



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

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

PLANNING COMMISSION STAFF REPORT

December 8, 2011

FILE #2011-0044: A Use Permit to allow the construction and operation of a wine making, seed drying, and cheese processing facility, including tastings and related events, in the Agricultural Preserve (A-P) Zone (Attachment A).

APPLICANT: Chris Turkovich
Turkovich Family Wines
304 Railroad Avenue
Winters, CA 95694

OWNER: Antone & Joan Turkovich
24604 Buckeye Road
Winters, CA 95694

LOCATION: Northeast of the City of Winters, at the crossroad of County Road 31A and Buckeye Road (APN: 038-040-034) (Attachment B)

SOILS: Capay silty clay (Ca) (Class II); Rincon silty clay loam (Rg) (Class II); Yolo silt loam (Ya) (Class I); and Zamora

GENERAL PLAN: Agriculture

FLOOD ZONE: C (areas outside the 100 year and 500 year flood plains)

ZONING: Agricultural Preserve (A-P)

FIRE SEVERITY ZONE: None

SUPERVISORIAL DISTRICT: 2 (Supervisor Saylor)

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 Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines, together with the Memo of Errata (Attachment C);
3. Adopt the Findings (Attachment D); and
4. Approve a Use Permit subject to the Conditions of Approval (Attachment E).

REASONS FOR RECOMMENDED ACTIONS

The project meets the primary General Plan goals of ensuring long-term stability and productivity of the County's agricultural lands, while promoting agriculture as an industry that produces and processes food products. The project will continue to expand the agricultural use of the surrounding lands by providing a processing facility for locally grown grapes and seeds. The project also helps increase the local economy through the expansion of tourism and associated support services in appropriate locations within the County.

PROJECT DESCRIPTION

The application is a request for approval of a Major Use Permit to construct and operate a wine making, seed drying, and cheese processing facility in Yolo County that will include both hospitality and production facilities. The project is proposed to locate in the northeast corner of a 160-acre parcel farmed in row crops (recently harvested tomatoes). The proposed facilities will be constructed on approximately three acres in multiple phases, and will result in approximately 14,000 square feet of building area at build-out. Proposed operations include 12,000 square feet of wine barrel storage; an office, lab, and restroom; seed rinsing and drying area; a 1,200-square foot tasting room; a 1,200-square foot cheese processing building; onsite parking; and an onsite detention pond.

The facility will be served by an onsite well and self-contained septic system for domestic waste water. Process wastewater and solid waste will be subject to requirements set by the Central Valley Regional Water Quality Control Board (CVRWQCB) through a waiver or permit for discharge. Wastewater generated from winery, seed, and cheese production will be diverted to storage tanks and disposed of at an approved offsite facility as per the discharge waiver or permit requirements.

The facility will employ four full-time employees and up to 14 seasonal employees during the crush production cycles and seed harvesting. Typical hours of operation will be from 6:00 am to 6:00 pm daily, with 24-hour operations during harvest season (August, September, and October).

A gravel off-street parking area will serve the site, with adequate ingress and egress to County Road 31A and Buckeye Road (if a second driveway is constructed in a future phase). Parking requirements for the proposed winery, seed drying, and cheese processing operations will be more than satisfied with 19 spaces, including one van accessible striped/paved space, and an overflow area for temporary event parking. A commercial driveway approach will be required for the new uses and permitted through Yolo County Public Works.

Surrounding Land Uses and Setting: The project site is located on an undeveloped parcel in agricultural production at the northeast corner of County Road 31A and Buckeye Road, east of Interstate 505, and approximately two miles northeast of the City of Winters. Land uses surrounding the project site consist of agricultural lands, including a mix of row crops, orchards, and processing facilities, including Mariani Nut Company processing operations and a large hay operation. There are relatively few rural residences in the surrounding vicinity. All parcels adjacent to the property are zoned A-P and most are in active Williamson Act contract.

ANALYSIS

Turkovich Family Wines currently operates a tasting room in the City of Winters, which features locally produced small-lot wines, as well as cheeses produced by the Winters Cheese Company. Currently, the applicant's seed processing activities, which include the cultivation of seeds from cucumbers, squash, and melons grown in the area, are shipped to another facility for washing and drying. The proposed project will provide a facility for the onsite production of wines grown from

local grapes, and will include onsite seed processing and cheese processing.

The project is proposed to be constructed in multiple phases, with each successive phase dependant on market demand. The initial phase of the project will be dedicated to the construction of the facilities required for the production, storage, and bottling of wine, and will include a seed drying and storage area. Wine production for this initial phase is estimated to be 25,000 cases. Subsequent phases will expand the wine making facilities for the ultimate production of 50,000 cases, and will include 212,800 gallons of wine storage at build-out.

Final phases of the project will also include daily tastings, with up to 30 visitors a day (and up to 50 during weekends); weekly tours and/or classes with up to 30 participants; and large specialty events, up to 12 per year with up to 300 attendees. An onsite overflow parking area will be provided for large events.

Hydrology and Water Quality: The project will be served by the construction of an onsite well. The well will need to pass inspection and water quality requirements to meet standards and approvals from Yolo County Environmental Health. The project is estimated to use 100,000 gallons of water per year during initial start-up phases, and up to 200,000 gallons of water per year at build-out, which is equal to over one-half of an acre-foot of water per year (one acre-foot of water is equal to approximately 325,900 gallons). Agricultural wells in the general vicinity of the project provide water for agricultural uses well in excess of this estimated usage. For example, a typical acre of row crops uses about three acre feet of water per year; a sub-surface drip irrigation system uses about two acre feet of water per acre per year, which is approximately 651,800 gallons of water per acre per year. Hence, the project will most likely decrease water use at the site by removing approximately three acres of row crops for the processing facilities.

The driveways and parking area will be overlain with gravel. Absorption rates will decrease slightly, but would be addressed through the construction of an onsite detention pond. The detention pond, proposed to locate south of the production facility, will discharge into an existing swale along the eastern property line that flows to the southeast corner of the parcel. Storm drains will be installed and the detention pond will be designed to ensure that post project runoff does not exceed pre-project runoff nor affect Caltrans' facilities.

The project, which requires approval from the Central Valley Regional Water Quality Control Board (CVRWQCB) and Yolo County Environmental Health, will include diversion of process wastewater to storage tanks held for appropriate offsite disposal from the winery, seed, and cheese processing operations, as well as installation of an onsite septic system for domestic wastewater. The project will be subject to a CVRWQCB waiver or permit for process discharge, which requires the applicant to comply with best management practices established under the waiver or permit agreement.

Traffic: Long-term changes to local traffic circulation resulting from the proposed project would be from employee and visitor vehicle trip generation, as well as truck trip deliveries. The applicant estimates one to two truck deliveries per day, with up to four truck deliveries per day during the crush season, and two additional truck deliveries during seed drying operations. The project proposal includes four full-time employees, and up to 14 seasonal employees working seven days a week during crush, bottling, and seed drying operations. At project build-out, the applicant estimates an average of 20 to 30 visitors per day for tasting and related activities, such as weekday classes and/or tours. The project also proposes hosting up to 12 large events (up to 300 people) per year.

County Road 31A and Buckeye Road are the two County roads providing access to the site. Both are rural roads with characteristics similar to other low-volume County roads serving agricultural

lands; pavement widths and features such as curves do not necessarily meet modern design standards (i.e. 12 foot vehicle lanes and 4 foot paved shoulders). However, the added volume of traffic due to the project will not have a significant impact on levels of service due to the low volume of traffic currently on the roads and relatively low levels of traffic generated by the project.

Parking: The applicant must comply with all parking space requirements provided in Section 8-2.2504 of the Yolo County Code including one (1) parking space for each 2,000 square feet of gross floor area for the processing and storage operations; and one (1) parking space for each 200 square feet of gross floor area for the tasting area. Parking required for the proposed uses is included in the project site plan and totals 19 spaces, which includes one accessible paved space. The project will also provide temporary overflow parking for large events. Parking facilities will be adequate for both employee and visitor parking.

The project requirements include commercial driveway encroachments (paved access), per Yolo County standards and specifications. Apart from the driveway connection and the accessible parking, the parking lot and driveway will not be paved.

COMMENTS FROM OTHER AGENCIES

A “Request for Comments” was circulated for the proposed project from August 19, 2011, to September 12, 2011. The project was reviewed by the County Development Review Committee on August 24, 2011, and again on October 26, 2011, for review of the project’s Conditions of Approval. The project was also sent to the City of Winters, with no comments or concerns.

An Initial Study/Negative Declaration was prepared and circulated from October 18, 2011, to November 21, 2011. Comments received during each review period were incorporated into the project’s Conditions of Approval where feasible. A summary of comments is provided below:

AGENCY	COMMENTS	RESPONSE
Yolo Natural Heritage Program JPA	The project will incur a requirement to mitigate the loss of Swainson’s hawk foraging habitat for the acreage that will be developed with permanent structures.	Included in the project’s Conditions of Approval, as addressed in the Initial Study/Negative Declaration (Attachment C). The applicant, who is working with the JPA on acquiring an easement, will be responsible for fulfilling the obligation at each construction phase.

<p>Department of Transportation (Caltrans)</p>	<p>If any water from the proposed water detention facilities is to be introduced into Caltrans' right-of-way, a detailed drainage report that includes the basis for design of stormwater detention facilities and back up calculations must be reviewed. Calculations shall ensure a properly sized detention basin.</p> <p>The proposed water detention facilities must be designed to ensure that post-project runoff does not exceed the pre-project runoff and that the State's right-of-way is not adversely affected.</p> <p>The design of the water detention facilities should comply with Caltrans' National Pollutant Discharge Elimination System (NPDES) permit.</p>	<p>Included in the project's Conditions of Approval.</p> <p>See discussion under Analysis, above, and in the Initial Study/Negative Declaration (Attachment C).</p>
<p>Yolo County Public Works</p>	<ol style="list-style-type: none"> 1. Prior to the issuance of a grading permit, the applicant shall submit engineered civil improvement plans for the entire site for review. Driveway connections to County roads shall provide STAA vehicle turning radii for all turning movements. 2. If any embankments are included in the project design, the applicant shall submit a site geotechnical report for review prior to grading permit issuance. 3. Prior to the issuance of a granting permit, the applicant shall apply for a County encroachment permit for work with the County right-of-way, which includes a paved driveway connection. The driveway connections, including culverts, shall be maintained by the applicant. 4. The applicant shall comply with the County Improvement Standards for storm drainage; a detention basin will be required. An engineered drainage study shall be required for review and approval prior to grading permit issuance. 5. Best management practices to address storm water quality, erosion, and sediment control shall be required. If the development disturbs one acre or more, the applicant must obtain coverage under California's NPDES General Permit. State General Permit coverage requires preparation of a SWPPP. 6. The applicant shall contact the CVRWQCB to determine if an Industrial SWPPP is required for controlling operation activities that may adversely affect water quality. 	<p>Included in the project's Conditions of Approval.</p>

<p>Yolo County Environmental Health</p>	<ol style="list-style-type: none"> 1. The project will require an onsite septic system and a domestic well, permitted through YCEH. 2. The septic system can only serve domestic waste. The handling of agricultural processing waste must go through consultation with the CVRWQCB. Septic design will require approval prior to building permit issuance. 3. Well water must be potable. If water consumption exceeds 25 people over a 60 day period then it will be regulated through our office as a public water system. 4. Expansion of retail food operations beyond wine tasting must meet California Code retail food facility requirements. Retail food sales, whether permanent or temporary, are required to obtain a health permit. 	<p>Included in the project's Conditions of Approval.</p>
<p>Yolo County Farm Bureau</p>	<p>See attached letter of support (Attachment F).</p>	<p>N/A</p>
<p>Yolo County Building Division</p>	<p>The applicant is required to comply with accessibility requirements and provide disabled access, including paved accessible-parking spaces.</p>	<p>Included in the project's Conditions of Approval.</p>
<p>Central Valley Regional Water Quality Control Board</p>	<p>Applicant shall obtain required permits or waivers from the Regional Water Board before operations commence.</p>	<p>Included in the project's Conditions of Approval.</p>
<p>City of Winters Fire Department</p>	<p>No objections.</p>	<p>N/A</p>
<p>Yocha Dehe Wintun Nation, Cultural Resources Department</p>	<p>Records do not indicate the presence of any known cultural resources within the project area; however, the project is in an area where the likelihood for buried resources is high. If any resources are encountered, the Yocha Dehe Wintun Nation should be contacted for consultation and further direction.</p>	<p>Included in the project's Conditions of Approval.</p>

<p style="text-align: center;">Sacramento-Yolo Mosquito and Vector Control District</p>	<p>The proposed detention basin should not become a significant mosquito breeding source as long as the following BMPs are implemented:</p> <ol style="list-style-type: none"> 1. The detention basin will be used to detain storm water. Incoming irrigation water will not be a factor. 2. Livestock grazing will be done while detention basin is dry to prevent pitting. 3. Storm water will be held in the detention basin from October to March for ground water recharge and habitat. 4. The detention basin will not hold standing water for more than 72 hours during the mosquito breeding season (April to September). 5. Vegetation growth will be managed to prevent habitat conducive to mosquito breeding. 6. Access will be provided for District staff to effectively treat and monitor the detention basin if needed. 	<p>Included in the project's Conditions of Approval.</p>
---	---	--

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 within fifteen days from the date of the action. A written notice of appeal specifying the grounds 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.

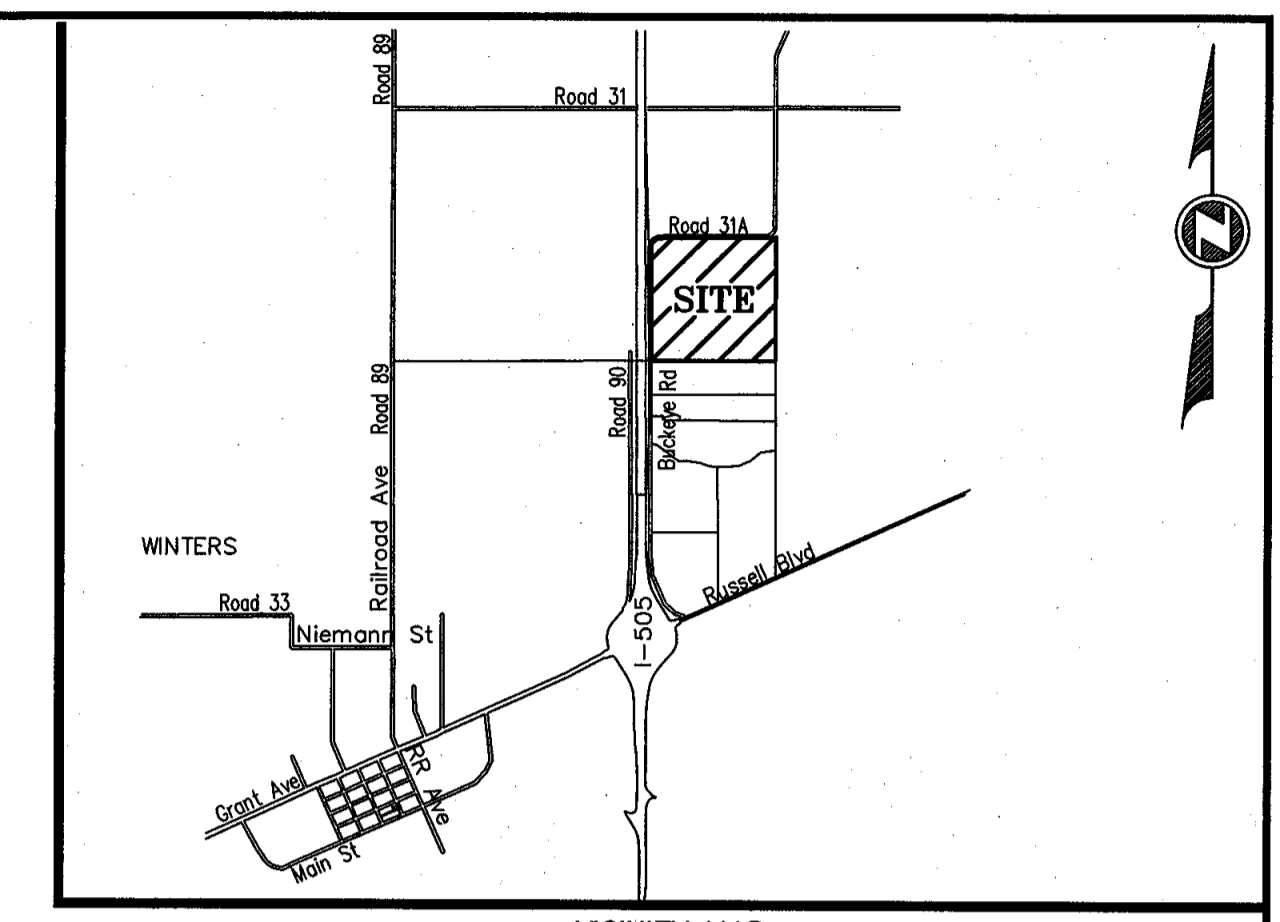
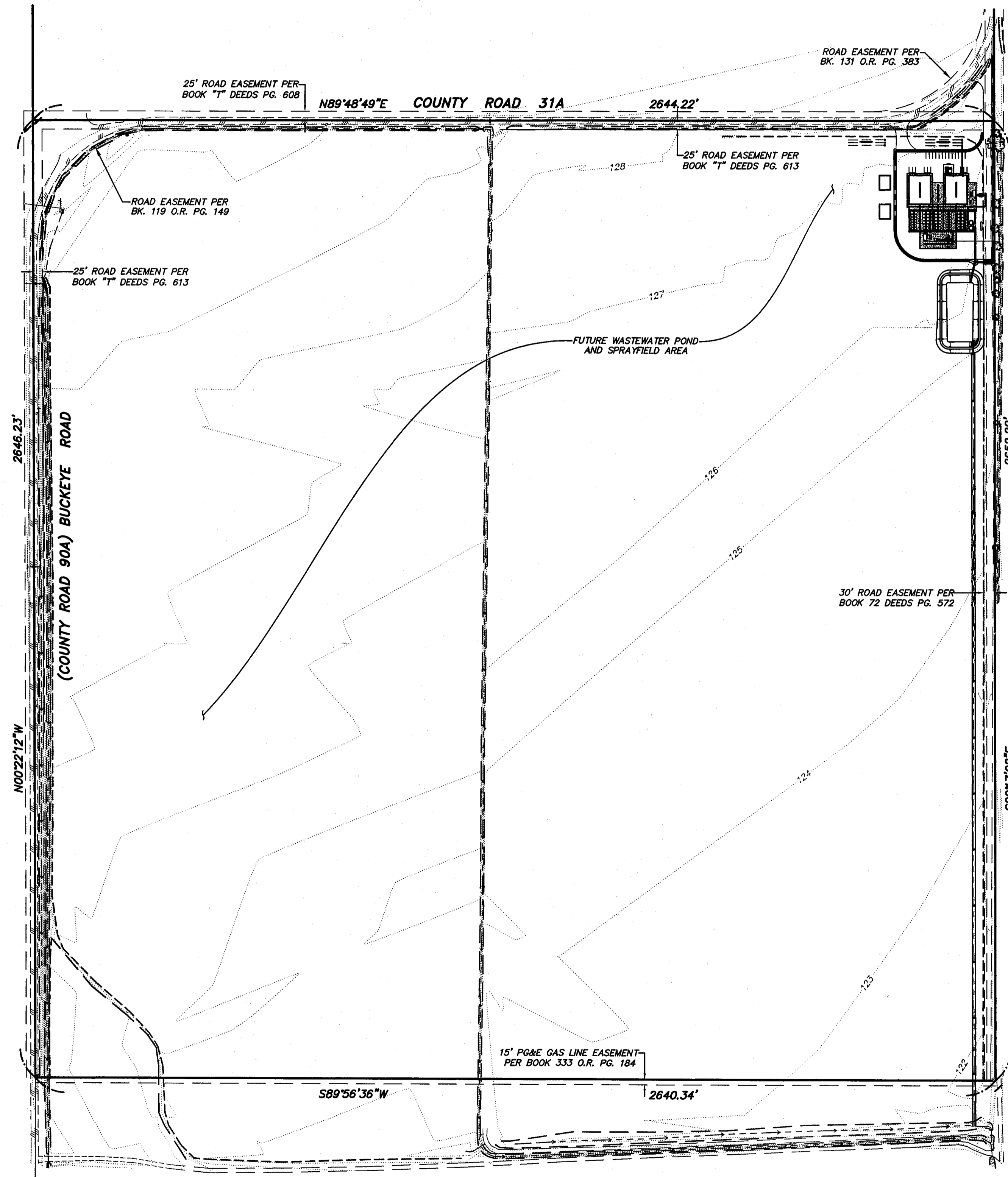
ATTACHMENTS

