



County of Yolo

Taro Echiburú, AICP
DIRECTOR

DEPARTMENT OF PLANNING, PUBLIC WORKS & ENVIRONMENTAL SERVICES

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

Environmental Health
137 N. Cottonwood St, Ste 2400
Woodland, CA 95695
(530) 666-8646
FAX (530) 669-1448
www.yolocounty.org

Integrated Waste Management
44090 CR 28H
Woodland, CA 95776
(530) 666-8852
FAX (530) 666-8853
www.yolocounty.org

NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

TO: Interested Parties
FROM: Yolo County Planning, Public Works and Environmental Services Department
DATE: May 19, 2014
SUBJECT: Yolanda Ranch Event Center

Applicant: Dennis Broward
20432 County Road 99
Woodland, CA 95695

File Name: ZF2015-0019

Description of Project: The project is a request for a Minor Use Permit to operate a large event center on an existing seven-acre agriculturally-zoned parcel in the unincorporated area of Yolo County. A large event center is defined as holding more than 12 events per year or attracting more than 150 attendees to each event. The project is located south of the City of Woodland at the northwest intersection of County Road 25A and County Road 99 (APN: 041-010-014). The project would allow the property owner to use the historic grounds for hosting weddings and events for guests other than family and friends. The proposal includes a phased business approach that includes use of the outdoor grounds for holding events, up to 300 people, on weekends (primarily Saturdays) from April through November (Phase 1). If the first year is successful, the historic ranch home would be opened up for gatherings after completing any required tenant improvements to accommodate accessibility features, etc. (Phase 2); and a final phase would include use of the barn to hold indoor/outdoor events after completing any structural improvements required to change the building occupancy (Phase 3). The seven-acre parcel will accommodate onsite valet parking in a 14,000-square foot graveled lot, with ample room for overflow parking. Access to the event facility would be from a separate entrance off CR 99 and an exit off CR 25A – use of the private residence driveway would be restricted. Weekend events are expected to last from 1:00 PM to 10:00 PM.

Environmental Determination: An Initial Study was prepared to examine potential areas of impact resulting from the event facility project. The Initial Study found that the proposed project would not have a significant effect on the environment with the implementation of project conditions of approval. As a result, an Environmental Impact Report is not required and a Negative Declaration has been prepared.

Availability of Documents: The Initial Study/Negative Declaration (IS/ND) is now available for public review at the following location during normal business hours: the Yolo County Planning, Public Works and Environmental Services Department, 292 W. Beamer Street, Woodland, CA

95695. The IS/ND has been posted to the Yolo County Web site and may be downloaded and printed at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>. A PDF digital file of the IS/ND, or a hard (paper) copy of the IS/ND, are also available upon request from the Planning Division at the address or e-mail depicted below.

Comments on the Initial Study/Negative Declaration: The County requests your comments on the Initial Study/ Negative Declaration during a **20-day review period**, which commences **May 19, 2015** and **ends on June 9, 2014**.

The Initial Study/Negative Declaration may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Stephanie Cormier, Senior Planner
Yolo County Planning and Public Works Department
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8850
stephanie.cormier@yolocounty.org

A public hearing will be scheduled once the review period has concluded. The Yolo County Zoning Administrator will consider the matter at the Planning, Public Works and Environmental Services Department, located at 292 W Beamer St, Woodland, California. A separate public notice will be sent once an agenda has been finalized. Call the number or e-mail to the above staff member to confirm the hearing date and time.

All interested parties are invited to attend the public hearing(s) or send written communications to the Yolo County Planning, Public Works and Environmental Services Department no later than the relevant hearing date.



**YOLO COUNTY
PLANNING, PUBLIC WORKS AND
ENVIRONMENTAL SERVICES DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION
ZONE FILE # 2015-0019**

**THE YOLANDA RANCH EVENT CENTER
MINOR USE PERMIT**

MAY, 2015

Initial Environmental Study

1. **Project Title:** Zone File #2015-0019 (The Yolanda Ranch Event Center Use Permit)
2. **Lead Agency Name and Address:**
 Yolo County Planning, Public Works and Environmental Services 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 is located at 20432 Count Road 99, immediately south of the City of Woodland, at the intersection of County Road 25A and CR 99 (APN: 041-010-014). See Figure 1 (Vicinity Map).
5. **Project Sponsor's Name and Address:**
 Dennis Broward
 Broward Brothers
 20432 CR 99
 Woodland, CA 95695
6. **Land Owner's Name and Address:**
 Broward Builders
 1200 E Kentucky Ave
 Woodland, CA 94695
7. **General Plan Designation(s):** Agriculture (AG)
8. **Zoning:** Agricultural Intensive (A-N)
9. **Description of the Project:** See attached "Project Description" on the following pages.
10. **Surrounding Land Uses and Setting:**

Relation to Project	Land Use	Zoning	General Plan Designation
Project Site	Rural home site w/ dwellings and outbuildings	Agricultural Intensive (A-N)	Agriculture
North	Agricultural (row crops)	Agricultural Intensive (A-N)	Agriculture
South	Agricultural (row crops and rural home site), CR 25A	Agricultural Intensive (A-N)	Agriculture
East	Agricultural (row crops), CR 99	Agricultural Intensive (A-N)	Agriculture
West	Agricultural (row crops)	Agricultural Intensive (A-N)	Agriculture

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

12. Other Project Assumptions: The Initial Study assumes compliance with all applicable State, Federal, and local codes and regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code. The project is reviewed and analyzed under the County's Agricultural Zoning Ordinance. The purpose of the Ordinance is to provide for land uses that support and enhance agriculture as the predominant land use in the unincorporated area of the County. Such uses shall be compatible with agriculture, and may include uses that support open space, natural resource management, outdoor recreation, and enjoyment of scenic beauty.

A special event facility is defined as use of farm and residential land and structures for for-profit, paid events such as weddings, tastings, special or seasonal celebrations, rodeos, and other gatherings. A "large special event facility" is one that involves construction of substantial new structures used by the public, holds more than 12 events per year, or the events attract more than 150 attendees or generate more than 100 vehicle trips per event. A large special event facility requires the issuance of a Minor Use Permit in the A-N Zone.

Project Description

The project is a request for a Minor Use Permit to operate a large event facility at the historic "Yolanda Ranch." The project site is located south of the City of Woodland on an approximately seven acre agriculturally zoned parcel, which is primarily used as a home site, at the northwest corner of County Road (CR) 25A and County Road 99 (APN: 041-010-014). The project would initially involve use of the grounds for outdoor weekend events to accommodate up to 300 guests per event for the first year of operation (Phase 1). If the first year of outdoor events is successful, the historic ranch home would be opened up for weekend gatherings after completing any required upgrades, i.e., accessibility features, etc. (Phase 2). If the venue remains successful, Phase 3 would add use of the barn for holding indoor/outdoor weekend events after completing the necessary structural upgrades to change the building occupancy from "storage" to "assembly."

