ERRATA TO THE INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

ZF 2015-0018 FIELD & POND USE PERMIT

Minor changes have been made to the Initial Study/Mitigated Negative Declaration ("IS/MND") in the following discussion sections, and were found not to affect any level of significance. Changes are identified by bold **underline** and ~~**strikeout.**~~

PROJECT DESCRIPTION, PAGE 4

Amend the text as follows:

The project is a request for a Use Permit to operate a large bed and breakfast (B&B) and large special events facility, known as Field & Pond, on agriculturally-zoned property that has historically been identified as the "William Cannedy Farm." **The property is approximately 80 acres and consists of two separate Assessor Parcel Numbers but is only one legal parcel.** The project site is located approximately five or six miles northwest of the City of Winters on the northern portion of an 80-acre parcel, which is currently in use as a home site that includes three dwellings, three barns, a water tower, several grain silos, and a two-acre fishing pond. Chickahominy Slough bisects the property separating the home site areas that encompass approximately 11 acres (where the project will be located) from the southern portions that at one time were used as grazing land and contain oak woodlands in hilly terrain.

II. AGRICULTURE AND FOREST RESOURCES, PAGES 15-16

Amend the text in the paragraph that begins at the bottom of page 15, as follows:

Less than Significant Impact. The proposed lodging and event facility project would occupy a portion of the 80-acre parcel of agriculturally zoned land which is primarily used as a home site; the remainder of the property, which is bisected by Chickahominy Slough, contains open space features, including riparian habitat and hilly terrain that at times has been used for livestock grazing. The approximately 69 acres lying south of Chickahominy Slough are protected in their natural agricultural and open space features under a conservation easement. The approximately 11-acre home site portion of the parcel, excluded from the easement, and occupied by residential uses includes three single-family dwellings, three barns, a water tower, several grain silos (no longer in use), and a two-acre fishing pond. Soils within the ~~**project site**~~ **southern portion of the property south of Chickahominy Slough** are **primarily** identified as Sehorn-Balcom complex, 2 to 15 percent slopes, and Sehorn- Balcom complex, 30 to 50 percent slopes, eroded. **The 11-acre home site consists of** Tehama loam, 0 to 2 percent slopes, and Zamora loam. The Sehorn-Balcom soils are identified as poor, Class III and IV soils by the U.S. Soil Conservation Service *Soil Survey of Yolo County*, and the Tehama and Zamora loam soils are classified as excellent, Class II and I soils, respectively. The project site is designated as "Farmland of Local Potential," "Farmland of Statewide Importance," and "Grazing Land" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Farmland of Local Potential is a designation given to land that is

of prime or statewide importance but is not presently irrigated or cultivated. Farmland of Statewide Importance is similar to Prime Farmland but with minor shortcomings, such as greater slopes or ability to store soil moisture. Grazing land is given to land on which the vegetation is best suited for the grazing of livestock.

ZF 2015-0018 FIELD + POND USE PERMIT

Mitigation Monitoring and Reporting Plan

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
Mitigation Measure AG-1: In order to remain consistent with the property's Williamson Act contract, the project will be prohibited from construction of any new guest rooms, including stand-alone cottages, above and beyond the five-room bed and breakfast accommodations in the main house, until such time as the terms of Successor Agreement #13-47 have completely non-renewed.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building and grading permits/Measure included as a Condition of Approval*	

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
Mitigation Measure AG-2: In order to ensure that the temporary or permanent increase in population at the project site does not significantly hinder or impair adjacent agricultural operations, the project will be required to: (a) limit operations to a total of 20 total events per calendar year, not to exceed one event per week. A majority of the events shall not exceed a guest list of 150 attendees. Up to but not more than four (4) of the events may include up to but not more than 300 attendees, not to occur more than once per month. Shuttles or vans shall be required for events that exceed 150 attendees. In all instances, the number of trips generated by attendees, service personnel, and other persons associated with the event (car trips and van/shuttle trips) shall not exceed 100 round trips for a single event. The limitations on this mitigation measure do not apply to personal events; and (b) implement a notification process, to be submitted and approved by the Community Services Department, that informs potential clients of Field & Pond of the County's Right-to-Farm Ordinance as a way to alert potential and future customers of ongoing agricultural practices and which limits a private property owner's ability to file nuisance complaints against adjoining agricultural land in production. This notification process shall also include a process to notify those adjacent landowners living along CR 29, from its terminus to CR 89, of pending scheduled events at least two weeks advance.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building and occupancy permits/Measure included as a Condition of Approval/on-going monitoring*	

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
Mitigation Measure AG-3: In order to ensure the adjacent agricultural operations are not further restricted from the introduction of new sensitive uses at the project site, i.e., the presence of multiple non-resident visitors, the applicant shall: (a) maintain a 500-foot buffer from adjacent agricultural operations for any newly constructed buildings, such as cottages or guest houses or a new event barn, not including a restored barn, unless a written agreement to reduce the buffer is obtained between the affected agricultural operator(s) and applicant. Alternatively, the applicant may opt to purchase an easement from adjacent farming operations. If such an option is pursued, the easement shall be recorded and a copy of the recorded document shall be placed on file with the Community Services Department; and (b) provide screening in those locations, not currently protected by landscaping or fencing, where guests are likely to congregate. This may require the installation of mature foliage to ensure that areas adjacent to agricultural operations are not affected by spray or drift.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building, grading and occupancy permits/Measure included as a Condition of Approval*	