- Attachment A -** Site Plan
- Attachment B -** Location Map
- Attachment C -** Initial Study/Negative Declaration and Memo of Errata
- Attachment D -** Findings
- Attachment E -** Conditions of Approval
- Attachment F -** Correspondence

ATTACHMENT A

SITE PLAN

I-505



NOTES

- OWNER:** TURKOVICH FAMILY WINES
24901 BUCKEYE ROAD
WINTERS, CA 95694

CHRIS TURKOVICH
PHONE: (530) 383-6250
- ENGINEER/SURVEYOR:** LAUGENOUR AND MEIKLE
CIVIL ENGINEERS
608 COURT STREET
WOODLAND, CA 95695
PHONE: (530) 662-1755
- EXISTING USE:** AGRICULTURE
- PROPOSED USE:** AGRICULTURE/WINE MAKING FACILITY
- EXISTING ZONING:** A-P (AGRICULTURE PRESERVE)
- PROPOSED ZONING:** A-P (AGRICULTURE PRESERVE)
- SEWER SERVICE:** LEACH FIELD
- STORM DRAIN SERVICE:** STORM DRAIN SYSTEM TO DETENTION POND
- WATER SERVICE:** PRIVATE WELL
- GAS & ELECTRIC SERVICE:** PACIFIC GAS & ELECTRIC
- TELEPHONE SERVICE:** AT&T
- FLOOD ZONE:** X (PANEL NUMBER 06113C0562G)
- GROSS AREA:** 160.70± ACRES
- APN:** 038-040-34
- DOCUMENT NO.:** 98-0025593-00
- PROPOSED PARKING:** 19 SPACES
- BUILDING COVERAGE:** 0.2%±

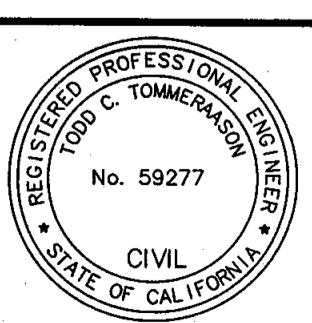
SHEET INDEX

No.	Sheet Title
1	TITLE SHEET
2	ULTIMATE SITE PLAN
3	PHASE 1 IMPROVEMENTS
4	PHASE 2 IMPROVEMENTS
5	PHASE 3 IMPROVEMENTS
6	PHASE 4 IMPROVEMENTS
7	PHASE 5 IMPROVEMENTS
8	DETENTION POND TO ACCOMMODATE THE ULTIMATE SITE PLAN

DESIGNED BY	TCT				
DRAWN BY	JB				
CHECKED BY	TCT				
REV.	DATE	DESCRIPTION	BY	APP'D.	

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY: TODD C. TOMMERAASON
 DATE: P.E. 59277



PRELIMINARY SITE PLAN FOR
TURKOVICH WINERY

YOLO COUNTY CALIFORNIA

TITLE SHEET

SCALE
 1"=200'

SHEET
 1 OF 8

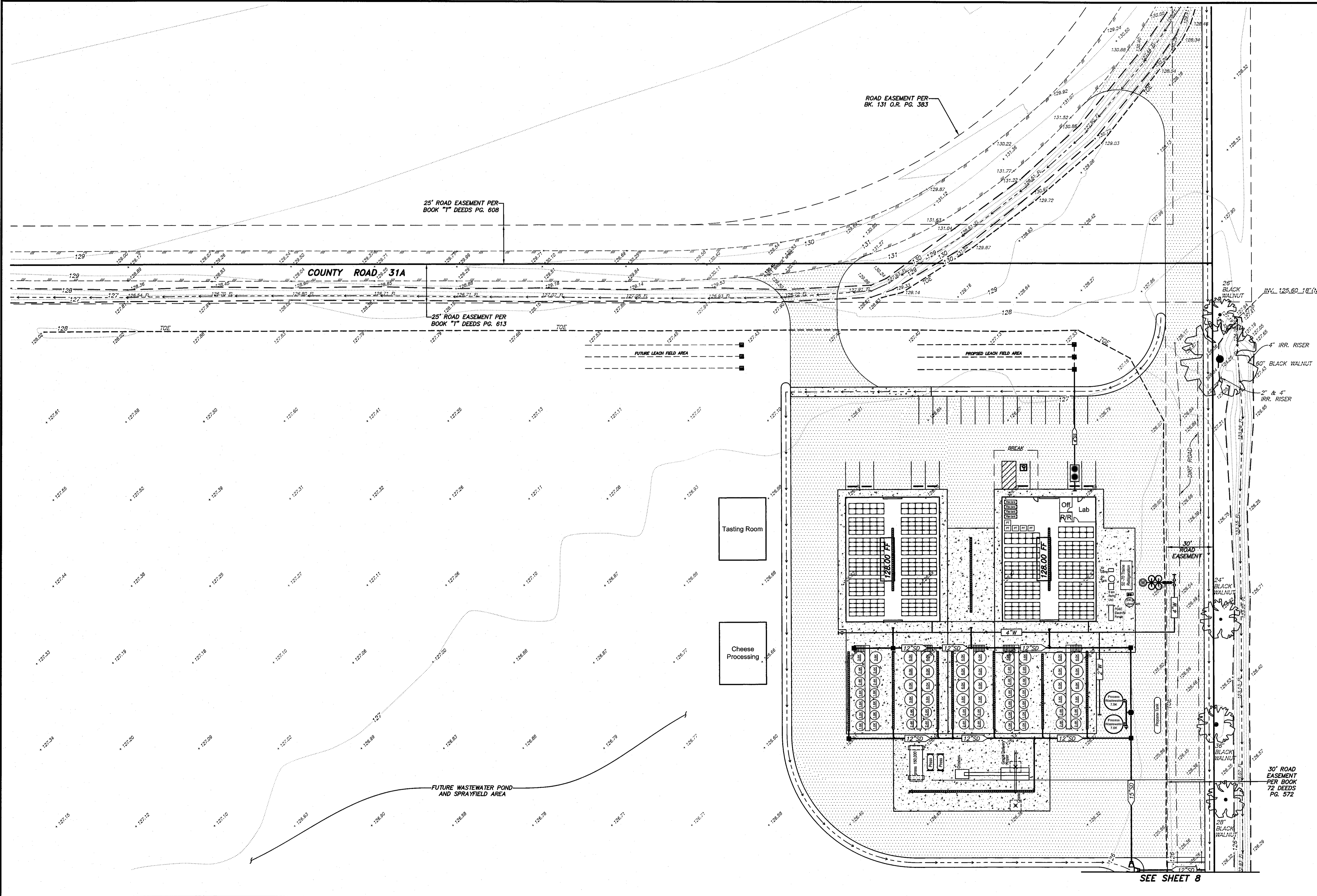
CAD FILE: 3724_P01
 DATE: 08-03-11
 JOB NO. 3724

X:\Land Projects\3724.dwg 3/24_P01.dwg

OUTDOOR WINE STORAGE	
TOTAL	212,800 GALLONS

BUILDING AREA	
BARREL STORAGE (60' X 80')	4,800 SF
BARREL STORAGE (60' X 80')	4,800 SF
TASTING ROOM (30X40')	1,200 SF
CHEESE PROCESSING (30' X40')	1,200 SF
TOTAL	12,000 SF

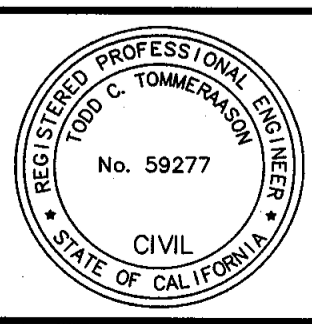
PARKING	
VAN ACCESSIBLE	1
STANDARD	18
TOTAL	19



DESIGNED BY	TCT			
DRAWN BY	JB			
CHECKED BY	TCT			
REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY: TODD C. TOMMERAASON
 DATE: P.E. 59277



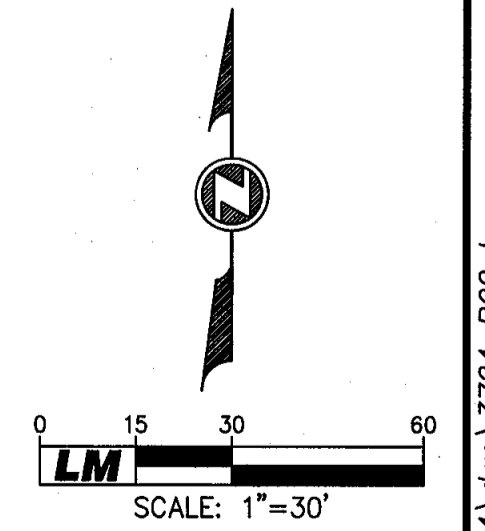
YOLO COUNTY

PRELIMINARY SITE PLAN
 FOR
TURKOVICH WINERY

CALIFORNIA

ULTIMATE SITE PLAN

SCALE	1"=30'	SHEET	2
DATE:	08-03-11	OF	8
JOB NO.	3724		

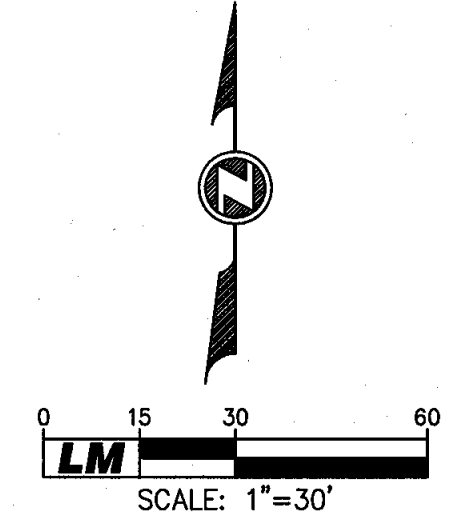
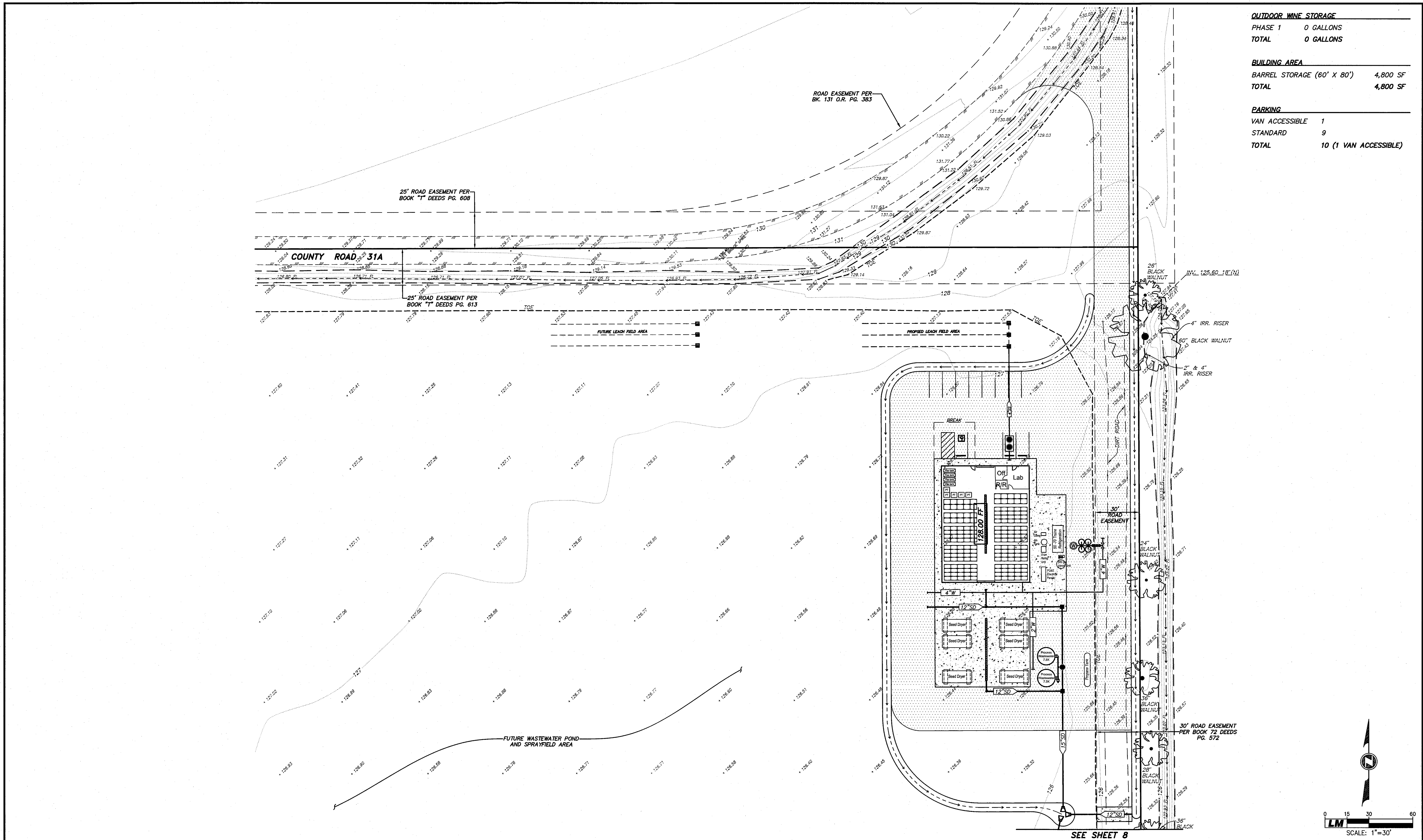


X:\Land Projects\3724\dwg\3724_P02.dwg

OUTDOOR WINE STORAGE
 PHASE 1 0 GALLONS
 TOTAL 0 GALLONS

BUILDING AREA
 BARREL STORAGE (60' X 80') 4,800 SF
 TOTAL 4,800 SF

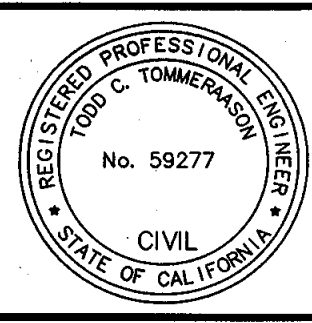
PARKING
 VAN ACCESSIBLE 1
 STANDARD 9
 TOTAL 10 (1 VAN ACCESSIBLE)



DESIGNED BY TCT				
DRAWN BY JB				
CHECKED BY TCT				
REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1785
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 - FAX: (530) 662-4402

BY TODD C. TOMMERAASON
 DATE P.E. 59277



SEE SHEET 8

PRELIMINARY SITE PLAN FOR TURKOVICH WINERY

YOLO COUNTY CALIFORNIA

PHASE 1 IMPROVEMENTS

SCALE 1"=30'

SHEET 3 OF 8

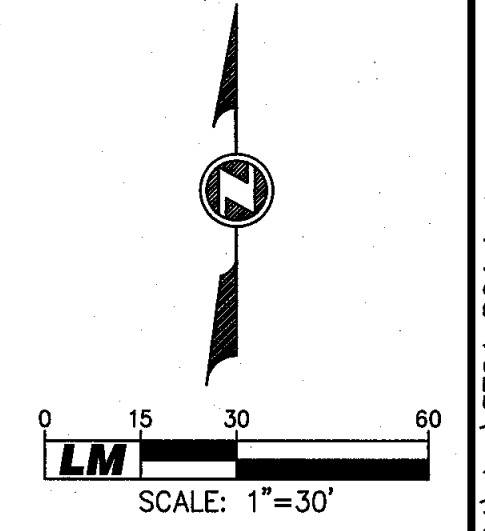
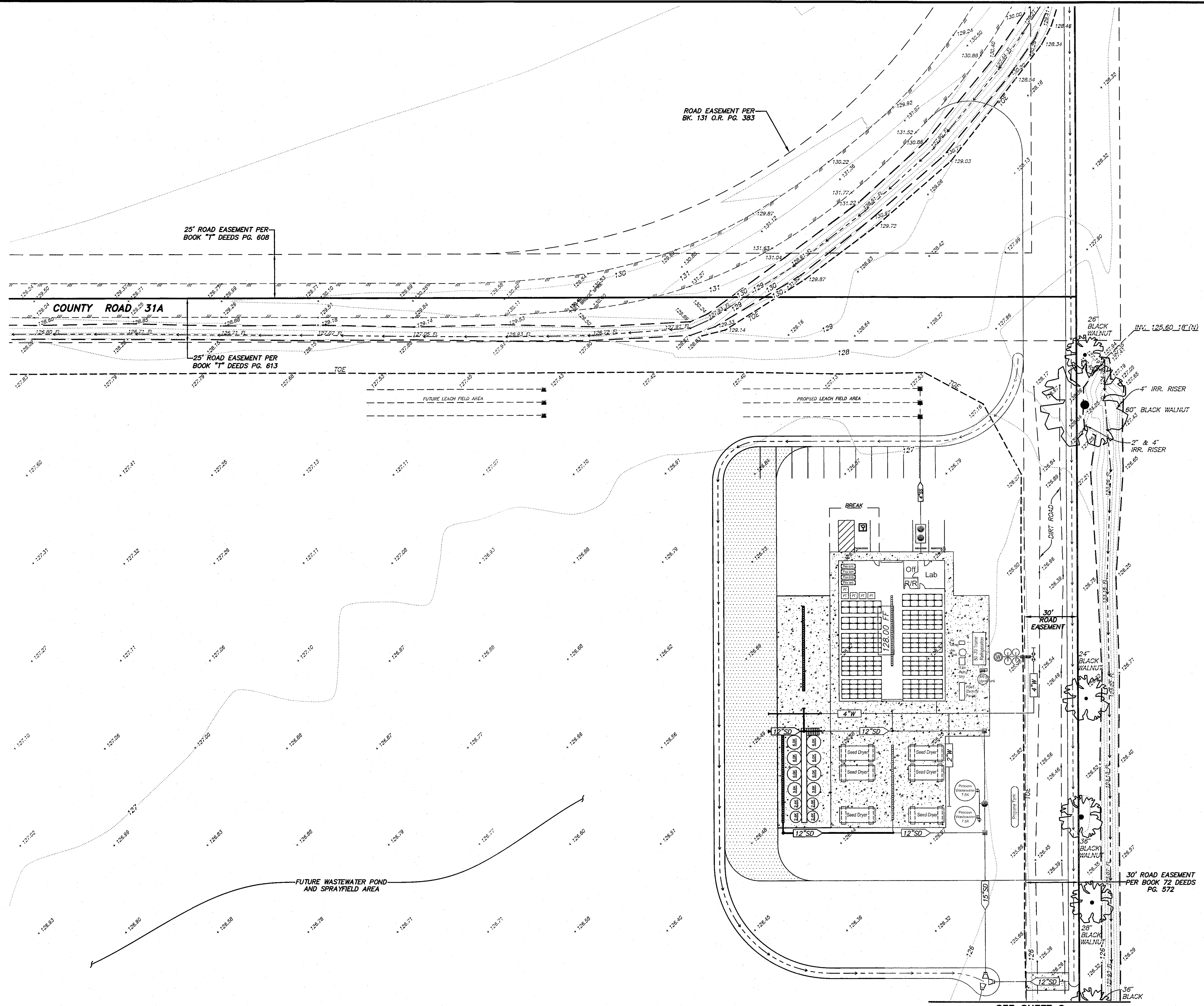
CAD FILE: 3724_P03
 DATE: 08-03-11
 JOB NO. 3724

X:\Land Projects\3724\dwg\3724_P03.dwg

OUTDOOR WINE STORAGE	
PHASE 2	52,800 GALLONS
PHASE 1	0 GALLONS
TOTAL	52,800 GALLONS

BUILDING AREA	
PHASE 2	0 SF
PHASE 1	4,800 SF
TOTAL	4,800 SF

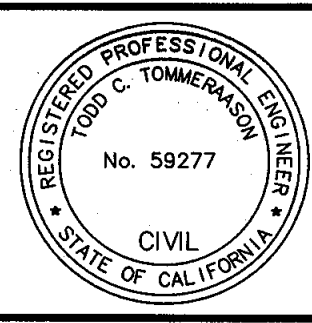
PARKING	
PHASE 2	4
PHASE 1	10 (1 VAN ACCESSIBLE)
TOTAL	14 (1 VAN ACCESSIBLE)



DESIGNED BY	TCT				
DRAWN BY	JB				
CHECKED BY	TCT				
REV.	DATE	DESCRIPTION	BY	APP'D.	

