is also consistent with Section 8-2.404.5 (d) of the Yolo County Code that requires a Major Use Permit for lodges, incidental and dependent upon agriculture, or directly dependent upon a unique natural resource or feature as an attraction. Section 8-2.258.5 defines a lodge as a residential structure with rooms for rent, a common lobby, facilities which may include a restaurant, restaurant with bar, indoor hall, open courtyard areas, reception and assembly area; and may include accessory commercial uses incidental to the principal use of the premise.*

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) and (d), the proposed rural recreational and lodging 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 consumption of local agricultural products, increases the opportunity for local agriculturally based tourism, and provides rural lodging accommodations in the unincorporated area of the County, 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. Although agricultural tourism will be enhanced, no farmland will be taken out of production, and the subject property has not been historically farmed. The potential exists for "urban conflicts" with respect to the adjoining farmland. However, the applicants have established an ongoing discussion with the surrounding property owner/farmer in an effort to ensure their proposal does not impair current or future farming practices. Consistent with the County's Right-to-Farm Ordinance, the project requires a notification process by which all guests and potential guests and/or event representatives are informed of, evidenced by a signed waiver, the potential for activities to occur that are associated with intensive agricultural production. Additionally, the project operators are required to notify the current farmer prior to all scheduled events in order to ensure continued communication. Signage posted in the outer perimeters of the project area will also serve to notify guests of Park Winters of active farmland activities. Implementation of these Conditions of Approval will ensure 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 access for guests, deliveries, and emergency personnel. 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 rural lodging, direct local sales, and agricultural tourism related activities, including educational forums.*

**CONDITIONS OF APPROVAL  
PARK WINTERS  
USE PERMIT  
ZONE FILE #2010-046**

**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 #2010-046. 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 #2010-046), as shown in Attachment A. Improvements to the property include: 1) conversion of the main house and tank house into an eight-bedroom inn/lodge to accommodate overnight guests; 2) established parking areas, including accessible parking; 3) tenant improvements to the main house, which include accessibility features on the ground floor, new private bathrooms on the second floor, and a new bedroom on the top floor; 4) construction of a 35-foot diameter pool, spa, and pool house for use by guests of Park Winters; and 5) construction of a 4,800-square foot gambrel-style barn, with a commercial kitchen addition, to be used for celebrations, seasonal tastings, farm dinners, cooking and gardening classes.
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. The applicant shall record a "Right-to-Farm" Disclosure Notice, in accordance with Title 10, Chapter 6, of the Yolo County Code, on the title of the subject project site (APN: 050-070-021). The Right-to-Farm statement shall serve to disclose that normal farming activities will take place in the area and that normal agricultural activities are not considered nuisances. Said statement shall be approved to form by the Office of the County Counsel and shall be recorded in a manner to the satisfaction of the Planning and Public Works Director.

**ATTACHMENT E**

6. In accordance with the County's Right-to-Farm Ordinance, the applicants shall be required to provide written notification to each guest and each prospective guest of Park Winters disclosing that intensive farmland production, which may produce activities perceived as nuisances, is currently in operation on adjoining agricultural property. Such notification shall require a signed waiver from each guest and/or event representative. Said notification shall also include the use of signage placed in appropriate areas around the property's perimeter, so that guests of Park Winters are aware that agricultural activities are taking place in the area.
7. In order to ensure continued communication between the operators of Park Winters and the adjoining property owners and current lease farmers, the applicant shall notify adjoining property owners and current lease farmers of all scheduled major events, and their duration, not less than three weeks in advance. If necessary, the applicants will be required to amend their event schedule, as feasible, in order to accommodate the lease farmers' aerial application spraying or harvesting requirements.
8. The sale of alcoholic beverages for the on-premises consumption of beer, wine, and spirits to guests of Park Winters shall comply with Article 35, Chapter 2, of Title 8 of the Yolo County Code, and is subject to the following set of conditions:
  - a. The applicant shall apply for and maintain a current ABC license for the onsite sale and consumption of beer, wine, and distilled spirits by guests of Park Winters, in compliance with the State Department of Alcoholic Beverage Control.
  - b. The applicant shall be responsible for taking the necessary steps to ensure the orderly conduct of employees and guests on the premises, and shall ensure a timely response to concerns of neighbors and local officials about problems related to onsite consumption of alcohol at Park Winters.
  - c. The applicant shall provide adequate staffing, management, and supervisory techniques to prevent loitering, unruliness, and boisterous activities that may impact adjoining properties. Loitering shall be prohibited on or around the area designated for event parking, and shall be monitored by security staff during major events. Alcoholic beverages shall not be permitted to be consumed in the parking areas.
9. Amplified music shall be confined to the "events barn," with noise levels not to exceed 70 dBA at the property boundary. Noise levels at the south property line shall not exceed 65 dBA.
10. Any signage posted for the advertisement of Park Winters, both onsite and off-site, is required to comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Section 8-2.2406).
11. 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.