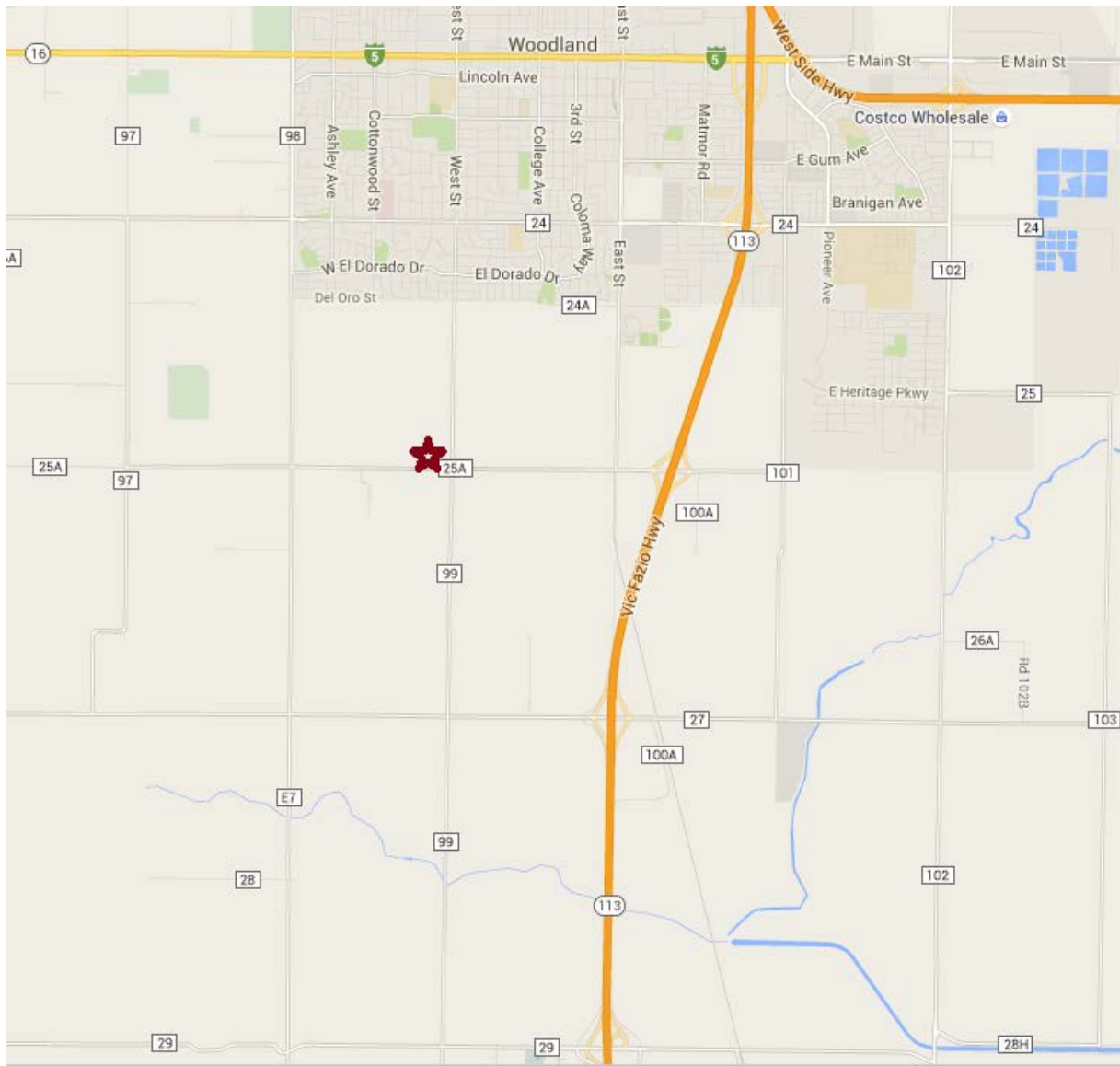
The applicant proposes use of the historic home site as a weekend event facility as a way to share the rich history of Yolo County. The Yolanda Ranch was founded by Byron Jackson (inventor of the centrifugal (well) pump) in 1884, who created the property with the help of his ranch manager, Hecke (the first agricultural commissioner of California), and Hecke's son in law, Charles Hardy, who lived there until 1990. Many private functions were hosted on the property in the early 1900s, with the most notable guest being Hiram Johnson, Governor of California from 1911-1917. The historic ranch was purchased by the Broward family in 1990 who has since hosted many weddings for family and friends. The applicant is now seeking to extend use of the property for weekend-only events outside the family/friends circle.

The grounds, which include the historic Yolanda house as well as additional dwellings and several outbuildings, including a barn, will be offered for weekend events, and will primarily take place in the existing lawn area just north of the Yolanda house. All patrons will bring in their preferred licensed vendors to provide services, including food caterers. No additional structures will be constructed to accommodate use of the site as an event facility; however, any future use of the historic home and barn on the property will require building permits for converting their existing uses to accommodate guests and events. Valet parking will be provided in an approximately 14,000 square foot graveled