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING
 808 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 862-1765
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 862-4402

BY TODD C. TOMMERAASON
 DATE P.E. 59277



SEE SHEET 8
 PRELIMINARY SITE PLAN
 FOR
TURKOVICH WINERY
 YOLO COUNTY CALIFORNIA
PHASE 2 IMPROVEMENTS

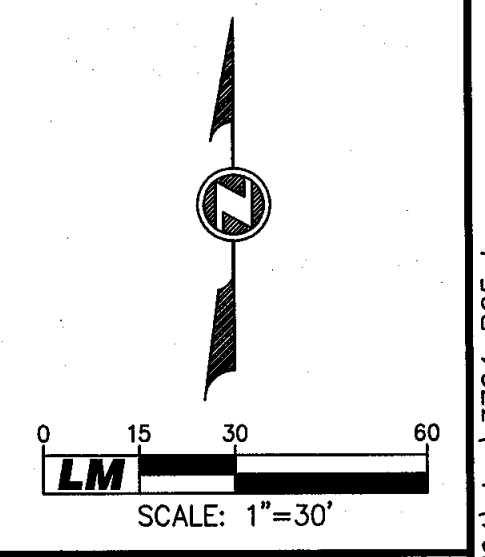
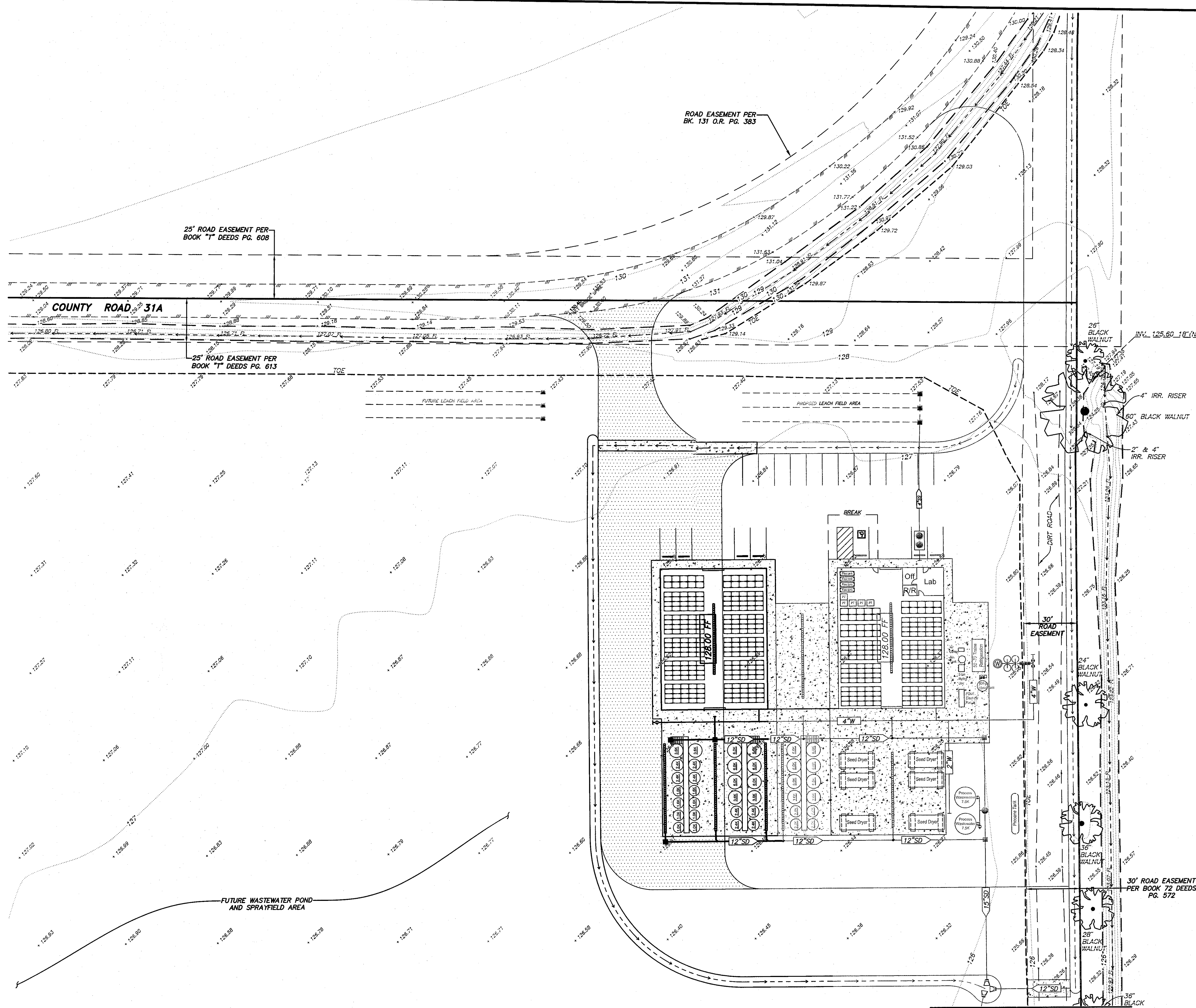
SCALE	1"=30'	SHEET	4
CAD FILE:	3724_P04	OF	8
DATE:	08-03-11		
JOB NO.	3724		

X:\Land Projects\3724.dwg\3724_P04.dwg

OUTDOOR WINE STORAGE	
PHASE 3	80,000 GALLONS
PHASE 1-2	52,800 GALLONS
TOTAL	132,800 GALLONS

BUILDING AREA	
PHASE 3	
BARREL STORAGE (60' X 80')	4,800 SF
PHASE 1-2	4,800 SF
TOTAL	9,600 SF

PARKING	
PHASE 3	5
PHASE 1-2	14 (1 VAN ACCESSIBLE)
TOTAL	19 (1 VAN ACCESSIBLE)



REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 808 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 862-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 862-4402

BY: TODD C. TOMMERAASON
 DATE: P.E. 59277

YOLO COUNTY CALIFORNIA

PRELIMINARY SITE PLAN FOR TURKOVICH WINERY

PHASE 3 IMPROVEMENTS

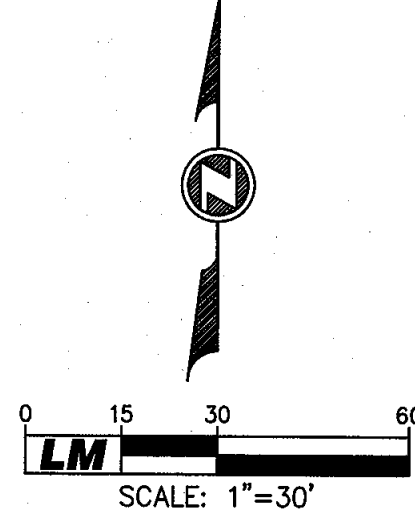
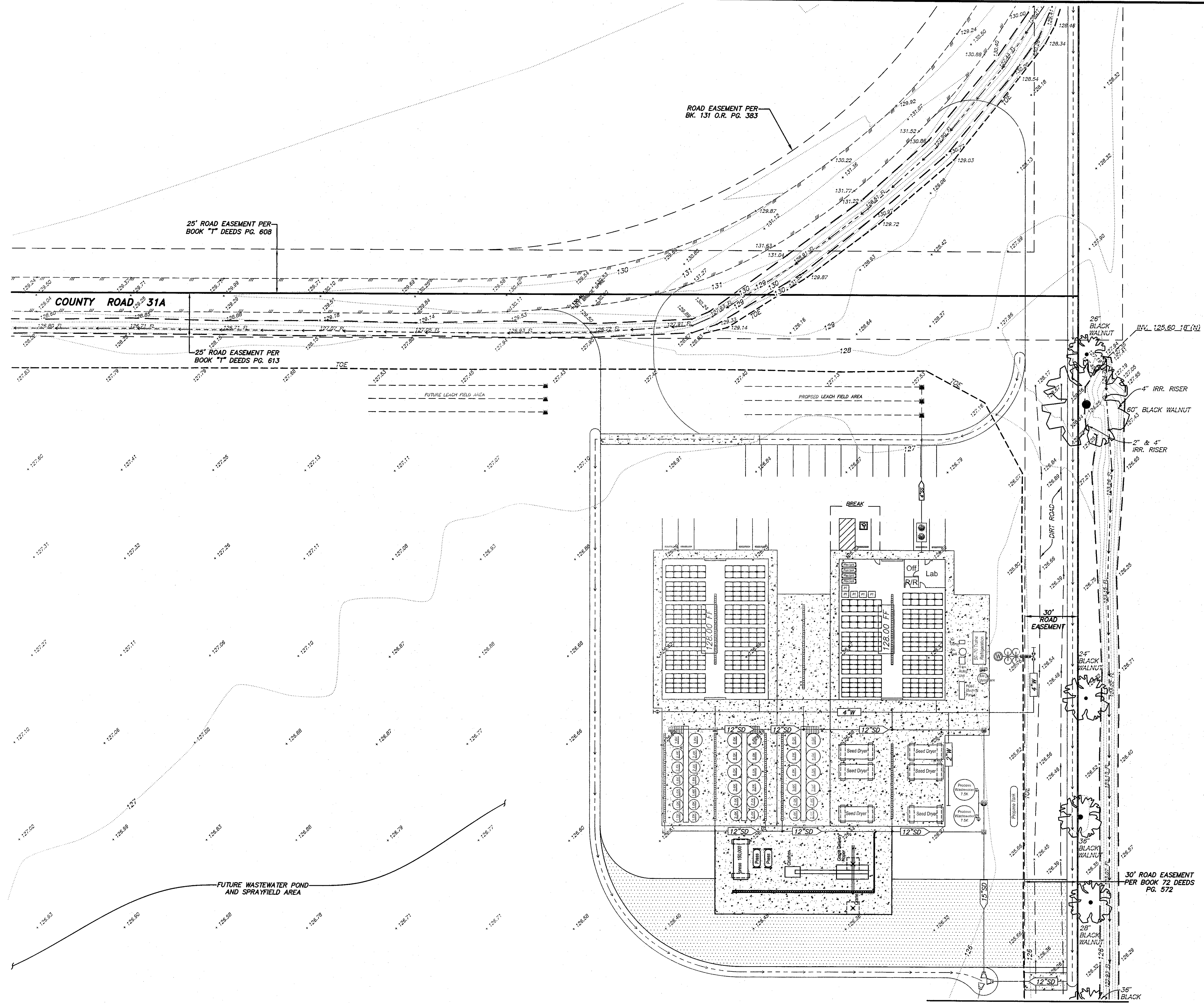
SCALE	1"=30'
SHEET	5
OF	8
CAD FILE:	3724_P05
DATE:	08-03-11
JOB NO.	3724

X:\Land Projects\3724.dwg\3724_P05.dwg

OUTDOOR WINE STORAGE	
PHASE 4	0 GALLONS
PHASE 1-3	132,800 GALLONS
TOTAL	132,800 GALLONS

BUILDING AREA	
PHASE 4 - NONE	0 SF
PHASE 1-3	9,600 SF
TOTAL	9,600 SF

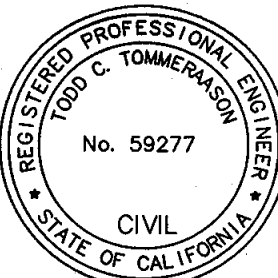
PARKING	
PHASE 4	0
PHASE 1-3	19 (1 VAN ACCESSIBLE)
TOTAL	19 (1 VAN ACCESSIBLE)



DESIGNED BY	TCT				
DRAWN BY	JB				
CHECKED BY	TCT				
REV.	DATE	DESCRIPTION	BY	APP'D.	

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 826, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY: TODD C. TOMMERAASON
 DATE: P.E. 59277



SEE SHEET 8
 PRELIMINARY SITE PLAN
 FOR
TURKOVICH WINERY
 PHASE 4 IMPROVEMENTS

YOLO COUNTY CALIFORNIA

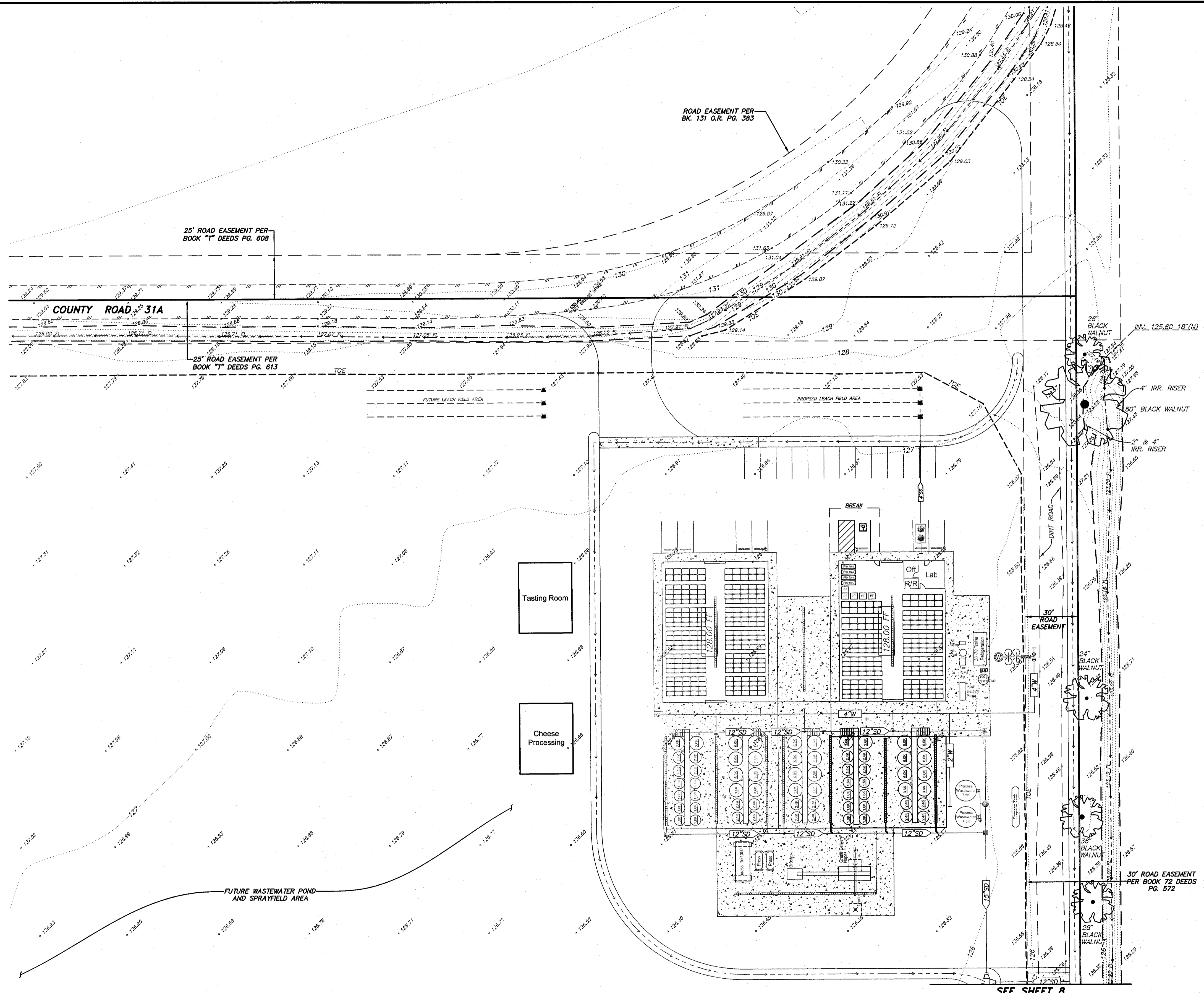
SCALE	1"=30'	SHEET	6
CAD FILE:	3724_P06	OF	8
DATE:	08-03-11		
JOB NO.	3724		

X:\Land Projects\3724.dwg\3724_P06.dwg

OUTDOOR WINE STORAGE	
PHASE 5	80,000 GALLONS
PHASE 1-4	132,800 GALLONS
TOTAL	212,800 GALLONS

BUILDING AREA	
PHASE 5	
TASTING ROOM (30' X 40')	1,200 SF
CHEESE PROCESSING (30' X 40')	1,200 SF
PHASE 1-4	9,600 SF
TOTAL	12,000 SF

PARKING	
PHASE 5	0
PHASE 1-4	19 (1 VAN ACCESSIBLE)
TOTAL	19 (1 VAN ACCESSIBLE)



REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1785
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 - FAX: (530) 662-4602

BY: TODD C. TOMMERAASON
 DATE: P.E. 59277

(Professional Engineer Seal: Todd C. Tommerraason, No. 59277, State of California)

PRELIMINARY SITE PLAN
 FOR
TURKOVICH WINERY

YOLO COUNTY CALIFORNIA

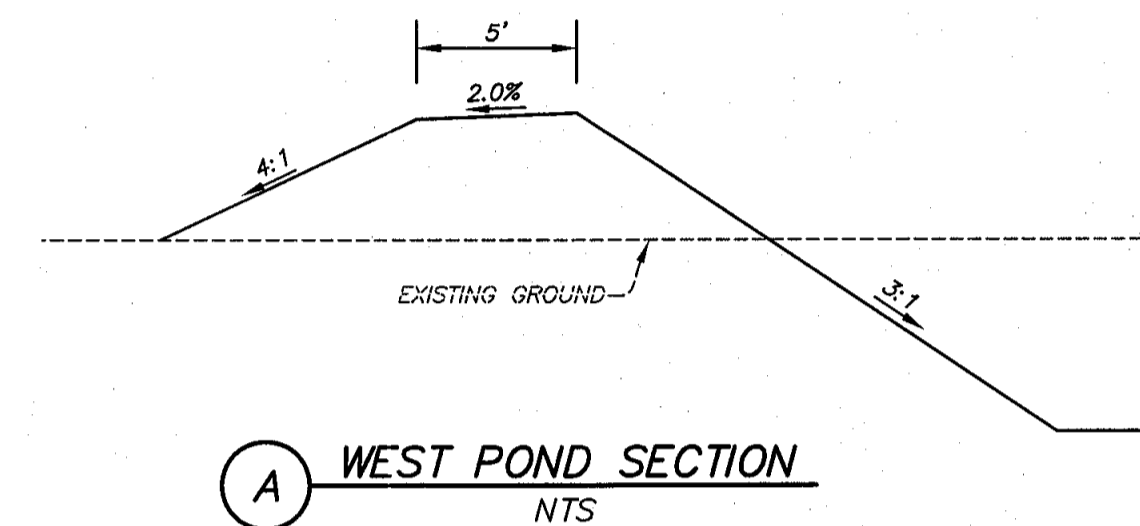
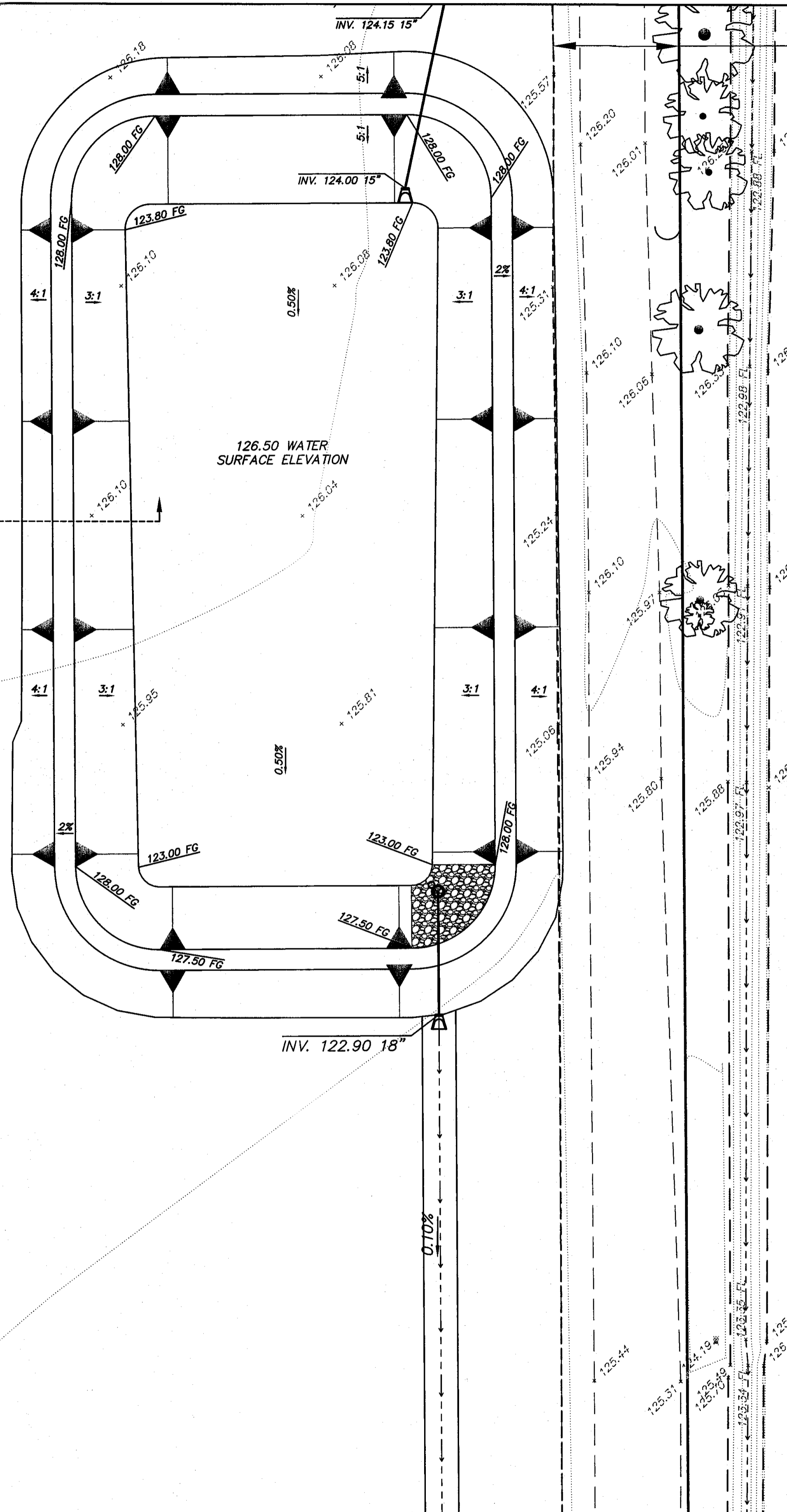
PHASE 5 IMPROVEMENTS