12. 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.
13. Hours of operation for the inn/lodge shall be 24-hours per day, seven days per week, with a property representative on call at all times.
14. Hours of operation for the event space shall be from 7:00 AM until 12:00 Midnight, seven days per week. Delivery hours shall be from 9:00 AM until 5:00 PM, daily.
15. A Business License in good standing shall be maintained by the property owner or operator of Park Winters.
16. Persons providing spa-related services to guests of Park Winters shall be required to maintain a Yolo County Business License in good standing, and may be required to provide proof of certification for massage therapy and related services.

ENVIRONMENTAL HEALTH DIVISION (530) 666-864

17. 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.
18. The applicant will be required to obtain all necessary health permits relative to the sale and/or onsite consumption of food and beverages, including alcoholic beverages.
19. Pre-existing wells used for potable water must meet current requirements for water quality and quantity. Copies of the well construction permit, well completion report, pump test, and water quality test results must be submitted to Yolo County Environmental Health for approval. A pre-existing well not meeting the requirements will not be approved until a new well is constructed.
20. The water system may be required to obtain a public water supply permit. Permit requirements include, but are not limited to: meeting potability standards, conducting regular water quality testing, and providing annual water system surveillance fees to Yolo County Environmental Health.
21. Portable restroom and washroom facilities shall be brought to the site for scheduled events whenever the guest list exceeds 150 persons, and will be removed from the site for appropriate disposal after each event. At least five percent shall be accessible.

SACRAMENTO-YOLO MOSQUITO & VECTOR CONTROL DISTRICT—(530) 668-3403

22. In order to minimize potential health hazards related to mosquito breeding, the project proponent shall coordinate any future design and ongoing management of the onsite pond with the Sacramento-Yolo Mosquito & Vector Control District.

COUNTY COUNSEL—(530) 666-8172

23. 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.

24. 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

25. Prior to issuance of any building permit, the applicants shall file a non-renewal notice on the Williamson Act contract that currently includes the subject property (APN: 050-070-21).
26. 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.
27. 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.

28. 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.
29. 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**

30. 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 (NPEDES) 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.
31. The developer shall apply for a County encroachment permit for any work within the County right-of-way, including County Road 26.
32. 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**

33. 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 1<sup>st</sup> 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 1<sup>st</sup> of each year.

34. 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.
35. The applicant shall obtain a demolition permit for the removal of any existing structure; a building permit for construction of the new barn; and a permit for tenant improvements for changes made to the main house, prior to commencement of construction. All buildings shall be built in accordance with the Uniform Building Code in effect at the time, including Green Building Codes, and fire suppression and ADA compliance, as required.
36. The applicant shall pay all appropriate fees prior to the issuance of Building Permits, including but not limited to the Esparto Unified School District, Madison Fire District, and County facility fees.

#### ENVIRONMENTAL HEALTH DIVISION (530) 666-8646

37. Facilities that will place additional demand on an existing septic system, require expansion of the septic system, or require construction of a new septic system must provide an approvable Sewage Disposal Site Plan to Yolo County Environmental Health. An approvable Sewage Disposal Site Plan must contain details sufficient to issue a sewage disposal permit.
38. Approval for use of a preexisting onsite sewage disposal system must be obtained by Yolo County Environmental Health.
39. Plans for construction of a retail food facility, such as a commercial kitchen, shall be reviewed and approved by Yolo County Environmental Health.
40. Plans for construction of a public pool, spa, and/or interactive water features shall be reviewed and approved by Yolo County Environmental Health.

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

41. The applicant shall acquire any required permits from the Yolo-Solano Air Quality Management District, as appropriate.
42. 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.
43. 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.