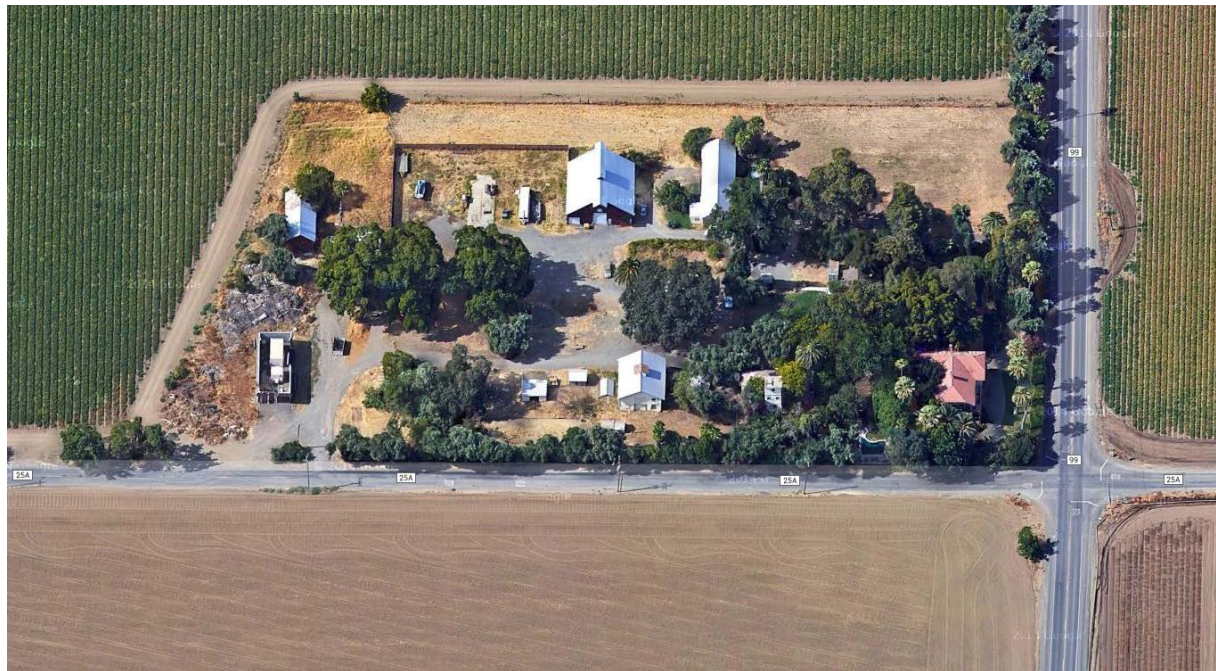
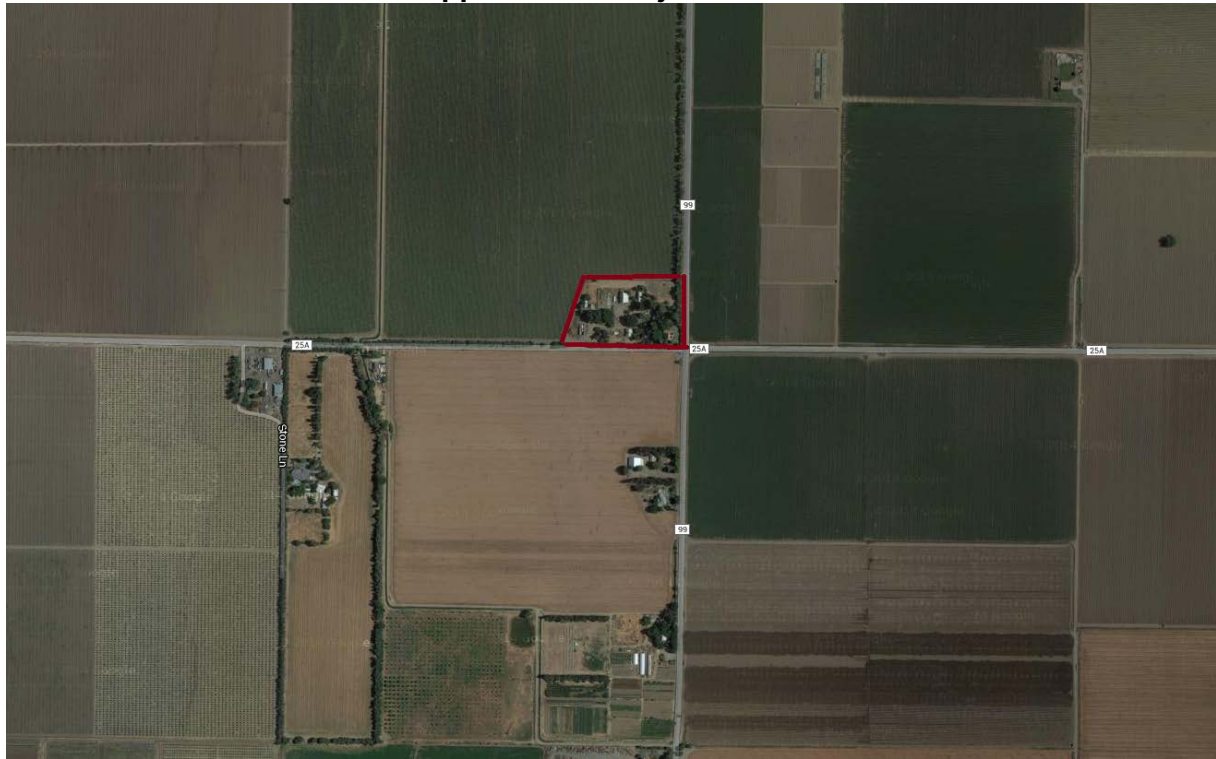
area, with accommodations for ample overflow parking and accessible parking. Entrance to the event facility will be off CR 99 and an exit provided at CR 25A. A separate private entrance located closer to the intersection of CR 99 at CR 25A will not be used for events. Events will primarily be held on weekends (Saturdays) from April through November, and are expected to last from 1:00 PM to 10:00 PM.

The small, seven acre property is surrounded by large agricultural parcels in active production, and the nearest residence to the project site is located approximately 1,000 feet to the south (below CR 25A). The property is well concealed by mature trees and shrubs around its perimeter.

Figure 1
Vicinity Map

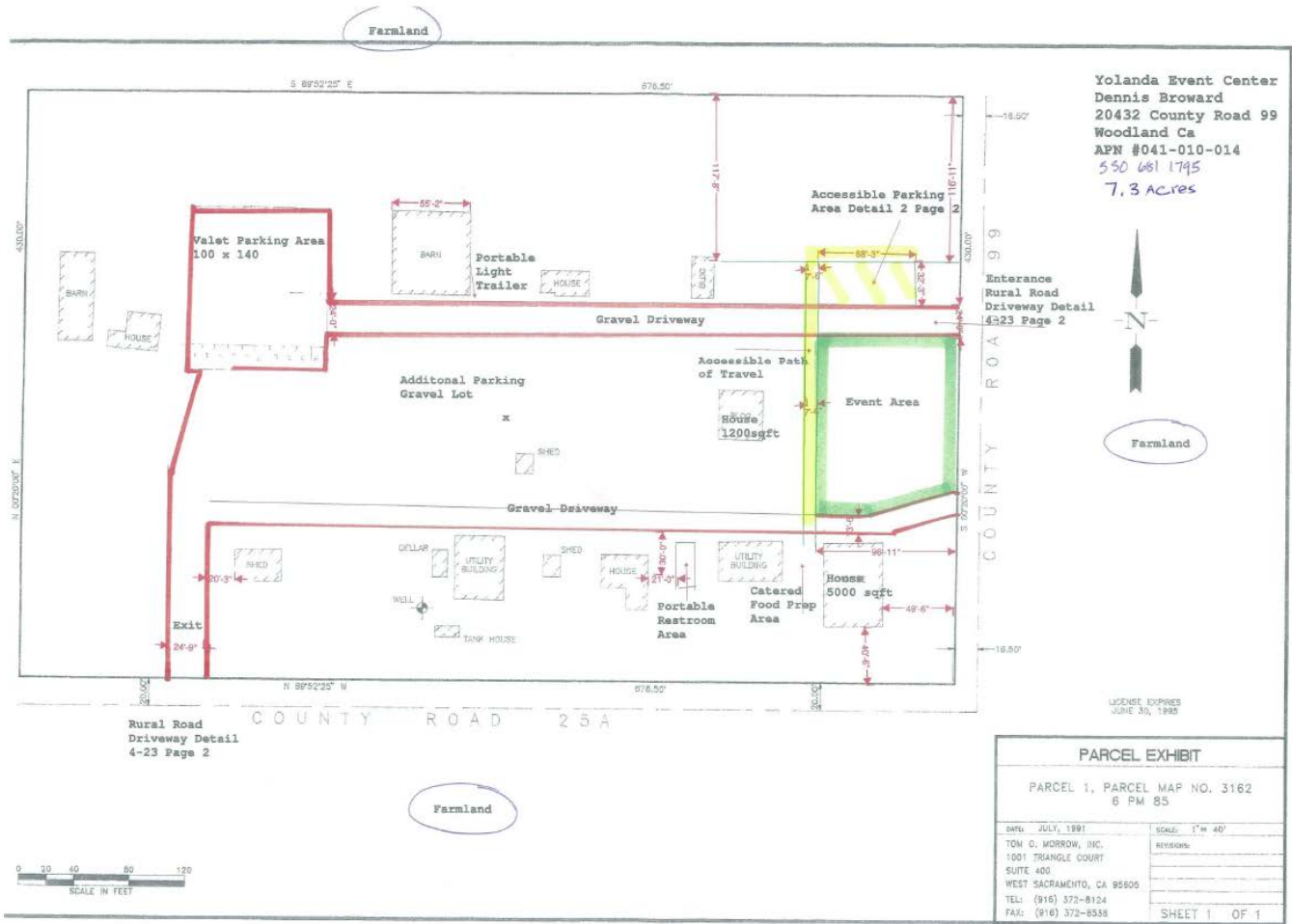


Approximate Project Limits



Project site (zoomed-in)