SCALE 1"=30'	SHEET 7 OF 8
CAD FILE: 3724_P07	DATE: 08-03-11
JOB NO. 3724	

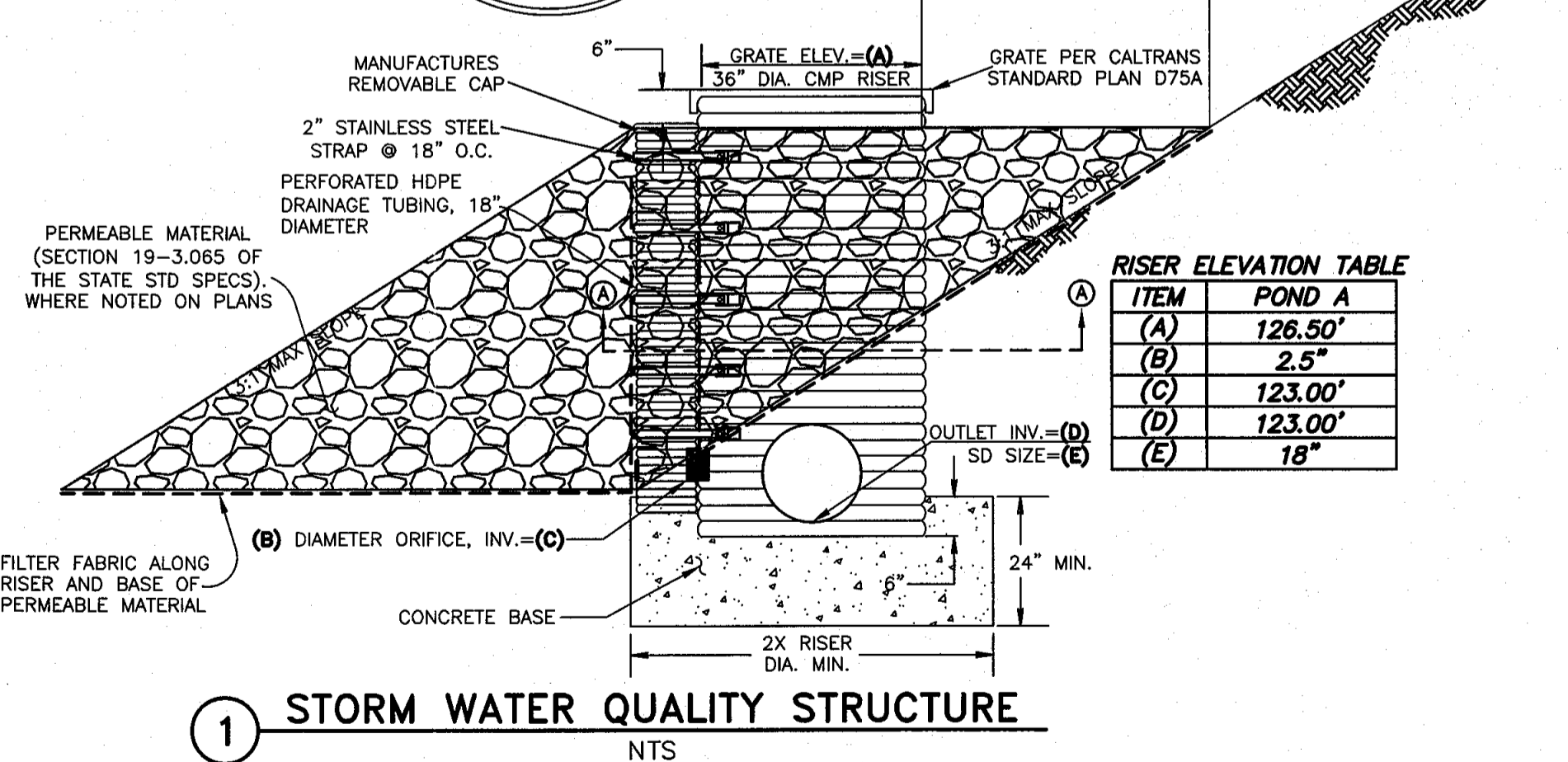
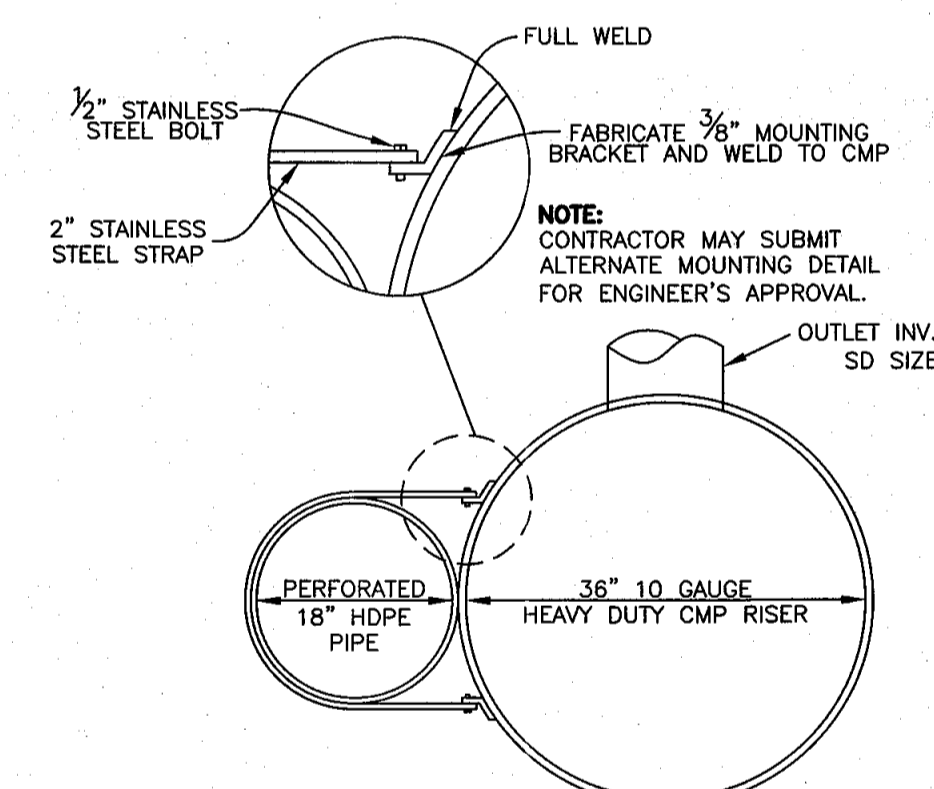
X:\Land Projects\3724\wmg\3724_P07.dwg

SEE SHEET 2

FUTURE WASTEWATER POND AND SPRAYFIELD



(A) WEST POND SECTION
NTS



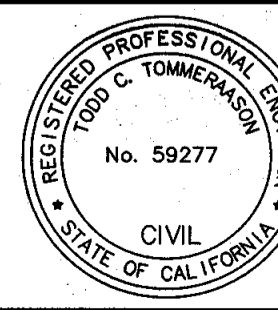
(1) STORM WATER QUALITY STRUCTURE
NTS

NOTE:
POND CONSTRUCTION MAY BE PHASED TO
MINIMIZE INITIAL CONSTRUCTION COSTS.

DESIGNED BY TCT
DRAWN BY JB
CHECKED BY TCT

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95775 - FAX: (530) 662-4602
BY TODD C. TOMMERAASON
DATE P.E. 59277



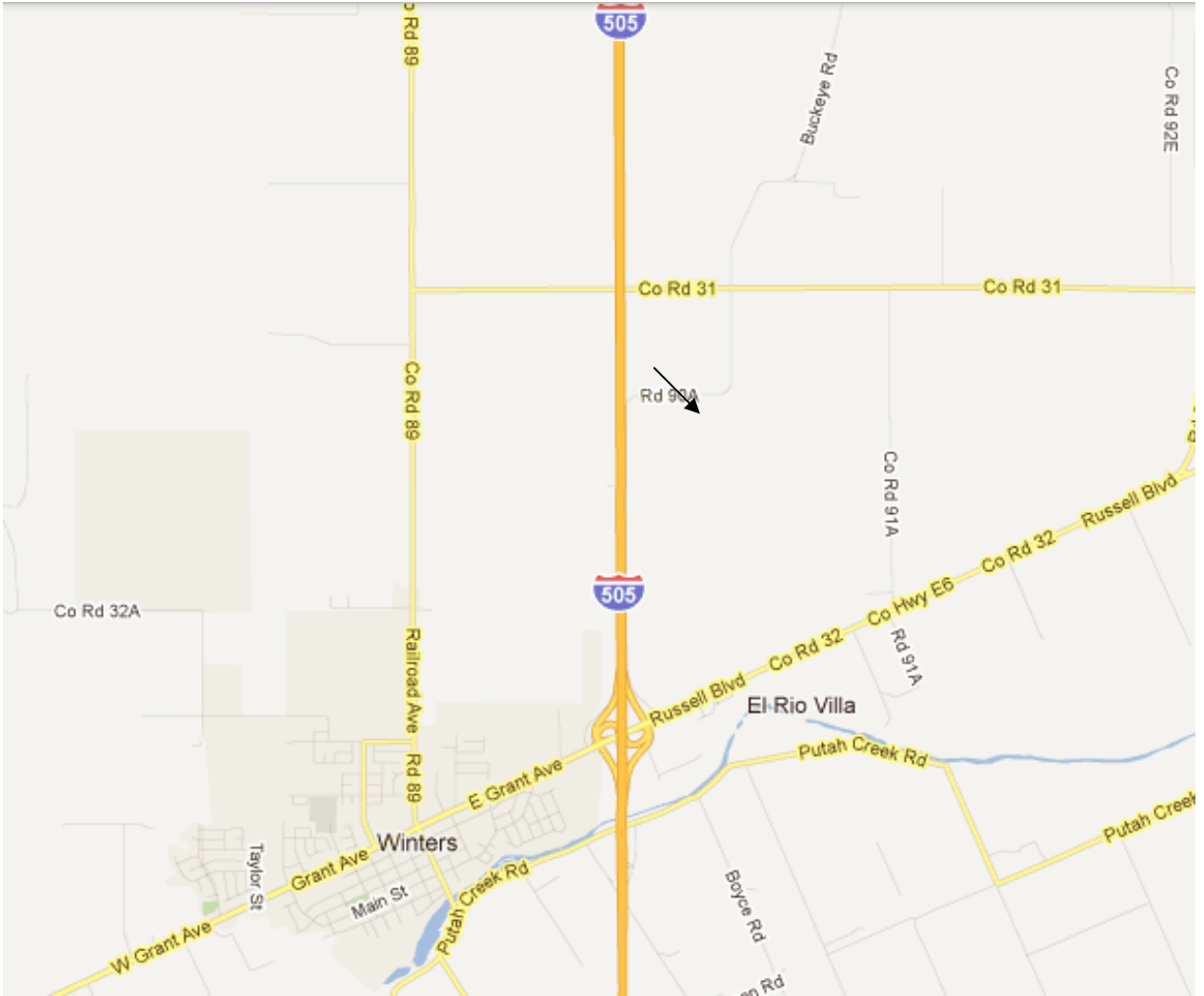
PRELIMINARY SITE PLAN
FOR
TURKOVICH WINERY
YOLO COUNTY CALIFORNIA
DETENTION POND TO ACCOMMODATE THE ULTIMATE SITE PLAN

SCALE
1"=30'
CAD FILE: 3724_P08
DATE: 08-03-11
JOB NO. 3724

SHEET
8
OF
8

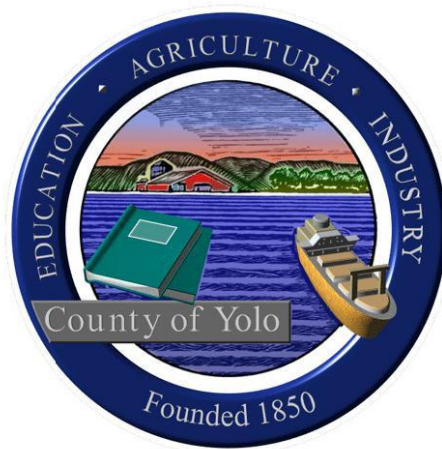
X:\Land Projects\3724\dwg\3724_P08.dwg

ATTACHMENT B



Vicinity Map

ATTACHMENT C



**YOLO COUNTY
PLANNING AND PUBLIC WORKS DEPARTMENT**

INITIAL STUDY/NEGATIVE DECLARATION

FILE # 2011-0044

TURKOVICH WINERY

USE PERMIT

October 2011

Initial Environmental Study

1. **Project Title:** Turkovich Winery Use Permit (ZF #2011-0044)
2. **Lead Agency Name and Address:**
Yolo County Planning and Public Works Department
292 West Beamer Street
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**
Stephanie Cormier, Senior Planner
(530) 666-8850
stephanie.cormier@yolocounty.org
4. **Project Location:**
The project site is located approximately two miles northeast of the City of Winters, and is bordered by County Road 31A to the north and Buckeye Road to the west [Assessor Parcel Number (APN): 038-040-034; see Figure 1, Vicinity Map and Figure 2, Aerial Map]
5. **Project Sponsor's Name and Address:**
Chris Turkovich
Turkovich Family Wines
304 Railroad Avenue
Winters, CA 95694
6. **Land Owner's Name and Address:**
Antone J. Turkovich & Joan M. Turkovich Revocable Trust
24604 Buckeye Road
Winters, CA 95694
7. **General Plan Designation(s):**
Designated as "Agriculture" in the 2030 Yolo Countywide General Plan
8. **Zoning:**
Currently zoned 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:**
Agricultural uses surround the project site to the north, south, east, and west. Interstate 505 lies to the west, and the Mariani Nut Company lies to the north; a large hay operation lies on the west side of I-505. Most of the surrounding farmland is farmed in cultivated row crops and orchards.

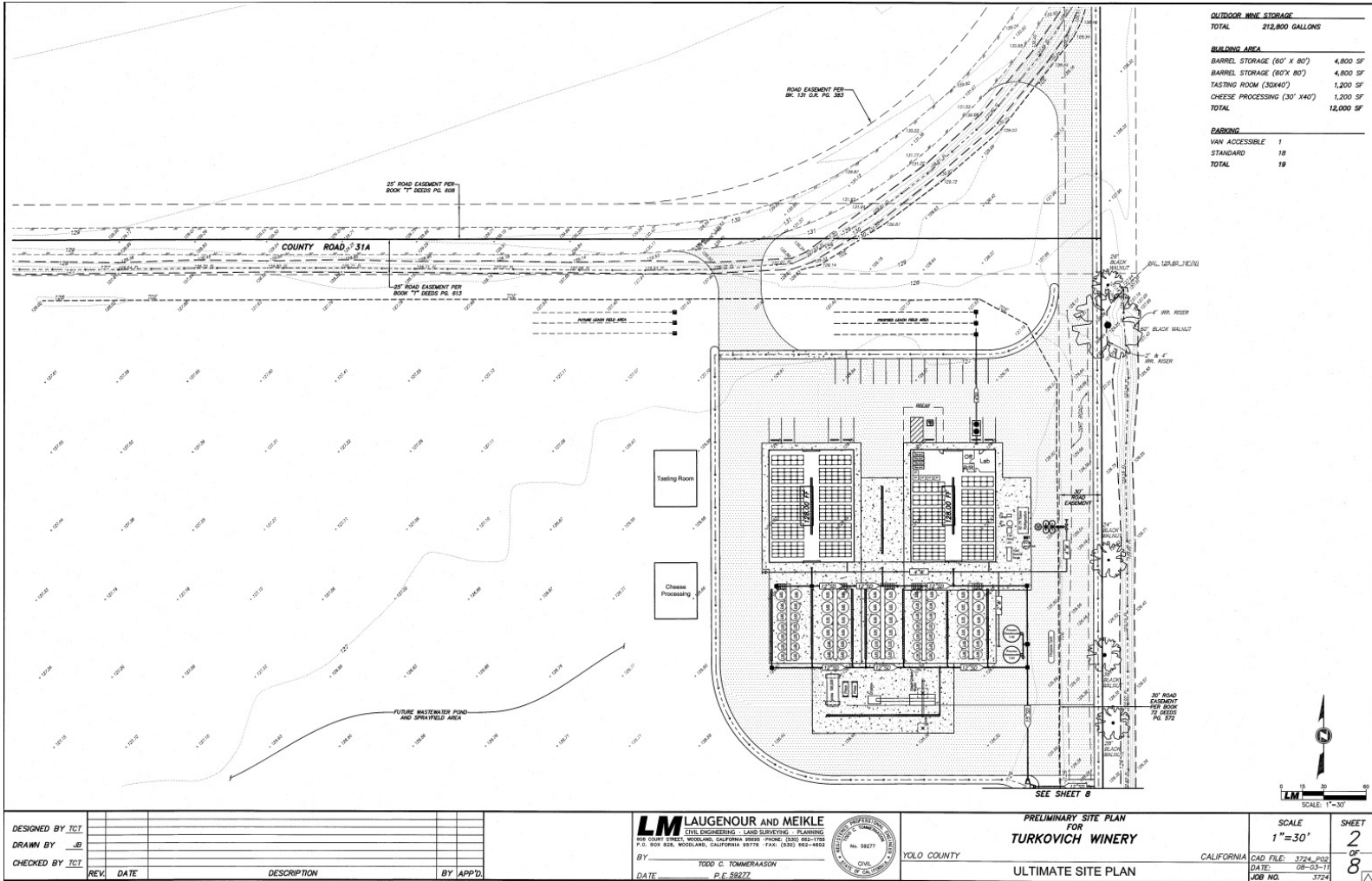


Figure 1 - Vicinity Map



Figure 2 - Aerial

Figure 3 – Site Plan



11. Other public agencies whose approval is required:

- Yolo County Public Works: Approval of improvements, as per County Improvement Standards; encroachment permit
- Central Valley Regional Water Quality Control Board: Approval of Report of Waste Discharge for wine, seed, and cheese processing waste
- California Department of Food and Agriculture: Food Facility Registration for cheese processing
- Yolo County Environmental Health: Approval of domestic septic system and domestic well
- Caltrans: Consistency with NPDES Permit
- Alcohol Tobacco Tax and Trade Bureau: Federal Wholesalers Basic Permit

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 State Health and Safety Code, and the State Public Resources Code.