American Farm Bureau Federation/California Farm Bureau Federation

## YOLO COUNTY FARM BUREAU

69 West Kentucky Avenue • P.O. Box 1556, Woodland, California 95776  
530-662-6316 • FAX 530-662-8611 • www.yolofarmbureau.org

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Yolo County  
Planning &  
Public Works

PRESIDENT  
Chuck Dudley  
1ST VICE-PRESIDENT  
Joe F. Martinez  
2ND VICE-PRESIDENT  
Fred Manas  
SECRETARY/TREASURER  
Denise Sagara

November 24, 2010

Yolo County Planning Department  
ATTN: Stephanie Cormier, Associate Planner  
292 West Beamer Street  
Woodland CA 95695

RE: ZF# 2010-046 Park Winters project

Dear Stephanie:

Thank you for the opportunity to submit comments on the Park Winters project. The County planning staff and Commission are aware that the Yolo County Farm Bureau supports the development of agri-tourism in appropriate locations. However, after careful analysis, the Board has concluded that the proposed siting for this project is not appropriate, and if it were to receive its permit, its operation will have a negative impact on surrounding agriculture that cannot be mitigated by any project conditions.

The Board's analysis is summarized as follows:

The project site, approximately 9 acres, is in the configuration of a long, narrow trapezoid, with structural improvements consisting of a main house, tank house and barn. The property is located on CR 26 between CR's 87 and 88. It is surrounded by large parcels - apparently belonging to and farmed by others - of conventionally farmed land, planted in typical Yolo County crops including safflower and tomatoes.

The project applicants are proposing onsite renovations and construction, including main house remodeling, a new barn, swimming pool, and pool house, all with the intent to turn the property into a destination lodge/inn. It will offer food/alcohol sales - both provided from the facility itself and outside caterers - spa services and a gift shop, and is targeted to attract events and weddings. The project operators anticipate gatherings of up to 300 guests although they estimate the typical event will host 100-150 guests. Parking will be onsite. When completed, the project applicants anticipate daily operation and hours of operation from 7 am until midnight. Obviously, some level of staff and guests will be on the property 24 hours each day.

Thus, it is readily apparent that approval of this project means that essentially urban uses - transient housing, restaurant, spa, gift shop, all of which lead to congregate groups of people, etc. - are being injected into the middle of an agricultural area. These activities directly impact neighboring agriculture and cannot be mitigated: the parcel on which the project is located does not have enough land area to buffer the actual urban activity. Farming neighbors will have their appropriate, timely and essential agricultural activity on their parcels limited or curtailed because of the incompatible urban use.

The best illustration of this is the buffer requirements for aerial spraying. Pesticides applied by fixed wing aircraft or helicopters require a 500 foot buffer from neighboring parcels. There are situations when the only way to get a timely pesticide on a crop is to put it on by air. Assuming that due to field conditions or weather the project's neighboring grower has a crop requiring an immediate application of pesticide by air, an event on the project site or even a protest therefrom could preclude a timely application. Essentially, the existence of the project forces the neighboring farmer to abandon the option of aerial pesticide application. Additionally, it will potentially preclude application of ground sprays on the crop within that buffer zone. This neighboring farmer will receive no compensation for the impairment of his ability to protect his crop, nor will he receive compensation for his potential losses due to pest damage.

ATTACHMENT F

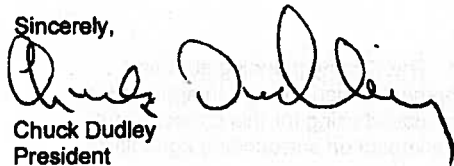
Yolo County Planning Department  
RE: ZF# 2010-046 Park Winters project  
November 24, 2010  
Page 2

Other agricultural activities which will annoy owners, guests and occupants of a project like the one under consideration are the 24 hour, 7 day operation of agricultural pumps during the irrigation season which can create noise and fumes, blowing dust and noise from mechanized cultural activities, seasonal influxes of migrant farm workers, and the 24 hour activity of irrigators. This list is not meant to be exclusive. All are agricultural activities which are incompatible with an urban use.

It is the strong belief of the Yolo County Farm Bureau Board that projects which inject an essentially urban use into an agricultural area should be denied unless the project itself includes enough land to completely buffer neighboring agricultural activity. Otherwise, there will be unnecessary urban/rural interface issues which cannot be successfully resolved.

For the above reasons the Yolo County Farm Bureau opposes issuance of a conditional use permit for this project.

Sincerely,



Chuck Dudley  
President

January 19, 2011

Yolo County Planning Department  
Attn: Stephanie Cormier  
Associate Planner  
292 West Beamer Street  
Woodland CA 95695  
Re: ZF#2010-046



Dear Stephanie,

I appreciate this opportunity to share my perspective with the board on the prospective establishment of Park Winters Inn at 27850 County Rd. 26. It has been my good fortune to be the nearest neighbor to this gorgeous historical property for the past four years. I consider the place to be one of the real gems of Victorian architecture in Yolo County.