**Figure 2
Site Plan**



Environmental Factors Potentially Affected

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

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

Determination

On the basis of this initial evaluation:

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



Planner's Signature

5-19-15

Date

Stephanie Cormier

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 off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. A “Less than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less than Significant Impact”. The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from Section XVIII, “Earlier Analyses”, may be cross-referenced.)
5. A determination that a “Less than Significant Impact” would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be “less than significant.”
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVIII at the end of the checklist.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

I.	AESTHETICS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

- a) **Have a substantial adverse effect on a scenic vista? and**
 b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?**

No Impact. For purposes of determining significance under CEQA a “scenic vista” is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. There are no officially designated scenic vistas near the project area, and mature trees and shrubs along the perimeter of the property alongside the roadway (CR 25A and CR 99), for the most part, shield views of the project site. There is no proposed additional development and there will be no impacts to scenic vistas. No scenic resources will be damaged if the project is implemented.

- c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

No Impact. The project proposes no construction of new buildings nor will the existing grounds be significantly altered for use as an event facility. The only improvements to the property will be those required for access (ingress and egress) and for changing the occupancy of any structures used to host events, i.e., accessibility features. The perimeter of the property is nearly completely veiled by mature trees and shrubs along the county roads. The nearest home is located approximately 1,000 feet south (below CR 25A). Other nearby homes in the vicinity of the project include a residence approximately 2,000 feet to the southwest and a home approximately 2,300 feet to the north. The project is not expected to degrade the existing aesthetic character of the site and its surroundings, and moreover relies on the surrounding rustic beauty of the property to attract events.

- d) **Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?**

Less than Significant Impact. The proposal could introduce new sources of temporary and permanent lighting to the project area during night-time operations and/or occasional lighting associated with vehicle traffic headlights. The project will be conditioned to require that any proposed outdoor lighting shall include light fixtures that are low-intensity, shielded and/or directed away from adjacent properties in order to minimize glare and overspill on neighbors and the public right-of-way.

II. AGRICULTURE 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>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

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?

Less than Significant Impact. The proposed event facility project would occupy a portion of the seven acre parcel of agriculturally zoned land which is primarily used as a home site. Soils within the project site are identified as Yolo silt loam, which is identified as a prime, Class I soil by the U.S. Soil Conservation Service *Soil Survey of Yolo County*. The project site is designated as "Other Land" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, which is a designation given to land that is not included in any of the other mapping categories. Generally, rural development with a building density of less than one structure per 1.5 acres, but with at least one structure per 10 acres, will fall under the "Other Land" category. The project will not convert any lands that are identified as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" by the State of California to a non-agricultural use.

b) Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?

Less than Significant Impact. The proposed project is located on A-N (Agricultural Intensive) zoned property and is not enrolled in the Williamson Act. The proposed project is classified as a large event facility under Section 8-2.306(k) of the County Code, and such facilities are allowed in the A-N Zone through issuance of a Use Permit.

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)?; and

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The proposed event facility project would not conflict with existing zoning for, or cause rezoning of, or result in the loss or conversion of forest or timberland.

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?

Less than Significant Impact. As identified in (a), above, the project site has been shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency as “Other Land The surrounding area, however, has been mapped as “Prime Farmland” and is under active agricultural production.

The Yolo County Agricultural Commissioner’s Office has expressed concern over the project’s potential conflicts with the agricultural activities in the area. Their primary concern relates to non-restricted spraying operations that could occur within a few hundred feet of the project site during an event. The Agricultural Commissioner’s Office is more apt to support an event facility if it is located on a larger parcel in which the surrounding agricultural activities are controlled by the event facility owner. In this case, the subject project site, which is not actively farmed and has historically been used as a home site, is surrounded by intense farming operations; though the project will not remove any active farmland from production, there could be potential conflicts with adjacent agricultural operations during a planned event.

In order to ensure that any impacts resulting from the project do not affect adjoining farming practices, the applicant will be required, by adopted Conditions of Approval, to notify adjoining property owners and/or current lease farmers of scheduled events. If applicable, the applicant will be required to amend the event schedule, as feasible, in order to accommodate the lease farmers’ aerial application spraying needs. Additionally, the applicant/event operator will be required to distribute a disclaimer and notification statement to all guests and event participants regarding the agricultural practices surrounding the project site. This disclaimer shall reference the County’s “Right-to-Farm” Ordinance which limits a private property owner’s ability to file nuisance complaints against adjoining agricultural land in production. With implementation of these Conditions of Approval, impacts to agricultural resources would be considered less than significant.

III. AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

DISCUSSION

Thresholds of Significance:

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.

For the evaluation of project-related air quality impacts, the YSAQMD recommends the use of the following thresholds of significance:

- Long-term Emissions of Criteria Air Pollutants (ROG, NO_x, and PM₁₀)—The criteria air pollutants of primary concern include ozone-precursor pollutants (ROG and NO_x) and PM₁₀. Significance thresholds have been developed for project-generated emissions of reactive organic gases (ROG), nitrogen oxides (NO_x), and particulate matter of 10 microns or less (PM₁₀). Because PM_{2.5} is a subset of PM₁₀, a separate significance threshold has not been established for PM_{2.5}. Operational impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified below:

Table AQ-1 YSAQMD-Recommended Quantitative Thresholds of Significance for Criteria Air Pollutants	
Pollutant	Threshold
Reactive Organic Gases (ROG)	10 tons/year (approx. 55 lbs/day)
Oxides of Nitrogen (NO _x)	10 tons/year (approx. 55 lbs/day)
Particulate Matter (PM ₁₀)	80 lbs/day
Carbon Monoxide (CO)	Violation of State ambient air quality standard
<i>Source: Handbook for Assessing and Mitigating Air Quality impacts (YSAQMD, 2007)</i>	

- Emissions of Criteria Air Pollutants (ROG, NO_x, and PM₁₀)—Construction impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified in Table AQ-1, and recommended control measures are not incorporated.
- Conflict with or Obstruct Implementation of Applicable Air Quality Plan— Projects resulting in the development of a new land use or a change in planned land use designation may result in a significant increase in vehicle miles traveled (VMT). Substantial increases in VMT, as well as, the installation of new area sources of emissions, may result in significant increases of criteria air pollutants that may conflict with the emissions inventories contained in regional air quality control plans. For this reason and given the region’s non-attainment status for ozone and PM₁₀, project-generated emissions of ozone precursor pollutants (i.e., ROG and NO_x) or PM₁₀ that would exceed the YSAQMD’s recommended project-level significance thresholds, would also be considered to potentially conflict with or obstruct implementation of regional air quality attainment plans.
- Local Mobile-Source CO Concentrations—Local mobile source impacts associated with the proposed project would be considered significant if the project contributes to CO concentrations at receptor locations in excess of the CAAQS (i.e., 9.0 ppm for 8 hours or 20 ppm for 1 hour).
- Toxic Air Contaminants. Exposure to toxic air contaminants (TAC) would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 10 in 1 million or would result in a Hazard Index greater than 1.
- Odors. Odor impacts associated with the proposed project would be considered significant if the project has the potential to frequently expose members of the public to objectionable odors.

a) Conflict with or obstruct implementation of the applicable air quality plan?