Project Description

The “Project” Under CEQA

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 (full “build-out”), and all related projects that are directly linked to the project. The “project,” which is the subject of this Environmental Initial Study, is a request for a Use Permit to construct and operate a wine making, seed drying, and cheese processing facility, as described below (Figure 3).

Project Background

The project involves a Use Permit for an agricultural processing facility (“winery”), to be located on approximately three acres of a 160-acre agriculturally-zoned property on the east side of Interstate 505 and accessed off County Road (CR) 31A and Buckeye Road. With the exception of an agricultural well, the property, which is under a Williamson Act contract, has no other improvements, and is actively farmed in cultivated row crops (tomatoes). In addition to road easements for CR 31A and Buckeye Rd, there is a 30-foot road easement along the eastern property line, and a 15-foot PG&E gas line easement along the southern property line. The property has historically been farmed in various crops and will continue in active production.

The winery is proposed to be constructed in the northeastern portion of the parcel, adjacent to the existing road easement, which is served by a gravel road. Overall project development, including parking and a detention pond, would occur on no more than three acres at full build-out. Proposed operations at the winery include wine making and storage, seed rinsing and drying, wine tasting and related events, cheese processing, and offsite process waste disposal.

Proposed Winery

Turkovich Family Wines is proposing to develop a winery which would allow for the local processing of wine from fruit grown in the Winters area and surrounding region, and will include seed processing, as well as wine tasting and cheese processing. Turkovich Family Farms currently operates a tasting room located in the City of Winters, featuring locally produced small-lot wines, and cheeses produced by the Winters Cheese Company. Seed processing activities, which include the cultivation of cucumbers, squash, and melons, grown in the area by the applicant, are currently shipped to another facility for washing and drying.

The project is proposed to develop in five phases, which will be pursued as the market demands. The first phase (Phases 1 and 2) of the project will be dedicated to the construction of the facilities required for the production, storage, and bottling of wine, and will include a seed drying and storage area. Seed processing activities begin with the harvesting and partial cleaning of cucumber, squash, and various melon seeds, which would then be transported to the proposed facility for a final rinsing and drying process before being shipped to a seed company.

Wine production for Phases 1 and 2 is estimated to be 25,000 cases and will be processed with portable press equipment. Subsequent phases will expand the wine making facilities for the ultimate production of 50,000 cases, and will include permanent stationary press equipment and 212,800 gallons of wine storage at build-out. Final phasing of the project could possibly eliminate the seed drying activities to allow for cheese processing, wine tasting, and related events. Operation of cheese processing will require prior facility certification from the California Department of Food and Agriculture (CDFA), as well as separate state permitting requirements for process waste discharge.

The project is estimated to use 100,000 gallons of water per year during initial start-up phases and up to 200,000 gallons of water per year at build-out, which is equal to over one-half an acre-foot per year (one acre-foot of water is equal to 325,900 gallons). By comparison, a typical acre of row crops uses about three acre feet per year; and, a sub-surface drip irrigation system uses about two acre feet per acre per year, which is approximately 651,800 gallons of water per acre per year.

The project consists of a single-story 4,800-square foot building (Phases 1 and 2), which would later be expanded to 12,000 square feet at project build-out (anticipated in five phases). The winery would be housed in a metal building that incorporates rural architectural features, consistent with the agrarian character of the area. Any light, glare, or heat generated by the processing equipment would be contained by the building, and outside lighting would be shielded to protect views of the rural night sky. Similarly, noise generated by the project would be contained within the pressing area and would typically not emanate beyond the building.

At project build-out, wine tasting, tours and/or classes, and large special events would be offered as incidental uses to the primary industrial use of the facility. Daily tastings could

generate up to 30 people per day, and tours/classes would occur mid-week approximately once or twice a week with up to 30 people per tour/class. Larger monthly events would accommodate up to 300 people no more than 12 times per year. Event parking will be provided onsite for up to 200 vehicles.

Phases 1 and 2 of the project will include construction of the facilities required for the production, storage, and bottling of wine, and seed rinsing and drying. Construction of a 4,800 square-foot building for barrel storage will include an office, lab, and restroom. A well, tank, and distribution lines will be installed to satisfy fire suppression, domestic water, and water requirements for wine processing and seed rinsing. A septic tank and standard leach field will be installed to handle all domestic wastewater. Underground storm drain lines and swales will be installed to collect project runoff and convey it to a proposed detention pond. Process wastewater generated by the project will be diverted to storage tanks, and then trucked to an approved offsite wastewater treatment facility, subject to a Waiver or Permit of Discharge Requirements, as regulated by the Central Valley Regional Water Quality Control Board (CVRWQCB). Seed dryers will be installed on a concrete pad south of the proposed barrel storage building. Phase 1 parking will accommodate nine spaces with one van accessible space. Approximately 1.25 acres are anticipated to be disturbed with Phase 1 and 2 construction improvements.

Phases 1 and 2 are anticipated to be the most significant phases, with additional phases of the project to occur as the business progresses. Phase 2 would accommodate additional concrete areas for outdoor wine storage of 52,800 gallons and increase parking to 14 spaces. Phase 2 includes no additional building expansion. Phase 3 would increase outdoor wine storage to 132,800 gallons, and add 4,800 square feet of building area for barrel storage, for a total of 9,600 square feet. Phase 3 also includes five additional parking spaces, for a total of 19 spaces, and will add a second driveway (Figure 3).

Phase 4 includes moving the wine press operations to a permanent location; and Phase 5, the final phase of the project, will increase outdoor wine storage to 212,800 gallons, and add 1,200 square feet for a tasting room and 1,200 square feet for cheese processing, for a total building area of 14,000 square feet. As indicated above, plans for the cheese processing facility require prior certification from the CDFA, as well as a separate discharge permit from the CVRWQCB.

A detention pond, proposed to locate south of the production facility, will accommodate the project's storm drainage, and will discharge into an existing swale along the eastern property line that flows to the southeast corner of the parcel. Storm drains will be installed and the detention pond will be designed to ensure that post project runoff does not exceed pre-project runoff nor affect Caltrans' facilities.

The property is currently served by an onsite agricultural well. Water for the proposed project would be supplied by a new private well and installation of water mains, subject to Yolo County Environmental Health permitting requirements. Currently, no water storage facilities exist onsite. Fire hydrants will be placed at the project site per the City of Winters Fire Department requirements.

Access to the site would be from County Road 31A, which includes use of an existing 30-foot road easement and construction of a new driveway in future phases. Four full-time employees are expected to serve the project, with an additional five to 14 employees working seven days a week during seasonal operations (i.e., crush and bottling, seed drying). Typical hours of

operation would be from 8:00 a.m. to 5:00 p.m. with 24-hour operations during harvest season (August, September, and October). Hours of operation for the tasting room will be from 11:00 a.m. to 5:00 p.m. daily, with up to 30 people expected each day. One to two truck deliveries are anticipated per day, with up to four deliveries per day during crush season, and two additional deliveries during seed drying.

Traffic generation from the facility would consist of transporting local grapes and seeds to the facility, general delivery trucks, employees, and visitors, as described above. Plans for large hospitality events will occur no more than 12 times per year, with a maximum of 300 people in attendance, i.e., generating approximately 400 total vehicle trips to and from each event.

Relationship to the 2030 Yolo Countywide General Plan

Agricultural processing facilities are consistent with, and are encouraged by, policies included in the 2030 Yolo Countywide General Plan that promote a healthy and competitive farm economy to expand the County's agricultural base by allowing for the location of agricultural commercial, industrial, and tourism activities on land designated as Agricultural.

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, alternatively, 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(a).


Planner's Signature

10.18.11
Date


Planner's Printed name

Purpose of this Initial Study

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

Evaluation of Environmental Impacts

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

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

Discussion of Impacts

a) *Less than Significant Impact.* The project area is not located along a designated scenic roadway, but is approximately 1.2 miles northeast of State Route (SR) 128, which is a locally designated scenic roadway in the 2030 Countywide General Plan. However, the project sits on the east side of Interstate 505 and views of the SR 128 corridor and Berryessa hills to the west will not be affected. The winery will be visible from I-505, but will be amongst other agriculturally productive facilities, including the Mariani Nut Company operations and a large hay operation. Additionally, the project will be set back from the highway approximately 2,300 feet, and the remaining property will continue in agricultural production. Architectural features implemented into the project design accommodate agrarian and rural characteristics, which is consistent with other agricultural facilities in the area. Impacts to scenic vistas are expected to be less than significant.

b) *Less than Significant Impact.* The proposed project is not expected to damage scenic resources, although State Route 128, located approximately 1.2 miles to the southwest, is a locally designated scenic highway in the 2030 Countywide General Plan. However, the project site will not be visible from that section of the highway. The winery will be housed in a metal building that incorporates rural architectural features into its design. Impacts to scenic resources will be less than significant.

c) *Less than Significant Impact.* The proposed project will allow the construction and operation of winery that will be housed in a metal building and designed with agrarian features in order to blend with the existing rural character of the area. The property is currently farmed in row crops (tomatoes) and contains no structures. Approximately three acres will be improved to accommodate the winery, and, although the use is consistent with the agricultural use of the land, some of the existing views in the area would be changed with the erection of the new structure. The closest rural residences are located approximately one-half mile north and one mile south of the project site. Overall, the new facility would not degrade the existing agricultural visual character or the quality of the site and its surroundings.

d) *Less than Significant Impact.* The project would include some outdoor lighting for the grape and seed receiving and processing areas, which could be used at night during production and harvest. Outdoor lighting would be designed to focus down and not spill over onto adjacent properties or interfere with the night sky. Most of the light, glare, and/or heat generated by the

agricultural processing equipment would be contained by the building, however. The project site is located in a remote area and the nearest residences that could be exposed to light pollution are located approximately one-half mile to the north and one mile to the south. The impact of outdoor lighting during production and harvest would be considered a less than significant impact.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The Yolo County General Plan designates land use on the project site as "Agricultural." An Agricultural land use designation is applied to lands best suited for agriculture, to preserve them from the encroachment of nonagricultural uses. It is intended to include lands in contracted agricultural preserves. Examples of uses which are considered appropriate under the agricultural

designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; processing of agricultural crops; wildlife preserves; and other similar agricultural uses.

The California Department of Conservation Division of Land Resource Protection maintains a Farmland Mapping and Monitoring Program (FMMP) that has developed Important Farmland Maps for the state. The FMMP is a classification system that combines technical soil ratings and current land use as the basis for the Important Farmland Maps. The Important Farmland Maps identify prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, grazing land, urban and built-up land, other land and water. The designation for the project site is Prime Farmland.

The Soil Survey of Yolo County, California (U. S. Soil Conservation Service, 1972) indicates that the project site is composed of Capay silty clay (Ca), which is a Class II soil, with a Storie Index of 50; Rincon silty clay loam (Rg), a Class II soil, with a Storie Index of 73; Yolo silt loam (Ya), a Class I soil, with a Storie Index of 100; and Zamora loam (Za), a Class I soil, with a Storie Index of 95. The Capay series consists of moderately well drained silty clays; the Rincon, Yolo, and Zamora series consists of well-drained silty clay loams. According to the Soil Survey, these soils are used mainly for irrigated row crops, forage crops, irrigated pasture or forage, orchards, field crops, truck crops, dryfarmed grain, wildlife habitat, and recreation.

The project site has historically been farmed with various crops, and was recently cultivated in tomatoes. A little less than three acres of crops would be removed from production to accommodate the project. The rest of the property would remain in crop production.

Discussion of Impacts

a) *Less than Significant Impact.* The proposed project would result in the conversion of less than three acres of cultivated farmland to a winery facility and associated improvements. This impact is considered less than significant because the Yolo County General Plan and zoning regulations consider an agricultural processing facility and associated uses to be an agricultural use.

b) *No Impact.* As described above, the project site is designated Agricultural by the Yolo County General Plan and the zoning is Agricultural Preserve (A-P). The proposed use of less than three acres of the 160-acre project site as a winery and associated improvements is consistent with applicable zoning. Agriculture is defined in the County Code as, "The use of land for the raising of crops, trees or animals, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, and the necessary accessory uses thereto. For the purposes of this section, "accessory use" shall mean supply, service, storage, and processing areas and facilities for any other agricultural land." (Yolo County Code Section 8-2.208).

The project site is under a Williamson Act contract (#97-055), which was originally established in 1969 and amended in 1997. The construction of an agricultural processing facility is defined by the County as an agricultural use and is consistent with the property's Williamson Act contract.

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) *No Impact.* The project is consistent with the General Plan and zoning designations and does not involve any other changes that could result in the conversion of farmland to non-agricultural uses.

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

Environmental Setting

The project site is within the Yolo-Solano Air Quality Management District (YSAQMD), and the Sacramento Valley Air Basin regulates air quality conditions within Yolo County. Yolo County is classified as a non-attainment area for several air pollutants, including ozone (O₃) and particulate matter 10 microns or less in diameter (PM₁₀) for both federal and state standards, the partial non-attainment of the federal particulate matter 2.5 (PM_{2.5}), 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. 55 pounds per day)
- Oxides of Nitrogen (NOx): 10 tons per year (approx. 55 pounds per day)
- Particulate Matter (PM₁₀): 80 pounds per day
- Carbon Monoxide (CO): Violation of State ambient air quality standard

Discussion of Impacts

a) *No Impact*. A project is deemed inconsistent with air quality plans if it would result in population and/or employment growth that exceeds growth estimates included in the applicable air quality

plan. The proposed project would result in employment growth of approximately four full-time employees and up to an additional 14 seasonal employees. The addition of this amount of employment growth is within the amount of growth anticipated by the YSAQMD in unincorporated Yolo County. The project would be consistent with the adopted air district plan.

b) *Less than Significant Impact.* Potential short-term impacts may occur from equipment exhaust emissions and dust during excavation and grading for the proposed winery. Though, vehicle emissions of ozone, ozone precursors, PM₁₀ and PM_{2.5} will not contribute significantly to local violations of regulatory standards. The project applicant would be required to comply with all standards as applied by the YSAQMD to minimize dust and other construction related pollutants. In addition, prior to any building permit issuance, the applicant is required to obtain any permits as required by the YSAQMD to ensure the project complies with District regulations. To ensure that thresholds for project-related air pollutant emission would not exceed significance levels as set forth in the 2007 YSAQMD Handbook, the following District Rules and Regulations shall be included as conditions of project approval:

- Visible emissions from stationary diesel-powered equipment are not allowed to exceed 40 percent opacity for more than three minutes in any one hour, as regulated under District rule 2.3, Ringelmann Chart.
- Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5, Nuisance.
- Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be registered with either the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) or with the District.
- Architectural coatings and solvents used at the project shall be compliant with District Rule 2.14, Architectural Coatings.
- 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.* Development projects are considered cumulatively significant by the YSAQMD if: (1) the project requires a change in the existing land use designation (i.e., general plan amendment, rezone); and (2) projected emissions (ROG, NOx, or PM₁₀ and PM_{2.5}) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation. The project is an agricultural processing facility, and would not result in significant projected emissions; agricultural processing is a permitted use in the agricultural zones.

The anticipated construction of the winery could result in temporary impacts to air quality during construction. Temporary construction emissions could contribute to levels that exceed State ambient air quality standards on a cumulative basis, contributing to existing nonattainment conditions, when considered along with other construction projects. By implementing the above Conditions of Approval, construction-related emissions for the proposed project would result in a less than significant level.

Short-term air quality impacts will be generated by truck trips during grading to prepare the site for construction of buildings. A little less than 806 cubic yards of topsoil will be excavated for the proposed detention facility, and the excavated material will be used as fill for site grading and improvements. Construction activities are expected to take six months to one year to complete Phases 1 and 2 of the project. Construction of future phases, dictated by market demand, will also result in short-term air quality impacts.

Long-term mobile source emissions from the anticipated winery, seed drying, and cheese processing operations would also not exceed thresholds established by the Yolo-Solano Air Quality Management District Handbook (2007) and would not be cumulatively considerable for

any non-attainment pollutant from the project. Truck transport deliveries to and from the facility would occur approximately two times each day and up to four times each day during production. Vehicle trips would also be associated with employees commuting to the winery, which consist of four full-time employees and up to an additional 14 seasonal employees during peak production. The project also proposes daily tastings and limited mid-week events with up to 30 people per event, and larger monthly events, not to exceed 12 times per year, with up to 300 people at each event.

Traffic generated by the project is thus estimated at approximately 72 daily vehicle trips to and from the site during typical operations, which includes four employees traveling to and from the winery, two round-trip truck deliveries, and one mid-week event per day and/or tasting room visit with up to 30 people; and, up to 104 daily vehicle trips during production, which includes the additional seasonal employees traveling to and from the winery, eight round-trip truck deliveries, and one mid-week event/visitor tasting per day. The project could also potentially generate an additional 400 vehicle trips 12 times per year for a large event.

The Yolo-Solano Air Quality Management District also regulates Volatile Organic Compound (VOC) emissions through a permit process for combustion sources with a rated heat input greater than 1 MMBtu/hr. The applicant would be required to obtain permits for the winery, seed, and cheese operations in accordance with existing Yolo-Solano Air Quality Management District regulations 3.1 (general permit) and 3.2 (exemptions). Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant.

d) *Less than Significant Impact.* The proposed project is located in a rural agricultural area and there are no 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.) There are approximately four rural residences located in the vicinity of the project; however, individual rural homes are not considered sensitive receptors. The proposed grading, construction, and operation of the winery are not expected to generate pollutant concentrations at a sufficient level to be noticed by any rural residences, particularly given the agricultural nature of the project area.

The air pollutants generated by the winery project would be primarily dust and particulate matter during construction and improvement activities, vehicle trips generated through visitor and employee activity, truck deliveries, and possibly from any future activities associated with later phases of the winery. The project could have the potential to expose nearby rural residents to minimal pollutant concentrations from construction equipment and truck deliveries. However, dust will be controlled through effective management practices, such as water spraying during construction activity. 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.

Winery, seed, and cheese production would be conducted within a metal building at considerable distance from the rural residences. The project is expected to have a less than significant impact on air pollutant concentrations.

e) *Less than Significant Impact.* The proposed winery and associated uses are not anticipated to create objectionable odors. The proposed project would be constructed using diesel-powered heavy equipment. Diesel exhaust from construction activities may generate temporary odors while project construction is under way. Additionally, the project is expected to generate process wastewater, which will be contained onsite and diverted to storage tanks, then hauled offsite for proper disposal. Normal grape receiving and wine fermentation activities are not expected to generate significant odors, nor is the cheese processing operation. The facility will be designed to locate potentially odor generating activities in a manner to prevent obnoxious odors from reaching adjacent properties.

Solid waste removal from the winery operation will be subject to the requirements of a waiver and/or permit through the Central Valley Regional Water Quality Control Board (CVRWQCB), which must issue an Approval of Report of Waste Discharge for winery waste. Under the CVRWQCB waiver/permit, the applicant will be required to develop a Solids Disposal Operation and Maintenance Plan that uses best management practices for solid waste removal and/or reuse of the solid winery, and/or seed and cheese processing waste. Any odor generated by the winery would be consistent with those typically found in an agricultural area. Cheese processing operations will require a separate permit from the CVRWQCB for appropriate project discharge. Thus, objectionable odors from the proposed uses are expected to 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"/>

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
IV.	BIOLOGICAL RESOURCES.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

As noted above in the Agricultural Resources section, the project site has historically been in crop production, most recently in tomatoes. According to the Final Environmental Impact Report for the Yolo County 2030 Countywide General Plan, no special status plant or animal species have been identified within the immediate vicinity of the project area; however, the property does contain suitable habitat for foraging raptors, including the state-listed threatened species, the Swainson's hawk. The Swainson's hawk is a summer resident in the project area. In the Central Valley, the Swainson's hawk nests primarily in riparian areas adjacent to agricultural fields or pastures, although it sometimes uses isolated trees or roadside trees (California Department of Fish and Game, 1994). Nest sites are in mature trees and are typically located near suitable foraging areas. The primary foraging areas for Swainson's hawk include open agricultural lands and pastures (California Department of Fish and Game, 1994).