During the time that I have become familiar with the house and grounds it has struck me what great potential it has to help with the promotion of agricultural awareness in the minds of visitors who otherwise may not understand. When I learned that the property was for sale I began to hope that broad minded and creative business people would take on the place, respecting the historical beauty and charm, but also helping bring visitors into greater awareness of where and how their food is grown.

When Rafael and John both expressed their sincere interest in promoting agri-tourism in the area and plugging in to support local organizations, I was really glad to hear it. I feel that their energy, integrity and enthusiasm will bring a wealth of new possibilities to Winters and the surrounding region. Under their proven and capable guidance, it is easy to imagine a functioning Inn here that will generate local revenues. In addition, by networking with and lending support to local agricultural organizations in Yolo County and helping to build local agri-tourism, Park Winters will be assisting with an equally valuable kind of community development.

I am no stranger to agriculture, nor community development topics, given that I grew up on farms and have degrees in agriculture and community development from CSU Fresno and UC Davis respectively. I am confident that those taking the reigns of Park Winters will sincerely carry out their stated goals. Knowing that they spent today in Modesto attending an agri-tourism education event only boosts my confidence.

With all due respect to the local farmers who may be concerned that visitors will not appreciate or tolerate the continuation of "business as usual" in the surrounding fields - I do not see this as a problem because the buyers and future Inn keepers see this as part of the attraction. More of a concern is that drivers who may tend to speed through the area should be deterred from this practice. There is and will continue to be unimpeded large equipment traffic. Better signage can help alleviate this already existent hazard.

I am happy to discuss my views further should members of the board wish to contact me.

Yours Sincerely,

Kerry A. Beane, MS  
27795 County Road 26  
530-661-9311

ATTACHMENT G



January 31, 2011

Yolo County Planning Department  
Attn: Stephanie Cormier  
292 W. Beamer St  
Woodland, CA 95695

Hello Stephanie,

My brother Angelo and I are the owners of the property located at 27850 Co. Rd. 26, Winters that is presently being considered by the Yolo County Planning Department for use as an inn. The project is being presented by Mr. Rafael Galiano and Mr. John Martin.

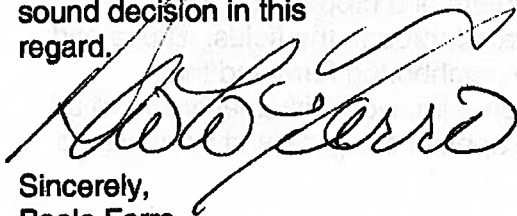
We have owned this property for eighteen years during which time we restored the 1863 grand Victorian mansion along with its adjacent water tower to its former grandeur. During those years while living here life couldn't have been more idyllic. Never were we bothered nor disturbed in any way by agricultural noise through pumps (or otherwise) fumes, equipment, dust, or migrant workers. Our many guests would often make mention of the quietness, peacefulness and tranquility they would experience during their either week-end or extended stays here at my ranch. Many of our city guests were even fascinated and amused by the brief encounters of a crop duster flying overhead with almost acrobatic maneuvering as it rotated through the fields. Bruce and his brother Richard Rominger, who farms most of the neighboring farmland that surrounds our parcel, and like his brother Charlie before him, would invariably inform us of an upcoming 'spray day' allowing us ample time to apprise our guests of what was to be expected on that particular day.

Our home has always been a center for entertainment. We have entertained as many as 300 guests on a number of occasions. Having a guest list of anywhere between 50 to 75 people for a week-end event would take place almost once per month. Never once did we have even one complaint with regard to the aforementioned 'nuisances'. Our closest neighbors had no idea of the party's and various get-togethers held here. Two years ago we allowed a then tenant who was an events coordinator to conduct at least seven artists paint-outs here on the grounds. As many as 70 people per day gathered here to partake in the festivities and workshops with never so much as one complaint neither from a paying guest nor from any neighbor of which again none were even aware that an event ever took place.