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

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant Impact. The Yolo-Solano Region is a non-attainment area for state particulate matter (PM₁₀) and ozone standards, the federal ozone standard, and the partial non-attainment of the federal particulate matter 2.5 (PM_{2.5}). Development of the event facility would not contribute significantly to air quality impacts, but could generate some small amounts of PM₁₀ and PM_{2.5}, during any grading activities that might be required for access to the site. However, very little grading, if any, will be required to implement the project. To address the potential for short-term impacts related to any future grading or construction activities, standard dust and emissions control measures will be attached as Conditions of Approval to the Use Permit, which will include the following best environmental practices:

To reduce tailpipe emissions from diesel-powered construction equipment, all applicable and feasible measures would be implemented, such as:

- Maximizing the use of diesel construction equipment that meet CARB's 1996 or newer certification standard for off-road heavy-duty diesel engines;
- Using emission control devices at least as effective as the original factory-installed equipment;
- Substituting gasoline-powered for diesel-powered equipment when feasible;
- Ensuring that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation; and
- Using Tier 2 engines in all construction equipment, if available.

To reduce construction fugitive dust emissions, the following dust control measures would be implemented:

- Water all active construction sites at least twice daily in dry conditions, with the frequency of watering based on the type of operation, soil, and wind exposure;
- Effectively stabilize dust emissions by using water or other approved substances on all disturbed areas, including storage piles, which are not being actively utilized for construction purposes;
- Prohibit all grading activities during periods of high wind (over 20 miles per hour);
- Limit onsite vehicle speeds on unpaved roads to 15 miles per hour;
- Cover all trucks hauling dirt, sand, or loose materials;
- Cover inactive storage piles;
- Post a publicly visible sign with the telephone number and person to contact regarding dust complaints; and
- Limit the area under construction at any one time

Additionally, the project proposes to use a water truck to sprinkle the parking area and maintain with gravel, as necessary. Impacts to air quality will be less than significant.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

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, NO_x, 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 a weekend event facility with a future potential historic home and barn conversion to host indoor/outdoor events, and would not result in significant projected emissions. Large event facilities are conditionally permitted uses in the agricultural zones.

Any future improvements to the historic home and barn to address accessibility requirements and a change of occupancy could result in temporary impacts to air quality during any related construction activities, if applicable. 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 identified in (b), any future potential for construction-related emissions for the proposed project would result in a less than significant level. Short-term air quality impacts would be generated by truck trips during tenant improvement activities.

Long-term mobile source emissions from the anticipated event facility 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 deliveries to the facility would occur approximately once a day during the months of operation, which would be on weekends only. Vehicle trips would also be associated with guests and vendors accessing the facility, which may include up to 225 round-trip vehicle trips (assuming both single-car and two-car passenger vehicles and that most events draw 300 guests) between the hours of 12:00 P.M. to 11:00 P.M. on Saturdays from April to November. Additionally, the parking area will be maintained with water sprinkling and graveling as necessary, to reduce dust generation. The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. The proposed project is located in an agricultural area at the intersection of County Roads 25A and 99, just south of the City of Woodland, with very few sensitive receptors within proximity to the project site. ("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 is one residence approximately 1,000 feet to the south and two residences over 2,000 feet away from the project site. Short term air quality impacts due to any future construction activities for tenant improvements to the historic home or barn to host indoor/outdoor events would not have an adverse impact on rural homes in the area and the proposed project will not expose sensitive receptors to pollutant concentrations in excess of standards. Long-term impacts would be from vehicle trips accessing the site for weekend events (primarily on Saturdays) from April through November. Should any future construction activities occur to accommodate holding events in the historic home or barn, dust will be controlled through effective management practices. As a condition of project approval, the following list of best management practices will be required to control dust:

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

e) Create objectionable odors affecting a substantial number of people?

Less than Significant Impact. The proposed weekend event facility is not expected to generate objectionable odors. Most events are anticipated to be catered by licensed food vendors.

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"/>
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- 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?**

Less Than Significant Impact. The site of the proposed weekend event facility is flat, and is immediately adjacent to productive farmland, mostly in row crops. No agricultural land will be removed from production to accommodate the project and no new development is proposed; although the proposal includes the possibility of future conversion of the historic home and an old barn to accommodate indoor/outdoor events. As with many areas of the County, there is the potential for the Swainson's hawk to occur within the vicinity of project site because suitable agricultural foraging habitat exists on adjacent lands. Additionally, there is one nearby documented Swainson's hawk nesting site within one mile of the project parcel, as well as other Swainson's hawk nests that have recently been reported in the area. However, the proposed improvements will occur within the property's existing building envelope, and impacts to foraging habitat are expected to be negligible.

In addition to foraging habitat, suitable nesting habitat for the Swainson's hawk occurs in the project vicinity. The temporary disturbance of nesting habitat as well as noise and other construction-related disturbances could affect nesting raptors in the vicinity of the project area during breeding season (March 1 - August 15), since suitable trees and other habitat are located on or adjacent to the project site.

In order to reduce the potential for impacts to nesting Swainson's hawk, as an adopted 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 ½ mile of construction activities, prior to the issuance of any grading or building permits for any future construction or tenant improvements to the historic home or barn. All surveys shall be submitted to the appropriate state and/or federal wildlife agencies, as well as the Yolo County Planning, Public Works and Environmental Services Department for review. Direct disturbance, including removal of nest trees and activities in the immediate vicinity of active nests, shall be avoided during the breeding season (March through September). No-disturbance buffers will be established around any identified active nest to avoid disturbing nesting birds. The size and configuration of buffers shall be based on the proximity of active nests to construction, existing disturbance levels, topography, the sensitivity of the species, and other factors, and will be established through coordination with California Department of Fish and Wildlife representatives on a case-by-case basis.

- 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?**
- 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?**

No Impact. The project is not located on or near riparian habitat or any protected wetlands as indicated by the Wetlands Mapper provided by the U.S. Fish and Wildlife Service. A wetlands delineation has not been prepared for the project. No impacts are expected to occur on riparian habitat and the project will not impact any wetlands.

- 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?**

No Impact. The project will not interfere with the movement of any wildlife species and will not impede a wildlife nursery site.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No Impact. The proposed project would not conflict with any other local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The County does not have any other conservation ordinances, except for a voluntary oak tree preservation ordinance that seeks to minimize damage and require replacement when oak groves are affected by development. There are no proposed oak tree removals to accommodate the project.