Suitable nesting habitat for raptors, including Swainson's hawk, white-tailed kite, northern harrier, red-tail hawk, red-shouldered hawk, and great horned owl, occurs in the project vicinity. The temporary disturbance of nesting habitat as well as noise and other construction-related disturbances may affect nesting raptors in the vicinity of the project area during the breeding season (March through August). The project is within the vicinity of a documented nesting site(s) for the Swainson's hawk (Estep, 2008).

Discussion of Impacts

a) *Less than Significant Impact.* The project site has historically been farmed in various crops, and was recently farmed in tomatoes. No more than three acres of the 160-acre parcel would be removed from crop production to accommodate the project, which includes an agricultural processing facility and associated improvements. A detention basin will be constructed to capture the project's storm water runoff, and will be seeded with native grasses.

The project, as proposed, would be built in phases, progression of which will be determined by market demand. Phase 1 of the project will include site grading, drainage and utility installation, and the construction of a 4,800-square foot building; phase 2 would add additional concrete areas for outdoor wine storage. Total area of disturbance for Phases 1 and 2 is expected to be approximately 1.25 acres. At build-out, the project is expected to disturb no more than three acres.

The project will be required to comply with the Swainson's hawk mitigation requirements of the Yolo County Joint Powers Authority (JPA), also known as the Natural Heritage Program, or by working directly with the California Department of Fish and Game (CDFG). The applicant will be responsible for fulfilling the Swainson's hawk mitigation obligation prior to initiation of each construction phase of the project, which may include a succession of phases, i.e., such as mitigating for Phase 1 and Phase 2 concurrently. As a Condition of Approval, the project will be required to mitigate for the loss of habitat using one of the following options:

- Pay the in-lieu fee adopted by the JPA, which is currently set at \$8,660 per disturbed acre, as a condition of grading or building permit approval for each construction phase of the project;
- Mitigate directly through an approved Mitigation Bank or mitigation receiving site (per each construction phase); or
- Work with CDFG on an alternative mitigation solution.

In addition, pre-construction surveys will be required to be performed in advance of construction to ensure that no potential hawk or other raptor nests in the vicinity of the project will be affected. As a Condition of Approval, 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 prior to initiation of grading or construction activities for each project phase. All surveys shall be submitted to the appropriate state and/or federal wildlife agencies and Yolo County Planning and Public Works Department for review. If any nearby nests are identified, and are found to be sufficiently close (as determined by the qualified biologist) to the area to be affected by construction activities, a qualified biologist shall notify the Department of Fish and Game (CDFG) and a ½ mile construction-free buffer zone shall be established around the nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March and September unless it is determined by a qualified biologist in coordination with CDFG that the young have fledged and are feeding on their own, or the nest is no longer in active use.

b) *No Impact.* A records search was conducted through the National Wetland Inventory; although, a formal wetland delineation was not performed. The project is not expected to have a substantial adverse effect on any riparian habitat or any other sensitive natural community identified in local or regional plans, policies, or regulations.

c) *No Impact.* Agricultural lands surround the project to the north, south, east and west. The project will not affect any riparian habitat on the site.

d) *Less than Significant Impact.* Construction of the project would temporarily disrupt use of the project site by local wildlife; however, any disruption would be temporary. The project would not impact migratory patterns of any species.

e) *No Impact.* The proposed project would not conflict with any local policies or ordinances protecting biological resources.

f) *No Impact.* 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 2011. The proposed project would not conflict with the HCP/NCCP effort or any conservation plan protecting biological resources.

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) *No impact.* There are currently no structures on the project site. No historic or cultural resources are known or suspected to occur on the project site.

b) *No impact.* See (a) above. The property has been extensively cultivated and no cultural resources are known or suspected to occur on the project site.

c) *No impact.* No paleontological resources are known or suspected and no unique geologic features exist on the project site.

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. Any development that uncovers cultural resources is required to follow procedures and recommendations as set forth in the CEQA Guidelines, Section 15064.5. In addition, 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"/>

Discussion of Impacts

a) *Less than Significant Impact.* 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. The project site is relatively flat, with no potential for major landslides. 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.

b) *Less than Significant Impact.* The Soil Survey of Yolo County, California (Soil Conservation Service 1972) indicates the project site is composed of silty clay loam soils. Surface runoff on this soil type is slow, and the erosion hazard is none to slight. However, ground disturbance caused by project activities has the potential to increase erosion and sedimentation above preconstruction levels.

The applicant will be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to address erosion, stormwater runoff, sedimentation, and other construction-related pollutants during project grading and construction until all areas disturbed during construction have been permanently stabilized. Implementation of a SWPPP would substantially minimize the potential for project-related erosion and associated adverse effects on water quality. In addition, all disturbed areas will be seeded and/or planted following construction to prevent soil erosion.

c) *Less than Significant Impact.* The project is not located in an area of unstable geologic materials, and the project is not expected to significantly affect the stability of the underlying materials, which could potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project proposes no permanent residences, and would not subject people to landslides or liquefaction or other cyclic strength degradation during a seismic event.

d) *Less than Significant Impact.* The project site is typically blanketed with clays of minimal expansive potential. Expansive soils will experience volume changes with seasonal moisture variations. Such volume changes may crack and heave lightly loaded, shallow foundations and slabs. The project will be built in accordance with Uniform Building Code requirements as part of the building permit process.

e) *Less than Significant Impact.* The project would generate domestic wastewater from approximately four full-time employees and an additional 14 seasonal employees during production, and from visitors to the site. A domestic sewage septic system would be constructed, which requires approval from Yolo County Environmental Health. The applicant will be required to contact Environmental Health for necessary approvals, prior to issuance of any building permits.

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 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 adopted General Plan policies and a Climate Action Plan (CAP) which address these issues. In order to demonstrate project-level compliance with CEQA relevant to GHG emissions and climate change impacts, applications for discretionary projects must demonstrate consistency with the General Plan and CAP. The adopted 2030 Yolo Countywide General Plan contains the following relevant policies and actions:

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

Action CO-A117: Pursuant to the adopted Climate Action Plan (CAP), the County shall take all feasible measures to reduce its total carbon dioxide equivalent (CO₂e) emissions within the unincorporated area (excluding those of other jurisdictions, e.g., UC-Davis, Yocha Dehe Wintun Nation, DQ University, school districts, special districts, reclamation districts, etc.), from 648,252 metric tons (MT) of CO₂e in 2008 to 613,651 MT of CO₂e by 2020. In addition, the County shall strive to further reduce total CO₂e emissions within the unincorporated area to 447,965 MT by 2030. These reductions shall be achieved through the measures and actions provided for in the adopted CAP, including those measures that address the need to adapt to climate change. (Implements Policy CO-8.1)

Action CO-A118: Pursuant to and based on the CAP, the following thresholds shall be used for determining the significance of GHG emissions and climate change impacts associated with future projects:

1) Impacts associated with GHG emissions from projects that are consistent with the General Plan and otherwise exempt from CEQA are determined to be less than significant and further CEQA analysis for this area of impact is not required.

2) Impacts associated with GHG emissions from projects that are consistent with the General Plan, fall within the assumptions of the General Plan EIR, consistent with the CAP, and not exempt from CEQA are determined to be less than significant or mitigated to a less-than-significant level, and further CEQA analysis for this area of impact is generally not required.

To be determined consistent with the CAP, a project must demonstrate that it is included in the growth projections upon which the CAP modeling is based, and that it incorporates applicable strategies and measures from the CAP as binding and enforceable components of the project.

3) Impacts associated with GHG emissions from projects that are not consistent with the General Plan, do not fall within the assumptions of the General Plan EIR, and/or are not consistent with the CAP, and are subject to CEQA review are rebuttably presumed to be

significant and further CEQA analysis is required. The applicant must demonstrate to the County's satisfaction how the project will achieve its fair share of the established targets including:

- Use of alternative design components and/or operational protocols to achieve the required GHG reductions;
- Use of real, additional, permanent, verifiable and enforceable offsets to achieve required GHG reductions. To the greatest feasible extent, offsets shall be: locally based, project relevant, and consistent with other long term goals of the County;

The project must also be able to demonstrate that it would not substantially interfere with implementation of CAP strategies, measures, or actions. (Implements Policy CO-8.5)

Discussion of Impacts

a) *Less than Significant Impact.* The project could affect GHG emissions through vehicle trips generated, as well as physical changes in the vegetation of the land, and the slight reduction in current agricultural activities. However, no more than three acres of cultivated crops would be removed from production, which includes a 0.73-acre detention basin seeded with native grasses.

As noted above in the Air Quality section, short-term air quality and GHG impacts will be generated by truck trips during construction, estimated to last from six months to one year for Phases 1 and 2. Any additional phases would be much shorter. The carbon dioxide emissions (the main GHG emission associated with auto and truck trips) generated by construction truck trips would be a temporary impact.

Long-term GHG impacts from the anticipated winery operations would be caused by truck transport deliveries to and from the facility, commuting by employees, and daily visitors to the site. Truck deliveries would occur approximately two times per day during typical operations, and up to four times per day during harvest and production periods. Vehicle trips would be associated with approximately four employees commuting to and from the winery, including an additional 14 employees during production. Additionally, the project proposes to offer daily tastings; classes and/or tours during the week for up to 30 people; and would host larger seasonal events up to 12 times per year for a maximum of 300 attendees per event.

Traffic generated by the completed winery is thus estimated at approximately 72 vehicle trips per day during typical operations, and up to 104 vehicle trips per day during production, to and from the site. This is a worst-case analysis that assumes each employee drives him- or herself to work, i.e., no ride sharing or carpooling, and that mid-week events are occurring five days a week with 30 visitors per day driving alone to and from the site. More realistically, mid-week events will occur one or two times per week, in addition to approximately five mid-week daily visitors for wine tasting and up to 60 visitors over the weekend, generating up to 290 vehicle trips per week. Additionally, approximately 400 vehicle trips would be generated up to 12 times per year for large tasting events.

The proposed project is not considered to have an individually significant or cumulatively considerable impact on global climate change. Considering that California produces over 500 million tons of CO₂ annually, the project will only contribute a tiny fraction of the total annual statewide CO₂ emissions.

The applicant will be required to incorporate numerous "green" or energy efficient design features into the winery plans. Many of these design features will serve to reduce the level of energy

consumed in the construction and operation of the project, and thus help to further reduce GHG impacts of the project. The following measures will be incorporated into the winery facility, as required by the following Condition of Approval:

The applicant shall incorporate all feasible “green building” features into the design of all buildings in the proposed winery facility, to reduce greenhouse gas emissions. These features include compliance with Cal Green Codes, as well as additional features that would comply with the General Plan policies cited below:

Policy CC-4.1: Reduce dependence upon fossil fuels, extracted underground metals, minerals and other non-renewable resources by:

- Requiring projects to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use.
- Encouraging projects to use regenerative energy heating and cooling source alternatives to fossil fuels.
- Encouraging projects to select building materials that require less energy-intensive production methods and long-distance transport, in compliance with Leadership in Energy and Environmental Design (LEED) or equivalent standards.

Policy CC-4.6: Encourage all new residences to exceed Title 24 energy standards by at least 15 percent, and encourage all new commercial buildings to exceed Title 24 by at least 20 percent.

Additionally, to the extent it is feasible, the applicant shall establish an on-site program to strongly encourage, by offering incentives, employee ridesharing and/or carpooling.

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 2030 Yolo Countywide General Plan.

c) *No Impact.* The project would not be affected by climate change impacts.

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"/>

VII. HAZARDS AND HAZARDOUS MATERIALS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
d.	Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *Less than Significant Impact.* The proposed project will require the short-term use of construction equipment and the storage of fuel and oil for equipment. Construction equipment used on the site could include excavators, backhoes, scrapers, dump trucks, and water trucks. The routine use of construction equipment and vehicles to and from the site would not create a significant hazard to the public or the environment.

The proposed project will include the storage, use, and disposal of a small amount of chemicals related to the wine production process, including carbon dioxide, nitrogen, sulfur, propane, fuel, motor oil, and hydraulic oil. Seed drying is done with natural gas dryers. Solvents used for cleaning cheese processing equipment may include alkaline soaps. All hazardous materials will be stored and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health regulations. As a Condition of Approval, the project will be required to submit a Hazardous Materials Business Plan and Inventory Program to Environmental Health for review and approval, if hazardous materials and/or hazardous wastes are present in reportable quantities 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. Due to the limited amount of material, hazardous impacts to the public or environment would be considered less than significant.

The proposed winery project includes diverting process wastewater to onsite storage tanks that will later be hauled offsite for proper disposal, which will be regulated by the Central Valley Regional Water Quality Control Board (CVRWQCB) waiver or permit for discharge. Under the CVRWQCB waiver/permit, the applicant will be required to develop a Solids Disposal Operation and Maintenance Plan that uses best management practices for solid waste removal and/or reuse of the solid winery/seed processing waste. A separate discharge permit from the CVRWQCB will be required for the addition of cheese processing activities.

b) *Less than Significant Impact.* The construction equipment associated with this project typically uses only a minor amount of hazardous materials, primarily motor vehicle fuels and oils. Small volumes of hazardous materials (fuel and engine oil) would be temporarily used and handled to operate the construction equipment. Refueling of all equipment would be limited to a designated staging area. There is a danger that these materials may be released in accidental spills and result in harm to the environment. Implementation of a SWPPP, as described above in the Geology and Soils section, would ensure that the risk of accidental spills and releases into the environment would be minimal.

c) *No Impact.* No schools exist or are proposed within 0.25 mile of the proposed project area.

d) *No Impact.* Although no Phase I Environmental Site Assessment has been conducted for the project site, based on the long term use of the site for crop production, no underground or other hazardous materials are anticipated to be located at the project site. Additionally, 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 proposed project is located more than two miles from a public airport. The project would not result in a safety hazard for people residing or working in the project area.

f) *No Impact.* The project is located more than two miles from any private airstrips. The project would not result in a safety hazard for people residing or working in the project area.

g) *No Impact.* No emergency response plans will be affected by the proposed project during or upon completion of construction.

h) *No Impact.* The project site is not located in a hazardous fire zone, as mapped by the State. The new winery facility will provide onsite fire hydrant(s), as required by the City of Winters Fire 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"/>

VIII. HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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"/>
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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.* One new metal building to house the winery will be constructed as part of the project. The driveways and parking area will be overlain with gravel. Absorption rates will decrease slightly, but would be addressed through the construction of an onsite stormwater detention pond. A Stormwater Pollution Prevention Plan is required of the project, as is compliance with Caltrans' National Pollutant Discharge Elimination System (NPDES) permit. The facility will construct a self-contained septic system established for domestic wastewater purposes. Process wastewater will be stored inside tanks and then pumped to trucks for disposal to a permitted wastewater treatment plant, as regulated by the Central Valley Regional Water Quality Control Board (CVRWQCB) through a Waiver or Permit of Waste Discharge Requirements for Small Food Processors. A separate permit will be required for the addition of cheese processing activities. The applicant will be required to comply with best management practices established under the waiver or permit(s) agreement with the CVRWQCB. Therefore, impacts on water quality and discharge of pollutants into the wastewater system, or violations of existing water quality standards or waste discharge requirements, would be less than significant.

b) *Less than Significant Impact.* The project will be served by a proposed new well and water main, and will not operate off the same agricultural well and irrigation system that currently serves the property. Estimated water usage at project build-out is anticipated at 200,000 gallons per year, which is a little more than one-half acre-foot (100,000 gallons per year are expected during Phase 1 and 2). The agriculture well on the property provides water for onsite crop production well in excess of this estimated usage, i.e., approximately two acre feet of water per acre per year are used to drip-irrigate the site, which translates to approximately 651,702 gallons per acre per year. It is highly unlikely that the project will have any impact on water flows on any neighboring wells.

c) *Less than Significant Impact.* The proposed project would not substantially alter the existing drainage pattern of the project site or the surrounding area and would not, therefore, result in substantial erosion or siltation on- or off-site. Any increased impervious runoff would be attenuated and managed through the proposed detention basin. No stream or river crosses the project site.

d) *Less than Significant Impact.* A new metal building will be constructed to house the winery as part of this project. Much of the project site will be composed of gravel paving. Absorption rates will decrease slightly, but would be addressed through the construction of an onsite 0.5-acre stormwater detention pond located to the south of the planned winery facility. The detention basin will be increased to 0.73-acre at project build-out. Caltrans' drainage facilities are not expected to be affected by the project.

The proposed project has the potential to slightly change absorption rates, drainage patterns, and the rate and amount of surface runoff. Yolo County Improvement Standards (Yolo County, 2008) require preparation and submittal of a drainage study prior to the issuance of any building permits. A Condition of Approval will be applied to require that the report document the design and size of the detention pond and discharge structure to ensure that the project would not result in any additional flooding on- or off-site. The report shall be signed and sealed by a civil engineer licensed in the State of California. Additionally, the project will be required to comply with Caltrans' requirements for a detention basin that is designed to ensure that post-project runoff does not exceed pre-project runoff, and that the state's right-of-way is not adversely affected. Design of the proposed water detention facility will be required to comply with Caltrans' NPDES permit.

e) *Less than Significant Impact.* See d), above. Grading plans are required for all construction to address erosion control and drainage, and a Stormwater Pollution Prevention Plan is required of the project. The project would not provide significant additional sources of runoff pollution.

f) *No Impact.* See (a), (d), and (e), above. No additional impacts to water quality are anticipated.

g) *No Impact.* The project does not include any housing and would not place housing in an existing floodplain.

h) *No Impact.* The project site is not located within the 100-year floodplain, as designated by the Federal Emergency Management Agency (FEMA), and is not considered to be subject to 100-year flood flows. Thus, the proposed winery facility would not be expected to impede any flood flows.

i) *Less than Significant Impact.* The project site is located downstream of a dam at Lake Berryessa that could expose people to flooding in the unlikely event it fails. However, the project does not propose any residential uses and therefore would not pose a significant risk of loss, injury or death.

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 site is located in a rural agricultural area, near the City of Winters, with no potential of dividing any urban area. Therefore, there would be no impact.

b) *No Impact.* As already noted above in the Project Description, the proposed project would not conflict with any Yolo County General Plan policies or other applicable land use documents designed to avoid or mitigate an environmental impact. The project would, however, have a beneficial impact by implementing several key policies that call for allowing additional commercial and industrial projects to accommodate agriculturally-related industrial facilities. Specifically:

- Agriculture Policy AG-3.7 supports the development of local suppliers for agricultural goods and services, including small-scale and/or mobile processing facilities and distribution centers for locally produced foods.
- Agriculture Policy AG-5.1 promotes markets for locally and regionally grown and/or prepared food and other products and services that will strengthen the local economy, improve health, and connect residents with the agricultural community.

Also, several key Economic Development policies encourage new businesses to advance local economic growth:

- Policy ED-1.3 encourages businesses that promote, provide services, and support farming, with an emphasis on value-added agriculture, agri-tourism, food processing and agricultural suppliers.
- Policy ED-5.5 supports sustainable economic development by promoting Yolo County businesses that encourage residents to obtain their goods and services locally.

c) *No Impact.* The County does not have an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP), although a draft plan is now being prepared by the Yolo County Natural Heritage Program (the Joint Powers Agency).

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

Discussion of Impacts

a) and b) *No impact*. The project area has not been identified as an area of significant aggregate deposits.

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

Discussion of Impacts

a) *Less than Significant Impact*. 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, except for mining activities along Cache Creek, which are restricted to no more than 65 dBA Leq measured at the property boundaries between 6 p.m. and 6 a.m.