This property contributes invaluable historical significance to this community. Hardly a week would pass without a passerby approaching me or my groundskeeper to ask about the history of the property. This community would greatly benefit should this property be used for a commercial venue. If this property was utilized as an inn, as



intended by the prospective buyers, this would give everyone the opportunity to enjoy this beautiful one of a kind property. The community as a whole can and will benefit especially with all the additional features and attractions the prospective buyers plan to incorporate into their overall planned use for the property. With regard to Mr. Chuck Dudley's letter to you dated 11/24/2010 in which he outlines his negative concerns for the proposed use of the property he obviously has no idea as to what he is talking about. Since he has never visited my property how then can he speak so authoritatively with regard to his concerns? Total nonsense! If Mr. Dudley's imaginings are so real to him I personally invite him to my property at any time he so chooses and hopefully then he will realize just how unfounded, foolish and ignorant are his statements. Mr. Galiano and Mr. Martin have every intention to preserve and protect this almost ten acre parcel in question. Their vision includes not only growing produce on approximately 6 acres of the parcel but also to conduct educational programs for adults and children alike of the importance of our precious farmland. I can assure you that if my brother or I had any doubt whatsoever that Mr. Galiano and/or Mr. Martin were not capable of preserving all what we created here on this parcel of land we would not have entered into a purchase agreement with these two gentlemen. I suggest Mr. Dudley concern himself with far more important issues concerning the 'negative impact' on farmland in Yolo County. His fussing over a nine acre parcel can only be viewed as ludicrous at best. My brother and I welcome any and all of the Yolo County Planning Department to visit us at our home where you can view for yourselves the proposed use of our property. We feel confident the Yolo County Planning Department will make the wisest decision as to whether or not this proposed project is allowed. We can only hope you do not allow Mr. Dudley's unsubstantiated 'concerns' interfere with a wise and sound decision in this regard.



Sincerely,  
Paolo Ferro  
Angelo Ferro  
(209) 462-4505

**J.G. FREDERICKS**

**AGRICULTURAL  
GROUND SPRAYING**

**James G. Fredericks**  
Cellular 530-681-9762  
Fax 530 666-0087  
Residence 530-662-5816  
P.O. Box 640 • Madison, CA 95653

Yolo County Planning Department  
ATTN: Stephanie Cormier, Associate Planner  
292 West Beamer Street  
Woodland, CA 95695

RE: ZF #2010-046 Park Winters Project

Dear Stephanie,

My wife (Joan) and I own a ranch approximately one-half mile to the south of the historic home located at 27850 County Road 26, Winters. My wife is a fifth generation (Scott) of the original builders and descendents. The home was built in the 1860's as well as the Fredericks ranch home one mile south.

My wife and I operate an agricultural ground spraying business since 1972, and therefore would like to address Mr. Chuck Dudley's concerns. [Letter to you dated 11/24/2010.]

First, in regards to aerial spraying, very rarely are category I chemicals (500 ft buffer) used around any dwellings of *any* nature. Category II and III compounds have a 300 foot buffer by air and a 50 foot buffer by ground application. Since there is already a 100ft-150ft buffer (roadways, ditches) along the farmable acreage, this should *not* be an issue as he maintains.

Our operation encompasses many sensitive areas throughout Yolo and Solano counties. Our operation has many restrictions regarding sensitive areas and has never had a problem. *Communication* is the key word.

Second, as to his concern regarding pumps and agricultural cultural practices, there are no pumps close to the address. Common sense dictates wind direction away from residence's with dust from ag equipment.

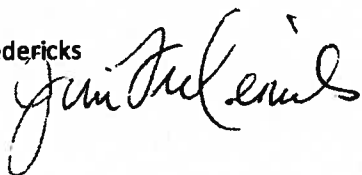
Our operation has sprayed fields of oats and wheat all around the Taber Ranch wedding site with no complaints from anyone.

My wife and I have witnessed the resurrection of the historic site on road 26 for the last eighteen years and believe the site can easily be incorporated into a bed & breakfast inn and/or wedding site. The Tabor Ranch should not have the exclusive site in Western Yolo County.

Please allow the conditional use report for this project. There are *no* issues that cannot be resolved. Yolo County needs this heritage.

Thanks,

Jim Fredericks



2-9-11



**Stephanie Cormier**

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**From:** Daniel B. Hrdy [dbh@citrona.com]  
**Sent:** Thursday, March 03, 2011 9:41 AM  
**To:** Stephanie Cormier  
**Subject:** Park Winters

Dear Ms. Cormier,

I am writing in support of the Park Winters project. When I first heard of it, I was very concerned that the proposed use would be incompatible with farming operations. However, the prospective owners have repeatedly reassured us that they are well aware of this problem, and fully aware of the county's right to farm ordinance. I suggest that the use permit mention Park Winters requiring a disclaimer from their guests regarding agricultural operations, pesticides, noise, dust, hunting etc. I also suggest that they be required to place a fence or other type of barrier between their property and farmland for safety and to discourage trespassing on neighboring agricultural lands.

Daniel B. Hrdy