- 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?**

No Impact. The Yolo County Natural Heritage Program, a Joint Powers Agency composed of the County, the cities, and other entities, is in the process of preparing a Natural Communities

Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for Yolo County. The NCCP/HCP will focus on protecting habitat of terrestrial (land, non-fish) species. No conflict with the developing NCCP/HCP is anticipated, as potential impacts to raptor nests, including the Swainson's hawk, have already been addressed.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? *and*
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact. Any future potential construction and/or tenant improvements to the historic home or barn to accommodate indoor and outdoor events would not be expected to affect any historic, cultural, or paleontological resources known or suspected to occur on the project site. The project site is developed as a home site with multiple dwellings, a barn, and several outbuildings. The project site is within the aboriginal territories of the Yocha Dehe Wintun Nation who has a cultural interest and authority in the project area. However, based on the information provided, the Yocha Dehe Wintun Nation is not aware of any known cultural resources near the project site. A standard condition of approval will require that should subsurface cultural resources be encountered during any future project construction, construction shall be halted until a professional archaeologist can be consulted.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. No human remains are known or predicted to exist in the project area. However, the potential exists during construction to uncover previously unidentified resources. Section 7050.5 of the California Health and Safety Code states that when human remains are discovered, no further site disturbance shall occur until the County coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendation 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 on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture or 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 California Geological Survey Special Publication 42).

No Impact. The project is not located within an Alquist-Priolo Earthquake Special Study Zone. No landforms are known to be on the project site that would indicate the presence of active faults. Although several earthquake fault zones are present within the County, none are present within proximity of the project site. Surface ground rupture along faults is generally limited to a linear zone a few yards wide. Because the project site is not located within an Alquist-Priolo Earthquake Special Study Zone, ground rupture that would expose people or structures at the facility to substantial adverse effects is unlikely to result in any significant impacts.

ii) Strong seismic ground shaking?

Less than Significant Impact. Ground shaking occurs as a result of energy released during faulting, which could potentially result in the damage or collapse of buildings and other structures, depending on the magnitude of the earthquake, the location of the epicenter, and the character and duration of the ground motion. Because known active seismic sources are located fairly distant from the project site, strong seismic ground shaking would not be anticipated at the project site and is unlikely to result in a significant impact.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Soil liquefaction occurs when ground shaking from an earthquake causes a sediment layer saturated with groundwater to lose strength and take on the characteristics of a fluid. Factors determining the liquefaction potential are the level and duration of seismic ground motions, the type and consistency of soils, and the depth to groundwater. Liquefaction poses a hazard to engineered structures, as the loss of soil strength can result in bearing capacity insufficient to support foundation loads.

The potential for seismic ground shaking on the site is low, and there is a low potential for seismic-related ground failure at the site.

iv) Landslides?

No Impact. A landslide involves the downslope transport of soil, rock, and sometimes vegetative material *en masse*, primarily under the influence of gravity. Landslides occur when shear stress (primarily weight) exceeds shear strength of the soil/rock. The shear strength of the soil/rock may be reduced during high rainfall periods when materials become saturated. Landslides also may be induced by ground shaking from earthquakes.

The project site is flat and is in an area of low landslide susceptibility due to the slope class and material strength. Mass movements are unlikely to occur at the site, particularly large landslides with enough force and material to expose people or structures on the project site to potentially substantial adverse effects, including the risk of loss, injury, or death.

b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. The land surface at the project site is flat and would require minimal, if any, grading to make tenant improvements to the historic home or barn to accommodate indoor and outdoor events. The project is located in an area with little potential for erosion; substantial soil erosion or loss of topsoil is unlikely to occur as the project proposes very little grading and ground disturbance. The proposed event facility project would not be expected to result in any new impacts related to erosion. Existing requirements for erosion control, stability of the building site and building code compliance would remain in effect.

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 on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No 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 additional residences, and would not subject people to landslides or liquefaction or other cyclic strength degradation during a seismic event.

-
- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?**

No Impact. The existence of substantial areas of expansive and/or corrosive soils has not been documented in the project area. The event facility project proposes no major improvements to the property, but any future construction and/or tenant improvements to the historic home or barn will be required to be built in accordance with Uniform Building Code requirements and a geotechnical report, along with soil samples, may be required as part of the building permit process.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

No Impact. The proposed event facility project will not be served by a septic system; however, there is an existing system that serves the home site which would adequately serve any future use of the historic home for events, i.e., bride's quarters.

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 state legislation (AB 32 and SB 375). The Governor’s Office of Planning and Research has adopted changes to the California Environmental Quality Act (CEQA) Guidelines, and the environmental checklist which is used for Initial Studies such as this one. The changes to the checklist, which were approved in 2010, 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.

Yolo County has adopted General Plan policies and a Climate Action Plan (CAP) which addresses 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; and
- 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

a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less than Significant Impact. The proposed weekend event facility project is consistent with the General Plan since it is a conditionally permitted use within the agricultural districts. The project could create a small amount of GHG emissions due to vehicle employee trips generated during any future construction projects related to tenant improvements at the historic home or barn. However, these emissions would be of a temporary nature and/or such a short duration that they are not expected to have a significant impact. Long-term GHG impacts from the anticipated event center would be caused by one truck delivery per weekend and from guests and vendors attending a Saturday event (April through November). Traffic generated by the event facility is estimated at approximately 225 roundtrip vehicle trips on weekends, eight months out of the year, and up to 24 truck trips per year. This is a worse-case scenario which assumes every Saturday during April through November is booked for a 300-guest event. The proposed project is not considered to have an individually significant or cumulatively considerable impact on global climate change.

b) **Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?**

No Impact. The proposed event facility project would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including the numerous policies of the adopted 2030 Yolo Countywide General Plan and Climate Action Plan.

c) **Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?**

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

VIII. 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/or 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 handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Be located on a site which 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.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? *and***
- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?**

Less than Significant Impact. Any potential future construction of the proposed project, i.e., tenant improvements to the historic home and barn, could require the transport, storage, use, handling and disposal of different types of hazardous substances including fuel, oil, lubricants, and solvents. Operation of the project itself, however, would not include storage or handling of hazardous materials. The transport, use, and disposal of any construction and/or operations related hazardous materials will

be stored and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health Division regulations, which require submittal of a Hazardous Materials/Waste Application Package (Business Plan). Hazardous impacts to the public or environment would be considered less than significant.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact. The project site is not located within one-quarter mile of an existing or proposed school.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. The project will not be located on a site that has been included on a list of hazardous materials sites.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

Less than Significant Impact. The project site is not located within the vicinity of a public airport, but is within three miles of Growers Air Service, which is a privately owned airstrip that provides crop dusting operations. The airstrip is located approximately 2.5 miles southeast of the project site and would not be impacted by weekend events. There would be no safety hazard related to public airports that would endanger people residing or working in the project area.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

Less than Significant Impact. See (e), above. The project site is within a three-mile radius of the Growers Air Service, which is a private airstrip that does not have an airport land use plan. The project is not expected to cause a safety hazard related to the private airstrip that would endanger people attending a weekend event. However, the airstrip may provide aerial crop dusting services to those agricultural areas adjacent to the project site. Pesticides that are applied to crops by fixed wing aircraft or helicopters typically require a 500 foot buffer from neighboring parcels but there is no height requirement for these planes for a rural residence located on agriculturally-zoned property; however, there is no buffer requirement if they use "non-restricted" materials. Therefore, if a non-restricted material is being sprayed they could spray right up to the edge of the property so long as there is no "drift." As identified in Section II (Agricultural Resources), a condition of project approval will require the applicant to provide a disclosure and notification statement for guests regarding ongoing agricultural operations in the area, which may include the aerial spraying of pesticides within the project vicinity.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact. The location of the weekend event facility would not affect any emergency response plan.