Construction of the proposed project would temporarily increase noise in the vicinity of the project area. Noise increases would result from grading and onsite construction activities. The 2030 Yolo Countywide General Plan Final Environmental Impact Report (FEIR) (Yolo County, 2009) notes that typical construction noise ranges between 80 to 88 dBA at 50 feet generated by tractors, front loaders, trucks, and dozers. Temporary construction noise associated with the grading and construction activities would be similar to existing noise associated with ongoing agricultural activities, such as tractors disking fields, and other agricultural-industrial operations in the adjacent areas, as well as traffic generated on Interstate 505. The FEIR notes that typical noise levels for tractors conducting farming activities ranges from 78 dBA L_{max} to 106 dBA at 50 feet, with an average of about 84 dBA. Noise levels at 100 feet from the I-505 roadway centerline range from 65 to 72 dBA L_{dn} .

The proposed grading, construction, and operation of the winery are not expected to generate noise levels at the boundaries of the property that will significantly impact the nearest neighbors, since the residences are located so far away from the noisiest construction activities, and other agricultural-industrial related activities occur in the project vicinity. Noise levels diminish or attenuate as distance from the noise source increases, based on an inverse square rule. Noise from a single piece of construction equipment attenuates at a rate of 6dB for each doubling of distance.

The proposed project is located in a rural agricultural area and there are no sensitive receptors in the vicinity. There are four rural residences located in the vicinity of the project; however, individual rural homes are not considered sensitive receptors. The nearest rural residences in the project vicinity include two homes to the north that are located approximately one-half mile away from the proposed winery, and two homes located approximately one mile to the south.

b) *Less than Significant Impact.* Groundborne vibration levels may be measured similar to noise in vibration decibels (VdB). The 2030 Yolo Countywide General Plan FEIR notes that typical construction vibration levels range from 58 VdB at 25 feet for a small bulldozer up to 112 VdB for a pile driver. However, construction activities are not expected to generate vibration levels at the boundaries of the property that will significantly impact the nearest neighbors, since the residences are located so far away from the construction activities.

c) *Less than Significant Impact.* See a), above. Upon completion of the winery, noise from the operations would be generated from air compressors, refrigerators, bottling, fork lifts, and truck deliveries. However, sounds from the production areas would not tend to carry outside nor emanate beyond the building.

Noise generated by the normal operations of the winery would be expected to be at a level similar to normal agricultural activities, including the existing agricultural industrial activities in the project vicinity, and should not adversely impact the nearest homes since they are so far away (one-half mile to one mile) from the facility.

d) *Less than Significant Impact.* As described above, temporary construction activities could result in substantial increases in ambient noise levels but would be attenuated at the property boundaries to acceptable levels. Operational noise levels of the winery would not be adverse to the nearest homes.

e) *No Impact.* The proposed project is located more than two miles from the nearest public airport. The project would not expose people residing or working in the project area to excessive noise levels.

f) *No Impact*. The proposed project is located more than two miles from the nearest private airstrip. The project would not expose people residing or working in the project area to excessive noise levels.

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) *No Impact*. The proposed project would not induce any population growth either directly or indirectly. Construction of a winery with up to four full time (and 14 additional seasonal) employees would not be expected to induce population or housing growth beyond the demand for housing that already exists in the area and in the region.

b) *No Impact*. The proposed project would not displace any existing housing units.

c) *No Impact*. There are currently no housing units on the project site, and implementation of the proposed project would not displace any housing units or people.

XIII. PUBLIC SERVICES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. 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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIII. PUBLIC SERVICES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 addition of winery and employees to the area could slightly increase the demand for fire and emergency medical services. The City of Winters Fire Department provides primary service to the project site. Conditions of Approval will require that the facility maintain an onsite water supply adequate for fire suppression and that defensible space be maintained around the proposed buildings. Impacts to fire protection services will be less than significant.

b) *Less than Significant Impact.* The addition of winery and employees to the area could slightly increase the demand for police protection services. The proposed project would not significantly impact police services provided by the Yolo County Sheriff's Department.

(c)(d)(e) *No Impact.* The proposed winery would not increase the need for schools, parks or other public facilities and services.

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

Discussion of Impacts

a) *No Impact.* The project would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities.

b) *No Impact.* The project would not require the construction of nor include additional recreational facilities.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
XV.	TRANSPORTATION/TRAFFIC.				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

Discussion of Impacts

a) *Less than Significant Impact.* Approval of the project would allow construction of a winery facility and related improvements. Construction activities for Phases 1 and 2, which include site grading, drainage and utility installation to accommodate project build-out, construction of approximately 4,800 square feet of building space, and an outdoor concrete wine storage area, is expected to occur six days per week (Monday through Saturday) for approximately six months to one year. Any future construction activity to accommodate later phases of the project would require a significantly shorter timeframe.

Long-term changes to local traffic circulation from the proposed project would be generated by additional vehicle trips from truck transports and employees, as well as daily tastings, small mid-week events, and larger monthly events. The applicant estimates that truck transports during peak production would occur approximately two to four times each day. Traffic would be generated by employees commuting to the winery facility, consisting of four full-time and an additional 14 seasonal employees, daily tastings with up to 30 visitors, limited mid-week classes and/or tours with up to 30 participants, and up to 12 large tasting events per year with up to 300 people in attendance. Total traffic generated by the project is estimated at approximately 72 daily vehicle trips, during typical operating hours, to and from the site; approximately 104 daily vehicle trips during production/harvest; and an additional 400 vehicle trips up to 12 times per year to accommodate larger tasting events. As already noted above in the Climate Change/Greenhouse Gas section, this is a worst-case analysis that assumes each employee drives him- or herself to

work, i.e., no ride sharing or carpooling), and that up to 30 people, driving alone, visit the site every day for a conference, tour, or tasting.

Access to the site is via I-505, County Road 31A, and Buckeye Road. Average daily traffic counts on the county roads in the project vicinity fluctuate between 120 daily trips to 190 daily trips, depending on the time of year. Adding approximately 72 daily vehicle trips will not exceed the capacity of the existing circulation system; and, the additional traffic generated by the project will not significantly affect current levels of service on either I-5 or the county roads in the vicinity.

The amount of heavy truck traffic associated with construction of the project, up to one year, could have a significant impact on the local access road and the intersection at the project site driveway. However, County Road 31A is a short, rural agricultural road with significantly low traffic volumes, which only serves a few agricultural parcels. The project site would be accessed by an existing driveway off County Road 31A and a newly constructed driveway (to the west) in later phases of the project. As a condition of project approval, driveway connections to county roads will be required to provide STAA (Surface Transportation Assistance Act of 1982) vehicle turning radii for all turning movements. The plans must be signed and sealed by a civil engineer licensed in the State of California.

b) *No Impact.* The project would not conflict with any applicable congestion management program.

c) *No Impact.* The project would not affect air traffic patterns.

d) *No Impact.* The proposed project does not have any design features that would result in hazardous traffic conditions.

e) *No Impact.* The proposed project would not result in inadequate emergency access.

f) *No Impact.* Construction of the proposed project would not conflict with any adopted policies, plans, or programs supporting alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
XVI.	UTILITIES AND SERVICE SYSTEMS.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) *Less than Significant Impact.* The facility will require construction of a self-contained onsite septic system for domestic liquid wastes, and will divert all process wastewater to onsite holding tanks for offsite transport to an approved disposal facility. The project will require approval from the Central Valley Regional Water Quality Control Board (CVRWQCB) through issuance of a discharge waiver or permit. Likewise, the applicant will be required to contact Environmental Health for necessary approvals for the construction of any new septic system. Additionally, implementation of any cheese processing will require prior approval from the California Department of Food and Agriculture (CDFA) for facility certification, and a separate permit for project discharge from the CVRWQCB. Impacts from the project are anticipated to be less than significant.

The proposed project would not create any new demand for public utilities or public service systems. It would not exceed wastewater requirements, nor would it necessitate expansion of any public wastewater treatment facilities or water supply entitlements.

b) *Less than Significant Impact.* One new well is proposed for winery operations, which will require approval from Yolo County Environmental Health. Water used for processing is estimated at 100,000 gallons per year during Phases 1 and 2. Water used for processing at project build-out is estimated at approximately 200,000 gallons per year, which is a little more than one-half of an acre-foot of water. Agricultural wells in the general vicinity of the project provide water for agricultural uses well in excess of this estimated usage, at approximately two to three acre feet per acre per year of crop cultivation.

c) *Less than Significant Impact.* The project will require the construction of new stormwater drainage facilities in the form of an onsite detention pond, which will include typical storm drain lines and swales. The detention pond will discharge into an existing swale that traverses near the eastern property line that flows to the southeast corner of the property, with an outlet that will be designed to discharge per Yolo County storm drainage improvement requirements.

d) *Less than Significant Impact.* The project will be served by a new private well, as described in (b), above. Removal of approximately three acres of crops to accommodate the project could potentially reduce water consumption on the property by as much as 1,755,400 gallons of water per year.

e) *No impact.* There is no wastewater treatment provider; the project will construct its own septic system; process wastewater will be diverted to onsite tanks and hauled offsite to an approved disposal site through a waiver and/or permit from the CVWQCB.

f) *No Impact.* The existing County landfill would adequately accommodate the project. The project would not significantly impact disposal capacity at the landfill.

g) *Less than Significant Impact.* The proposed project would be required to comply with all solid waste regulations as implemented and enforced by Yolo County, as well as requirements under CVRWQCB. Solid waste from the winery will be removed from the facility and used in the applicant's local agricultural operations for composting purposes, subject to any applicable County and/or State requirements and regulations.

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 been farmed in various crops, and is proposed to be improved with a three-acre footprint to serve the agricultural industrial project. No important examples of major periods of California history or prehistory in California were identified. The project's Conditions of Approval will ensure that the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated by requiring mitigation for the loss of Swainson's hawk foraging habitat. Additionally, the project will be required to comply with Conditions of Approval that regulate construction activity during raptor nesting season, if any nearby nests are identified. Impacts to biological resources will be less than significant.

b) *Less than Significant Impact.* The proposed project has temporary construction impacts which could degrade air quality cumulatively, in combination with other construction projects in Yolo County. These potential impacts will be reduced to a less-than-significant level through implementation of the standard air quality measures described in this Initial Study. In addition, the project will contribute incrementally to an increase in cumulative energy demand, traffic levels, and greenhouse gas (GHG) emissions in the region and globally. The latter cumulative impacts are associated with growth allowed under the 2030 Yolo Countywide General Plan. The General Plan includes numerous policies that will require new development, including this project, to reduce air quality, energy, transportation, and GHG impacts, through application of design features and specific mitigation measures. Although these impacts may be mitigated at an individual level, at a cumulative level these impacts cannot be fully mitigated and would be considered significant and unavoidable, as noted in the certified Final Environmental Impact Report for the 2030 Yolo Countywide General Plan.

c) *Less than Significant Impact.* Based on the analysis provided in this Initial Study, impacts to human beings resulting from the proposed project would be less than significant. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly, and would be required to comply with Conditions of Approval to manage: dust control from construction-related activities; the release of hazardous materials; construction-related noise; and the approval of any new wastewater design system. Impacts to air quality, hazards, noise, and utilities will be less than significant.

References Consulted and Cited

Application and supporting materials

Yolo County, 2008, *Yolo County Improvement Standards*.

Yolo County. 2009. *2030 Yolo Countywide General Plan and Final Environmental Impact Report*.

Yolo-Solano Air Quality Management District (YSAQMD). 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*.



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

292 West Beamer Street
Woodland, CA 95695
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

M_E_M_O_R_A_N_D_U_M

TO: Chair Reed and members of the Planning Commission

FROM: Stephanie Cormier, Senior Planner

DATE: December 8, 2011

RE: Errata for the Initial Study/Negative Declaration prepared for the Use Permit for the Turkovich Winery project (Zone File #2011-0044).

The following minor changes have been made to the Initial Study/Negative Declaration in the following discussion sections, and were found not to affect any level of significance. A Memorandum of Errata was sent to Responsible Agencies and Interested Parties on October 21, 2011, during the Initial Study/Negative Declaration 30-day review period, October 20, 2011, to November 21, 2011. Changes are identified by underline and ~~strikeout~~:

Project Description – Pages 6 - 8 of the Initial Study

Add the following changes:

Project Background

The project involves a Use Permit for an agricultural processing facility (“winery”), to be located on approximately three acres of a 160-acre agriculturally-zoned property on the east side of Interstate 505 and accessed off County Road (CR) 31A and Buckeye Road. With the exception of an agricultural well, the property, which is under a Williamson Act contract, has no other improvements, and is actively farmed in cultivated row crops (tomatoes). In addition to road easements for CR 31A and Buckeye Rd, there is a 30-foot road easement along the eastern property line, and a 15-foot PG&E gas line easement along the southern property line. The property has historically been farmed in various crops and will continue in active production, which includes grazing sheep and goats following harvest, and in spring prior to planting.

The winery is proposed to be constructed in the northeastern portion of the parcel, adjacent to the existing road easement, which is served by a gravel road. Overall project development, including parking and a detention pond, would occur on no more than three acres at full build-out. The proposed detention basin will be approximately 0.75 acre at build-out, and will be planted in native grasses and maintained as pasture land for grazing purposes. Proposed operations at the winery include wine making and storage, seed rinsing and drying, wine tasting and related events, cheese processing, and offsite process waste disposal.

A detention pond, proposed to locate south of the production facility, will accommodate the project’s storm drainage, and will discharge into an existing swale along the eastern property line that flows to the southeast corner of the parcel. Storm drains will be installed and the detention pond will be designed to ensure that post project runoff does not exceed pre-project

runoff nor affect Caltrans' facilities. Phases 1 and 2 will require an approximately 0.5-acre detention pond, with an expansion to 0.75-acre at project build-out. The detention pond will be planted in native grasses and maintained as pasture land for grazing sheep and goats.

Section II Agriculture and Forest Resources – Page 14 of the Initial Study

Environmental Setting

The project site has historically been farmed with various crops, and was recently cultivated in tomatoes. The property is grazed by sheep and goats following harvest and in the spring prior to planting. A little less than three acres of crops would be removed from production to accommodate the project. The rest of the property would remain in crop production. An approximately 0.5- to 0.75-acre detention pond will be constructed to capture project runoff. The detention pond will be planted in native grasses and maintained as pasture land for grazing purposes.

Discussion of Impacts

a) *Less than Significant Impact.* The proposed project would result in the conversion of less than three acres of cultivated farmland to a winery facility and associated improvements. This impact is considered less than significant because the Yolo County General Plan and zoning regulations consider an agricultural processing facility and associated uses to be an agricultural use. A portion of the project site, an approximately 0.75-acre detention pond, will be retained as pasture land for the grazing of sheep and goats.

Section IV Biological Resources – Page 19 and 20 of the Initial Study

Discussion of Impacts

a) *Less than Significant Impact.* The project site has historically been farmed in various crops, and was recently farmed in tomatoes. The property is also grazed by sheep and goats after harvest and prior to planting in the spring. No more than three acres of the 160-acre parcel would be removed from crop production to accommodate the project, which includes an agricultural processing facility and associated improvements. An approximately 0.5- to 0.75-acre detention basin will be constructed to capture the project's storm water runoff, and will be seeded with native grasses and maintained as pasture land for grazing purposes.

The project, as proposed, would be built in phases, progression of which will be determined by market demand. Phase 1 of the project will include site grading, drainage and utility installation, and the construction of a 4,800-square foot building; phase 2 would add additional concrete areas for outdoor wine storage. Total area of disturbance for Phases 1 and 2 is expected to be approximately ~~4.25~~ 0.75 acres, which excludes the 0.5-acre detention basin (proposed in Phase 1) since it will be retained as pasture land for the grazing of sheep and goats. At build-out, the project is expected to disturb ~~no more than three acres~~ 2.1 acres, not including the 0.75-acre detention basin.

The project will be required to comply with the Swainson's hawk mitigation requirements of the Yolo County Joint Powers Authority (JPA), also known as the Natural Heritage Program, or by working directly with the California Department of Fish and Game (CDFG). The applicant will be responsible for fulfilling the Swainson's hawk mitigation obligation prior to initiation of each construction phase of the project, which may include a succession of phases, i.e., such as mitigating for Phase 1 and Phase 2 concurrently. As a Condition of Approval, the project will be required to mitigate for the loss of habitat using one of the following options:

- Pay the in-lieu fee adopted by the JPA, which is currently set at \$8,660 per disturbed acre, as a condition of grading or building permit approval for each construction phase of the project;

- Mitigate directly through an approved Mitigation Bank or mitigation receiving site (per each construction phase); or
- Work with CDFG on an alternative mitigation solution.

Additionally, a Condition of Approval will require that the detention basin be maintained as grazing land to ensure that the 0.5- to 0.75-acre area remains in agricultural use and that foraging habitat is not lost.

Section VII Greenhouse Gas Emissions/Climate Change – Page 25 of the Initial Study

Discussion of Impacts

a) *Less than Significant Impact.* The project could affect GHG emissions through vehicle trips generated, as well as physical changes in the vegetation of the land, and the slight reduction in current agricultural activities. However, no more than three acres of cultivated crops would be removed from production, which includes a 0.75-acre detention basin seeded with native grasses and maintained as grazing land.

Section VII Hazards and Hazardous Materials – Page 28 of the Initial Study

Discussion of Impacts

d) *No Impact.* Although no Phase I Environmental Site Assessment has been conducted for the project site, based on the long term use of the site for crop production, and interim use as pasture land, no underground or other hazardous materials are anticipated to be located at the project site. Additionally, 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.

Section VIII Hydrology and Water Quality – Page 30 of the Initial Study

Discussion of Impacts

d) *Less than Significant Impact.* A new metal building will be constructed to house the winery as part of this project. Much of the project site will be composed of gravel paving. Absorption rates will decrease slightly, but would be addressed through the construction of an onsite 0.5-acre stormwater detention pond located to the south of the planned winery facility. The detention basin will be increased to 0.75-acre at project build-out, and maintained as pasture land for grazing purposes. Caltrans' drainage facilities are not expected to be affected by the project.

Section XVII Mandatory Findings of Significance – Page 39 of the Initial Study

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 been farmed in various crops, and is proposed to be improved with a three-acre footprint to serve the agricultural industrial project. No important examples of major periods of California history or prehistory in California were identified. The project's Conditions of Approval will ensure that the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated by requiring mitigation for the loss of Swainson's hawk foraging habitat, as well as the maintenance of foraging habitat in the proposed detention pond. Additionally, the project will be required to comply with Conditions of Approval that regulate construction activity during raptor nesting season, if any nearby nests are identified. Impacts to biological resources will be less than significant.

ATTACHMENT D

FINDINGS TURKOVICH WINERY USE PERMIT (ZF #2011-0044)

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2011-0044, 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

1. That the recommended Initial Study/Negative Declaration 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

2. That the proposal and requested land use is in conformity with the General Plan.

The General Plan Land Use designation for the property is Agricultural. The project is consistent with the following General Plan policies:

Land Use Policy LU-1.1: Agriculture includes the full range of cultivated agriculture. It also includes agricultural industrial uses (e.g. processing and storage) as well as agricultural commercial uses (e.g. wineries, farm-based tourism, crop-based seasonal events) serving rural areas.

Land Use Policy LU-2.2: Allow additional agricultural commercial and agricultural industrial land uses in any designated agricultural area, where appropriate, depending on site characteristics and project specifics.

Agricultural Policy AG-1.1: Protect and enhance the County's key agricultural sectors. This includes: retaining existing growers and processors of crops; encouraging the growth of emerging crops and value-added processing; supporting small and organic producers and their ability to serve visitors; and enhancing the transfer of new technologies into practical applications for seeds, crops, fuels, alternative energy, food processing, etc.

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

Agricultural Policy AG-3.7: Support the development of local suppliers for agricultural goods and services, including small-scale and/or mobile processing facilities and distribution centers for locally produced foods.

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

Agricultural Policy AG-4.1: Promote educational programs aimed at informing the general public about agriculture and the value of "working landscapes."

Agricultural Policy AG-5.1: Promote markets for locally and regionally grown and/or prepared food and other products and services.

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

Economic Development Policy ED-4.2: Bring more destination spending into Yolo County through collaborative and individual marketing and promotion.

Economic Development Policy ED-4.7: Support the development of visitor-serving private businesses that retain and complement the County's rural character, such as wineries and cafes.

Economic Development Policy ED-4.16: Support and facilitate local events that showcase Yolo County products such as wine, produce and arts and crafts.

Zoning Code

3. That in accordance with Section 8-2.404.5 of the Yolo County Code, the requested land use is listed as a conditional use in the zoning regulations and is allowed under the following authorization:

The property is zoned Agricultural Preserve (A-P). The proposed new uses are consistent with the A-P designation under Section 8-2.404.5. The new uses will promote and enhance the agricultural community and economy.