- 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?**

No Impact. The project site is not located in a designated Fire Hazard Severity Zone and, therefore, would not be at significant risk from wildland fires. The property contains a 400-gallon water tank stored at the well site.

IX. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a) Violate any water quality standards or waste discharge requirements?

No Impact. The proposed project would not discharge any pollutants into the water system, nor result in any violations of existing requirements. No water quality standards or waste discharge requirements will be violated.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be 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)?

No Impact. The proposed project would not affect any onsite well and would not deplete groundwater supplies or interfere with groundwater recharge. The project proposes use of licensed food vendors who will supply bottled water for drinking; temporary portable restroom/washroom facilities will be brought to the site for each event.

- 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 which would result in substantial on- or off-site erosion or siltation?**
- 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 which would result in on- or off-site flooding?**
- e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? *and***
- f) **Otherwise substantially degrade water quality?**

Less than Significant Impact. The proposed project is located on level ground of an agriculturally zoned property that has historically been used as a home site. There are no drainage courses within the project vicinity other than irrigation canals associated with adjacent agricultural operations. The proposed weekend event facility project is not expected to cause additional runoff. The project would not modify any drainage patterns or change absorption rates, or the rate and amount of surface runoff. No additional impacts to water quality are anticipated.

- 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?**

No Impact. The project does not propose any additional residential uses, and is not located within a 100-year flood plain as mapped by FEMA (Federal Emergency Management Agency).

- h) **Place within a 100-year flood hazard area structures that would impede or redirect flood flows?**

No Impact. The project is not located within a 100-year flood plain and would not impede any flood flows or subject individuals on the project site to risk from flooding.

- 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?**

No Impact. The project site is not located in a dam inundation zone or adjacent to a levee system that could expose people to flooding.

- j) **Result in inundation by seiche, tsunami, or mudflow?**

No Impact. The project is not located in an area that could potentially pose a seiche or tsunami hazard. The project site is level, and is not located near any physical or geologic features that would produce a mudflow hazard.

X. 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

a) Physically divide an established community?

No Impact. The proposed project is located outside the City limits of Woodland in unincorporated Yolo County, and is surrounded by agricultural uses. The project would not divide an established community.

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?

No Impact. The proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

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 Habitat/Natural Community Conservation Plan Joint Powers Agency (the Joint Powers Agency).

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

DISCUSSION

- 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?; and**
- 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?**

No Impact. The project area is not located within any identified area of significant aggregate deposits, as classified by the State Department of Mines and Geology. Most aggregate resources in Yolo County are located along Cache Creek in the Esparto-Woodland area.

XII. NOISE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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. 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. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Yolo County has not adopted a noise ordinance which sets specific noise levels for different zoning districts or for different land uses in the unincorporated area. However, the State of California Department of Health Services developed recommended Community Noise Exposure standards, which are set forth in the State's General Plan Guidelines (2003). These standards are also included in the Yolo County 2030 Countywide General Plan and used to provide guidance for new development projects. The recommended standards provide acceptable ranges of decibel (dB) levels. The noise levels are in the context of Community Noise Equivalent Level (CNEL) measurements, which reflect an averaged noise level over a 24-hour or annual period. The Countywide General Plan identifies up to 75 dB CNEL as an acceptable exterior noise environment for agricultural land uses and up to 60 dB CNEL for residential land uses.

DISCUSSION

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?;**
- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?; and**
- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less than Significant Impact. The project site is surrounded by agricultural land uses with other rural home sites approximately 1,000 feet to 2,500 feet away. As indicated above, the State noise guidelines define up to 75 dB CNEL for outdoor noise levels in agricultural areas as an acceptable level, measured at the property line. The ambient noise levels in the project vicinity are a result of

surrounding and distant agricultural activities, such as tractors disking the adjacent farm fields and traffic along County Roads 25A and 99. Typical noise levels for tractors are approximately 80 dB at 50 feet away. Based on existing traffic volumes, County Road 99, from County Road 27 to Gibson Avenue, has a traffic noise level of 70 dB at less than 50 feet from centerline of the roadway and 57 dB at 100 feet from centerline. The property boundary for the project site is less than 20 feet away from the centerline of CR 99.

It is expected that the short duration of any future construction activities related to tenant improvements could be slightly audible during daytime hours in the vicinity of the nearest residences. However, very little construction activity is expected at the project site to implement the project. Temporary noise associated with any improvement activities would be similar to or less than existing noise associated with ongoing agricultural activities, such as tractors disking fields in the adjacent areas and traffic on County Roads 25A and 99.

Long-term noise sources from operation of the event facility will come from visitors accessing the site on weekends (primarily Saturdays) between the hours of 12:00 PM and 11:00 PM (typical) during the months of April through November, which may include outdoor music. Policies in the Countywide General Plan encourage new discretionary development to reduce noise levels in outdoor activity areas to 60 dB by using best-available noise reduction measures. As an approved Condition of Approval, any associated amplified music, such as a wedding reception, would be required not to exceed 60 dB at the nearest residents' property lines. Additionally, amplified music will be required to terminate by 10:00 PM. Impacts to noise would be considered less than significant

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. Any future construction noise associated with tenant improvements to the historic home or barn would be of a short duration. Impacts from excessive noise levels would be less than significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?; and

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. The proposed project site is not located within an airport land use plan, but is, as described in Section VIII (Hazards), within three miles of Growers Air Service, a private airstrip that provides crop dusting operations. Implementation of the proposed project would not expose individuals to excessive noise levels associated with the airstrip's aircraft operations.

XIII. 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

- 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)?;**
- b) **Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?; *and***
- c) **Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?**

No Impact. The proposed event facility project would not result in increases in population and would not displace any existing housing or current residents.

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

DISCUSSION

- a) **Fire protection?; and**
- b) **Police Protection?**

Less than Significant Impact. The project proponent will be responsible for complying with all relevant fire codes in order to minimize risk to fire hazards, and the project will be conditioned to ensure an adequate water supply is secured onsite for fire-fighting purposes, if required by the Willow Oak Fire District. The property currently contains a 400-gallon water tank located at the well site. The project site includes a separate entrance off CR 99 and an exit off CR 25A, with one additional private entrance (not to be used by event attendees). Implementation of the proposed facility could increase the demand for fire and police protection services, and the Yolo County Sheriff’s Department has requested that the applicant provide onsite parking to deter guests from using the County roadways for parking. As a standard Condition of Approval, all parking shall be contained onsite and implementation of the project shall not result in event parking on the County right-of-way.

- c) **Schools?;**
- d) **Parks?; and**
- e) **Other public facilities?**

No Impact. The proposed weekend event facility will not result in any new housing and would not generate any additional demand for schools, parks, or other public facilities such as libraries, hospitals, satellite County offices, etc. Prior to issuance of building permits at the project site, any applicable impact fees will be collected.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XV.	RECREATION.				
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

- 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?; and**
- b) **Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

No Impact. The proposed project would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities. The project is intended to increase recreational tourism in the County by providing an event facility for weddings, receptions, and gatherings.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XVI.	TRANSPORTATION/TRAFFIC.				
Would the project:					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The roadway network within unincorporated Yolo County consists primarily of two lane roads that are designed to serve small farming communities and agriculture uses. The project site is located just south of the City of Woodland, which is accessed off County Road 99 at the intersection of County Road 25A. These county roads are defined as minor two-lane county roads, which primarily carry local traffic (Yolo County, 2009).

Level of Service (LOS) is a quantitative measure of traffic operating conditions whereby a letter grade A through F is assigned to an intersection or roadway segment, representing progressively worsening traffic conditions. LOS A, B, and C are considered satisfactory to most motorists, and allow for the relatively free movement of traffic. LOS D is marginally acceptable, with noticeable delays and unstable traffic speeds. LOS E and F are associated with increased congestion and delay. County Road 99 maintains a LOS of C (Yolo County, 2009).

DISCUSSION

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant**

-
- components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?; and**
- 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?**

Less than Significant Impact. The proposed event facility project may require a limited number of future truck trips to make tenant improvements to the historic home and barn for hosting outdoor/indoor events, i.e., to accommodate accessibility features, etc. However, any future construction to accommodate Phase 2 and Phase 3 of the project is expected to generate minimal short-term traffic. Access to the event facility would be provided off CR 99 by a separate event entrance and an exit off CR 25A. Operation of the event center could generate up to 225 roundtrip vehicle trips per event, which assumes each event includes up to 300 attendees (with both single-passenger and double-passenger vehicle occupants). The number of trips generated during the event season, which would occur typically on Saturdays during the months of April through November, would not be expected to be substantial in relation to existing traffic loads, and would not exceed any levels of service standards of nearby roads or intersections. Impacts are expected to be less than significant.

- 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?**

Less than Significant Impact. The project site is not located within the vicinity of a public airport, but is within a three-mile radius of a private airstrip, Growers Air Service. The proposed project does not include any uses that would adversely affect air traffic patterns, and impacts on air traffic patterns are anticipated to be less than significant with project implementation. The discussion in Section VIII(f) (Hazards) addresses the potential for conflicts with aerial crop spraying.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less than Significant Impact. The site is accessed off County Road 99, which is a well maintained, paved county road. No changes to the road system are proposed. Large trucks and construction equipment may be utilized during the construction period, if any; however, such uses are standard on county roads. The event facility is located at the intersection of CR 25A and CR 99 and includes a private entrance (resident driveway) at the southeast corner of the property, which will not be used by event guests/attendees. The perimeter of the property is also screened by mature trees and shrubs with the potential for foliage to obstruct line of sight for patrons approaching the site. In order to reduce the possibility of traffic hazards at the intersection, the applicant will be required to: 1) keep the private entrance gates closed during events to discourage guests from inadvertently turning from CR 99 into the private drive; 2) direct attendees to the northern event entrance by providing clear access/parking directions/signage to guests/patrons, and indicate such direction on all advertising literature, event contracts, and internet advertising; and 3) maintain the foliage along the parcel frontage on County Roads 25A and 99 for safe visibility for motorists approaching, entering, and leaving the event site. With these required Conditions of Approval, an increase in hazards will be less than significant.

- e) Result in inadequate emergency access?**

No Impact. The project would not result in inadequate emergency access. The site is accessed from County Road 99 with a separate exit on County Road 25A, and includes a private residence driveway near the intersection (off CR 99). The site does not propose any new development other than the event facility within the existing grounds, and possible future use of the historic home and barn. Valet parking will be accommodated onsite so that access ways are not obstructed. The event center will be conditioned to prohibit event parking on the County right-of-way(s).

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. County Road 99 is identified as having a Class II bike lane from the City of Woodland down to County Road 29. The project would not result in any permanent features that would affect or alter existing public transit, bicycle, or pedestrian facilities nor interfere with the construction of any planned facilities.

XVII. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. The proposed event facility project would not exceed wastewater treatment requirements, as the project proposes use of temporary portable restroom and washroom facilities. As a standard Condition of Approval, Yolo County Environmental Health will require that onsite liquid waste, generated by the project, will be properly managed by an outside sewage disposal and portable toilet rental company. Any future use of the historic home for hosting events, i.e., use of Bride's quarters, would require Environmental Health approval for any proposed tenant improvements.

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?; and

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?

No Impact. The proposed event facility project would not result in the construction of new water, wastewater treatment, or storm water drainage facilities. Bottled drinking water will be provided through licensed vendors catering the events; and, as described above, portable restroom and

washroom facilities will be brought to the site per event. Any future use of the historic home or barn may include use of handwashing facilities provided by the onsite well. A Well Completion Report was submitted with the project application, indicating the domestic well was installed with a sanitary seal. However, as a standard Condition of Approval, Yolo County Environmental Health will require that if an existing well is to be used by visitors, it must be demonstrated to meet domestic drinking water well standards. Additionally, the applicant will be required to inform Environmental Health if at least 25 individuals from the public have access to an onsite well (e.g. handwashing sink in the restroom) for at least 60 days out of year. However, since the project only proposes use of the event center on weekends (Saturdays) from April through November, it is unlikely use of the domestic well for events would be considered a public water system.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?

No Impact. The property is served by a domestic well. No additional water supplies will be needed to accommodate weekend events at the property.

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?

No Impact. The project site is not served by a wastewater treatment facility, but includes an onsite septic system and leach fields for domestic wastewater discharge.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?; and

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The existing Yolo County Central Landfill can adequately accommodate the solid waste generation by the proposed weekend event center. The project would not significantly impact the disposal capacity of the landfill, and the applicant would be required to comply with all solid waste regulations as implemented and enforced by Yolo County.

XVIII.	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

- 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?**

Less than Significant Impact. Based on the analysis provided in this Initial Study and the Conditions of Approval required for project implementation, the project would not degrade the quality of the environment. As discussed in Section IV, Biological Resources, of this Initial Study, the proposed project could potentially impact raptor nesting habitat for the Swainson’s hawk. Conditions of Approval that regulate construction activity during raptor nesting season would ensure that impacts to biological resources remain less than significant so that the habitat and/or range of any special status plants or animals are not endangered. No important examples of major periods of California history or prehistory in California were identified. Impacts to biological resources will be less than significant.

- 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.)**

Less than Significant Impact. Based on the analysis provided in this Initial Study, the project would have no significant cumulative impacts.

- c) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

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 and conditioned would not have substantial adverse effects on human beings, either directly or indirectly. The project will be required to comply with all applicable best management practices to control dust from any future construction-related activities, as well as the County's requirement to keep new outdoor noise conditions at or below 60 dB at the nearest residences. Overall impacts from implementation of the project will be less than significant.

References

- Project description and application materials provided by applicant
- Yolo County, 2009. *Yolo County 2030 Countywide General Plan*, adopted November, 2009 and *Yolo County 2030 Countywide General Plan Final EIR*, April 2009
- Yolo-Solano Air Quality Management District, 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*, July, 2007.
- Yolo County Zoning Ordinance, *Title 8, Chapter 2 of the County Code*, 2014, as amended