Use Permit

That, in accordance with Section 8-2.2804 of the Yolo County Code:

4. The requested use is essential or desirable to the public comfort and convenience.

The proposed new uses provide a necessary service to the local farming industry. It is desirable for uses of this type to be located in areas accessible to agricultural operations and away from urban areas.

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

The requested uses will create little or no impact to the character of the area. The processing facilities, tasting room, and special events will slightly increase traffic on existing low-volume County roads. The proposed buildings are consistent with or improve upon structures found in the Agricultural zones.

Based upon conditions set forth by Yolo County Planning and Public Works Department, Yolo County Environmental Health, Central Valley Regional Water Quality Control Board, Bureau of Alcohol, Tobacco and Firearms, Department of Alcoholic Beverage Control, and Conditions of Approval for this Use Permit, the proposed uses will not result in serious public health problems. Continued compliance will be required with all agencies.

6. The requested use will be in conformity with the General Plan.

As stated above, Yolo County General Plan's Land Use Policy LU-1.1 defines Agriculture as specifically including those agricultural industrial and commercial activities that enhance the overall agricultural economy, such as processing and storage areas and wineries.

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

The project will include construction of a self-contained septic system to be used for domestic purposes. All production waste will be diverted to storage tanks for proper offsite disposal. The Central Valley Regional Water Quality Control Board will be the reviewing agency for process wastewater disposal from the proposed project, which is subject to CVRWQCB permits or waivers.

The project site is accessed off of County Road 31A and Buckeye Road. An encroachment permit and commercial driveway will be required as per Yolo County Public Works Standards.

ATTACHMENT E

CONDITIONS OF APPROVAL TURKOVICH WINERY USE PERMIT (ZF #2011-0044)

ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL:

Planning Division—PPW (530) 666-8850

1. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval contained herein. The applicant shall comply with both the spirit and the intent of all applicable requirements of the Yolo County General Plan, the County Code, and these Conditions of Approval. The project shall be operated in compliance with all applicable federal and state laws and Yolo County Code regulations.
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 #2011-0044), as shown in Attachment A. Improvements to the property include construction of approximately 14,000 square feet of building area at project build-out, for the establishment of a wine making, seed drying, and cheese processing facility (“winery”), including a tasting room.
3. Any minor modification or expansion of the proposed use(s) 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 comply with all parking space requirements provided in Section 8-2.2504 of the Yolo County Code including but not limited to the following: The applicant shall provide one (1) parking space for each 2,000 square feet of gross floor area for the agricultural processing operations, or, one space for each anticipated employee. The applicant shall also provide one (1) parking space for each 200 square feet of gross floor area for any area used for retail sales of wine and cheese. Based on the proposed production operations and anticipated employment, a total of seven (7) parking spaces will be required, including one van accessible paved parking space, for Phases 1 and 2. Build out of the project will require an additional seven (7) parking spaces, for a total of 14 required spaces for daily operations. The owner shall designate off-street loading spaces for the agricultural processing operations prior to commencement of said use(s). Adequate event parking shall also be made available to accommodate up to 200 total parking spaces.

6. 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.
7. Any outdoor or safety lighting used to illuminate the off-street parking or loading areas 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.
8. The applicant shall apply for and maintain a Yolo County Business License prior to commencement of hospitality events, such as wine and/or cheese tasting and related sales and/or events.
9. Public visitation shall not exceed 60 people per day between the hours of 10:00 AM and 10:00 PM, with the exception of large monthly, scheduled events, where up to 300 people may attend. At no time shall the number of visitors exceed maximum occupancy of the facility.
10. The applicant shall coordinate with the State Alcohol Beverage Control Department in order to obtain the necessary State license for the hosting of wine tasting at the agricultural processing facility.
11. In order to reduce greenhouse gas emissions, the applicant shall incorporate all feasible “green building” features into the design of the proposed agricultural processing facility. These features include those that would comply with Cal Green Codes, as well as the General Plan policies cited below:

Policy CC-4.1: Reduce dependence upon fossil fuels, extracted underground metals, minerals and other non-renewable resources by:

 - Requiring projects to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use.
 - Encouraging projects to use regenerative energy heating and cooling source alternatives to fossil fuels.
 - Encouraging projects to select building materials that require less energy-intensive production methods and long-distance transport, in compliance with Leadership in Energy and Environmental Design (LEED) or equivalent standards.

Policy CC-4.6: Encourage all new residences to exceed Title 24 energy standards by at least 15 percent, and encourage all new commercial buildings to exceed Title 24 by at least 20 percent.
12. The applicant shall establish an onsite program to strongly encourage employee ridesharing and/or vanpooling.

Building Division—PPW (530) 666-8775

13. Prior to commencement of the proposed uses, the applicant shall provide one (1) paved accessible parking stall with one van access space as specified by the Chief Building Official. An accessible path of travel to and from the accessible parking space(s) to the facility shall be required.

City of Winters Fire Department—(530) 797-4131

14. The applicant will maintain proper defensible space around all buildings.
15. Access to an adequate water supply for fire fighting shall be maintained at all times.

Environmental Health—(530) 666-8646

16. The applicant must comply with the requirements of a Waiver or Permit for Waste Discharge, as regulated by the Central Valley Regional Water Quality Control Board. The Waiver or Permit must be obtained prior to initiating any business activities, including winemaking, seed drying, and cheese processing operations. A copy of the Waiver or Permit must be submitted to Yolo County Environmental Health (YCEH).
17. Disposal of domestic wastewater by way of a septic system is allowable under a sewage disposal permit from YCEH. Liquid waste, other than domestic sewage must not be disposed of into the septic system.
18. If the wine tasting and/or cheese tasting operations meet the definition as a retail food facility, as described under Health and Safety Code 113789 (c) (5), the operation must meet YCEH permit requirements that include, but are not limited to, facility construction standards and water quality standards, prior to commencement of said uses.

Central Valley Regional Water Quality Control Board—(916) 464-4732

19. As indicated in Condition #16, the applicant must comply with the requirements of a Waiver or Permit for Waste Discharge, as regulated by the Central Valley Regional Water Quality Control Board. The Waste Discharge Requirements Program regulates all point source discharges of waste to land that do not require full containment (T-27 Land Discharge Program), or are not subject to the NPDES Program. A Waiver will be required for Phases 1 and 2. A Waste Discharge Permit must be obtained prior to initiating future phases of the processing operations if the operations generate more than 100,000 gallons of process wastewater.

Caltrans—(916) 274-0635

20. If applicable, design of a future wastewater pond should comply with Caltrans' National Pollutant Discharge Elimination System (NPDES) permit.

Yolo-Solano Air Quality Management District—(530) 757-3650

21. Operation of any natural gas generators at the site will require an Authority to Construct and Permit to Operate issued by the District in accordance with Rule 3.1,

General Permit Requirements.

22. Visible emissions from any 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.
23. Portable diesel fueled equipment greater than 50 horsepower, such as generators or pumps, must be registered with either the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) (<http://www.arb.ca.gov/perp/perp.htm>) or with the District.
24. Architectural coatings and solvents used at the project shall be compliant with District Rule 2.14, Architectural Coatings.
25. 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.

County Counsel—(530) 666-8172

26. In accordance with Yolo County Code Section 8-2.2415, the applicants, owners, their successors or assignees shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.
27. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or 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 the 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.

Failure to comply with these Conditions of Approval as approved by the Planning Commission and Board of Supervisors may result in the following:

- a. Non-issuance of future building permits;
- b. Legal action.

PRIOR TO ISSUANCE OF GRADING/BUILDING PERMITS AND/OR COMMENCEMENT OF OPERATIONS:

Planning Division—PPW (530) 666-8850

28. Construction details shall be included in construction drawings, submitted concurrent with all building permit applications for all structures, and shall be subject to review

and approval by the Director of the Planning and Public Works Department, and includes each phase of the project.

Resources/ Natural Heritage Program—(530) 406-4885

29. The project is required to mitigate for the loss of Swainson's hawk foraging habitat for acreage lost to the construction of permanent structures or improvements. The applicant will be responsible for fulfilling the Swainson's hawk mitigation obligation prior to initiation of each construction phase of the project by using one of the following options:

- Pay the in-lieu fee adopted by the JPA, which is currently set at \$8,660 per disturbed acre, as a condition of grading or building permit approval for each construction phase of the project; or
- Mitigate directly through an approved Mitigation Bank or mitigation receiving site (per each construction phase); or
- Work with CDFG on an alternative mitigation solution.

Evidence of satisfying mitigation requirements shall be required prior to issuance of any building permit for each construction phase.

30. If the area constructed for the detention pond is excluded from the acreage calculated as loss of Swainson's hawk foraging habitat, the applicant will be required to maintain such area in agricultural use, i.e., as pasture land. If such area is lost to agricultural use, as determined by the Agricultural Commissioner, the applicant will be responsible to mitigate for the loss of Swainson's hawk foraging habitat through implementation of Condition #29, above.

31. A qualified biologist shall conduct preconstruction surveys in advance of construction to locate all active raptor nest sites within one-half mile of construction activities. Direct disturbance, including removal of nest trees and activities in the immediate vicinity of active nests, will be avoided during the breeding season (March through August). No-disturbance buffers will be established around any identified active nest to avoid disturbing nesting birds. The size and configuration of buffers will 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.

Engineering Division—PPW (530) 666-8811

32. Prior to the issuance of a grading permit, the developer shall submit engineered civil improvement plans for the entire site for review by the Public Works Division. The plans must be signed and sealed by a civil engineer licensed in the State of California. Driveway connections to county roads shall provide STAA (Surface Transportation Assistance Act of 1982) vehicle turning radii for all turning movements.

33. If any embankments are included in the project design, the developer shall submit a site geotechnical report for Public Works Division review prior to grading permit

issuance. The report must be signed and sealed by a civil engineer licensed in the State of California.

34. Prior to the issuance of a grading permit (for each phase), the applicant shall apply for a County encroachment permit(s) for work within the County right-of-way. One paved driveway connection is required to Buckeye Road (Phase 1) and, if implemented, one paved driveway connection is required to County Road 31A (Phase 3) per County standards. The driveway connections, including culverts, shall be maintained by the applicant or applicant's successor.
35. The developer shall comply with the County of Yolo Improvement Standards for storm drainage, and a detention basin will be required. The standards define the detention basin requirements for the development. Provide an engineered drainage study for the development, signed and sealed by a professional civil engineer in the State of California, for review and approval by the County Engineer prior to grading permit issuance.
36. Construction of the proposed development shall comply with the County of Yolo Improvement Standards that require best management practices to address storm water quality, erosion, and sediment control. If the development disturbs one acre or more of land, the developer must obtain coverage under California's "National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (State General Permit)" for controlling construction activities that may adversely affect water quality. State General Permit coverage requires preparation of a Storm Water Pollution Prevention Plan (SWPPP). The developer shall provide Yolo County its State-issued Waste Discharge Identification Number (WDID #) and a copy of the SWPPP prior to issuance of a County building or grading permit.
37. Applicant shall contact the Central Valley Regional Water Quality Control Board (CVRWQCB) to determine if an Industrial SWPPP is required for controlling operation activities that may adversely affect water quality. Applicant shall provide a copy of the CVRWQCB response, along with CVRWQCB contact information, to the Public Works Division prior to issuance of a grading permit.
38. The applicant shall apply for transportation permits through all necessary jurisdictions for the movement of all vehicles/loads (construction or business operations related) exceeding statutory limitations on the size, weight, and loading of vehicles contained in Division 15 of the California Vehicle Code.
39. 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.
 - c. Additional right-of-way was dedicated to the County.

Caltrans—(916) 274-0635

40. If any water from the proposed water detention facilities is to be introduced into Caltrans' right of way, a detailed drainage report for the project shall be reviewed by Caltrans. Said report shall include the basis for design of stormwater detention facilities and back up calculations.
41. The proposed water detention facilities must be designed to ensure that post-project runoff does not exceed the pre-project runoff, and that the State's right of way is not adversely affected.

Tewe Kewe Cultural Center —Yocha Dehe Wintun Nation (530) 796-3400

42. The potential exists during construction to uncover previously unidentified cultural resources. In the event of accidental discovery or recognition of any cultural resources, such as human remains, no further site disturbance shall occur until the County Coroner has determined that the remains are not subject to an investigation of the circumstances, manner, and cause of any death. 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 Yocha Dehe Wintun Nation for consultation and further direction within 24 hours.

Building Division—PPW (530) 666-8775

43. All building permit plans shall be submitted to the Yolo County Planning and Public Works Department for review and approval in accordance with Yolo County Building Standards prior to the commencement of any construction.
44. The applicant shall pay the appropriate fees prior to the issuance of Building Permits, including, but not limited to, School and Fire District fees, County Facilities Fees, and Environmental Health Fees.
45. The applicant shall obtain the necessary building permits prior to installation of all equipment. New installation shall meet State of California minimum code requirements for fire, life, and safety standards. All equipment shall be installed in accordance with the California Building (including Cal Green Codes), California Plumbing, California Mechanical and California Electrical Codes.

Environmental Health—(530) 666-8646

46. Prior to the issuance of a building permit, the applicant shall submit a hazardous materials business plan and inventory for review and approval by Yolo County Environmental Health (YCEH).
47. Prior to approval of Building Permit issuance, sewage disposal and water source plans must be reviewed and approved by YCEH. Fees for review must be submitted to YCEH along with site information, including: soil permeability, depth to shallow ground water, depth of restrictive soils, structure(s) foot print area, property lines, easements, minimum sewage disposal areas, replacement sewage disposal area,

drainage courses, proposed well locations, contours, and other necessary criteria. Contact YCEH for specific guidance handouts at 530-666-8646.

48. A newly drilled domestic drinking water well must meet construction standards. Source water shall meet water quality and quantity standards. Test results shall be submitted to Yolo County Environmental Health (YCEH). A permit must be obtained from YCEH prior to construction of the domestic drinking water well.
49. The domestic drinking water system might be classified as a public water system that will be regulated under a Domestic Water Supply Permit by YCEH. Monitoring wells, if required, should precede the installation of a domestic water well and testing to assure that the water quality for the winery is equivalent to that of a community water system.

Yolo-Solano Air Quality Management District—(530) 757-3650

50. The project shall incorporate the standard construction dust mitigation measures recommended by the Yolo-Solano Air Quality Management District (YSAQMD), including:
 - a. Water active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
 - b. Haul trucks shall maintain at least 2 feet of freeboard.
 - c. Cover all trucks hauling dirt, sand, or loose materials.
 - d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area.
 - e. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
 - f. Plant vegetative ground cover in disturbed areas as soon as possible.
 - g. Cover inactive storage piles.
 - h. Treat accesses to a distance of 100 feet from the paved road with a 6- to 12-inch layer of wood chips or mulch, or a 6-inch layer of gravel.
51. The project shall incorporate the standard NO_x reduction requirements recommended by the YSAQMD, including:
 - a. Construction equipment exhaust emissions shall not exceed District Rule 2-11 Visible Emission limitations.
 - b. Construction equipment shall minimize idling time to 10 minutes or less.
 - c. The primary contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will

conduct initial Visible Emission Evaluations of all heavy duty equipment on the inventory list.

- d. An enforcement plan shall be established to weekly evaluate project-related on- and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours. Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB-certified off-road engines, as follows:

175 hp - 750 hp 1996 and newer engines

100 hp - 174 hp 1997 and newer engines

50 hp - 99 hp 1998 and newer engines

In lieu of or in addition to this requirement, other measures may be used to reduce particulate matter and nitrogen oxide emissions from project construction through the use of emulsified diesel fuel and or particulate matter traps. These alternative measures, if proposed, shall be developed in consultation with District staff.

Sacramento-Yolo Mosquito & Vector Control District—(916) 405-2093

52. In order to minimize mosquito breeding activity, the following Best Management Practices shall be implemented with respect to the detention basin:
 - a. The detention basin will be used as a storm water detention basin. Incoming irrigation water shall not be a factor.
 - b. Livestock grazing will be done while the detention basin is dry to prevent pitting (hoof prints).
 - c. Storm water will be held in the detention basin from October to March for groundwater recharge and habitat.
 - d. The detention basin will not hold standing water for more than 72 hours during the mosquito breeding season (April through September).
 - e. Vegetation growth will be managed to prevent habitat conducive to mosquito breeding.
 - f. Access will be provided for District staff to effectively treat and monitor the detention basin, if needed.

ATTACHMENT C



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

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

September 19, 2011

Yolo County Planning Dept.
ATTN: Stephanie Cormier, Senior Planner
292 West Beamer Street
Woodland CA 95695-2598

RE: ZF #2011-0044 Turkovich Family

Dear Stephanie;

Yolo County Farm Bureau is in full support of the request for a Major Use Permit by Chris Turkovich and Turkovich Family to establish and operate a wine making, seed processing and cheese processing facility on ag lands located approximately 2.5 miles northeast of the City of Winters on the east side of Interstate 505.

This type of infrastructure is exactly what Yolo County agriculture needs. Agriculture needs processing facilities. We went through a long spell where processing facilities closed or moved away. New facilities are exciting and very welcome.

We urge you to facilitate the plans for this very welcome project.

Sincerely,

A handwritten signature in black ink that reads "Chuck Dudley". The signature is written in a cursive, flowing style.

Chuck Dudley
President

DEPARTMENT OF TRANSPORTATION

DISTRICT 3—SACRAMENTO AREA OFFICE

2379 GATEWAY OAKS DRIVE, SUITE 150

PHONE (916) 274-0635

FAX (916) 274-0602

TTY 711

www.dot.ca.gov

*Flex your power!
Be energy efficient!*

November 17, 2011

0311YOL0033

03-YOL-505 PM 39.56

Turkovich Winery

Notice of Intent to Adopt Negative Declaration

Stephanie Cormier

Yolo County Planning and Public Works Department

292 West Beamer Street

Woodland, CA 95695

Dear Ms. Cormier,

Thank you for continuing to include the California Department of Transportation (Caltrans) in the environmental review process for the Turkovich Winery project. Caltrans originally reviewed the Yolo County Use Permit Application for the Turkovich Winery in August 2011 and comments were sent on September 9, 2011. The project proposes to construct and operate a wine making, seed processing, and cheese processing facility. The property is agriculturally zoned and located on the east side of Interstate 505 approximately 2.5 miles northeast of the City of Winters. We have reviewed the Negative Declaration and our comments are as follows:

- Caltrans requests the applicant provide the calculations used in sizing the detention basin. We are concerned about potential effects to the State Highway System from an improperly sized detention basin.

Please provide our office with copies of any further actions regarding this development. If you have any questions regarding these comments please contact Arthur Murray, Yolo County Intergovernmental Review Coordinator, at (916) 274-0616.

Sincerely,

A handwritten signature in blue ink that reads "Eric Fredericks".

Eric Fredericks, Chief
Office of Transportation Planning – South

MAILING ADDRESS
SACRAMENTO COUNTY
8631 BOND ROAD
ELK GROVE, CA 95624

YOLO COUNTY
1234 FORTNA AVENUE
WOODLAND, CA 95695

1.800.429.1022
FIGHTtheBITE.net

Stephanie Cormier
County of Yolo
Planning and Public Works Dept.
292 West Beamer Street
Woodland, CA. 95695

Re: ZF# 2011-0044 (Turkovich Family Wines)

After further review and discussions with Tony Turkovich on November 8th 2011, regarding the detention basin for the Turkovich Family Wines Project, the District has concluded that the proposed detention basin should not become a significant mosquito breeding source as long as the following BMP's are implemented.

1. Detention basin will be used as a stormwater detention basin. Incoming irrigation water will not be a factor.
2. Livestock grazing will be done while detention basin is dry to prevent pitting (hoofprints).
3. Stormwater will be held in the detention basin from October-March for ground water recharging and habitat.
4. Detention basin will not hold standing water for more than 72hrs during the mosquito breeding season April-September.
5. Vegetation growth will be managed to prevent habitat conducive to mosquito breeding.
6. Access will be provided for District staff to effectively treat and monitor detention basin if needed.

If you have any questions or comments please feel free to contact me.

Sincerely,

Kevin Combo
Ecological Management Technician
Sac-Yolo Mosquito and Vector Control District
916-405-2093
kcombo@fightthebite.net