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
Mitigation Measure BIO-1: Valley Elderberry Longhorn Beetle (a) Prior to construction at any time of the year, a qualified biologist shall conduct a survey to determine the presence/absence of elderberry shrubs within 100-feet of all new construction (e.g., parking areas, and future single-room cottages, pool and cabana). (b) For complete avoidance of an elderberry shrub that meets the USFWS definition of potentially occupied Valley Elderberry Longhorn Beetle (VELB) habitat (i.e., stems measuring 1.0 inch or greater in diameter at ground level), a 100-foot setback shall be maintained from any new construction areas (USFWS 1999). The location of the shrub shall be identified by installing a temporary fence around the shrub. With approval from the USFWS, the setback can be reduced to 20 feet from the dripline of the shrub as long as other protective measures (e.g., signage, worker training, etc.) and restoration and maintenance of the site are applied according to the USFWS guidance (USFWS 1999). If avoidance is not possible, consultation with the USFWS may be required pursuant to Section 10 of the federal endangered species act. Through preparation of a low-effect habitat conservation plan, the project will be permitted to relocate the shrub out of the construction area. Other mitigation may also be necessary according to USFWS guidelines (USFWS 1999). (c) During scheduled events, maintain a 100-foot buffer from the top of the bank of Chickahominy Slough where elderberry bushes are located.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building and grading permits/Measure included as a Condition of Approval/on-going monitoring*	

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
Mitigation Measure BIO-2: Swainson's Hawk If construction occurs during the breeding season (March-September 15), the project applicant shall conduct Swainson's hawk pre-construction surveys no more than 14 days and no less than 7 days prior to initiating construction. A qualified biologist shall conduct the surveys and the surveys shall be submitted to Yolo County Planning, Public Works and Environmental Services Department for review. The survey area shall include all potential Swainson's hawk and raptor nesting sites located within ½ mile of the project site. If no active nests are found during the surveys, no further mitigation shall be required. If an active nest used by a Swainson's hawk or other raptor is found sufficiently close (as determined by the qualified biologist) to the construction area to be affected by construction activities, a qualified biologist shall notify the California Department of Fish and Wildlife and a ½ mile construction-free buffer zone shall be established around the nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March and September unless it is determined by a qualified biologist in coordination with CDFW that the young have fledged and are feeding on their own, or the nest is no longer in active use.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building and grading permits/Measure included as a Condition of Approval*	

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
Mitigation Measure BIO-3: Tricolored Blackbird (a) Relocate any parking areas at least 100 feet away from the 2-acre pond. (b) During scheduled events, maintain a 100-foot buffer around the northern and western portion of the 2-acre pond to prohibit visitor access into the buffer during the breeding season (March through August). Walking paths should be outside of the 100-foot buffer. Rail fencing can be used to delineate the buffer. If breeding of tricolored blackbirds is verified in any given season, then this buffer shall be increased to 500 feet, see (e), below. (c) Maintenance of cattail growth in the 2-acre pond should not occur during the breeding season (approximately March through August). (d) Reduce the number of events per year by implementing Mitigation Measure AG-2. (e) The applicant shall hire a qualified biologist to conduct a monitoring survey in the early part of each year for a minimum of 5 years to determine occupancy and breeding status at the 2-acre pond. If breeding is not confirmed during the 5-year period, monitoring can cease. If breeding is confirmed, annual monitoring shall continue until 5 consecutive years of non-breeding is confirmed.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building and grading permits/Measure included as a Condition of Approval/on-going monitoring*	

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
If breeding is not confirmed in any given year, then no further restrictions are necessary. If breeding is confirmed in any given year, then further restrict all activities in the vicinity of the breeding pond during the tricolored blackbird breeding season (March through August) by implementing the 500-foot buffer described below. If breeding occurs, it will most likely occur at the western end of the pond, which is approximately 500 feet from project facilities including the main house and the restored barn. This distance is ois consistent with most disturbance-related avoidance and minimization measures for this species. If breeding is confirmed, prohibit all visitor access within 500 feet of the nesting location during the breeding season (March through August).			
Mitigation Measure CUL-1 Prior to any earth disturbing activities on previously undisturbed soils, including any grading for the construction of additional single-room cottages, a pool, cabana, or new event barn, the applicant shall be required to retain a qualified archaeologist to evaluate the site to determine if archaeological resources are likely to exist. If it is determined that archaeological resources could be present, the Yocha Dehe Wintun Nation shall be consulted to determine the extent of impacts to archaeological resources and to create appropriate mitigation to address any impacts.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building and grading permits/Measure included as a Condition of Approval*	
Mitigation Measure CUL-2 If, during project construction activities, cultural resource discoveries are made, all activities shall stop and a qualified archaeologist shall be retained and the Yocha Dehe Wintun Nation shall be notified and, in consultation with their designated monitors, the site shall be evaluated for cultural significance and to determine proper disposition of any artifacts or culturally sensitive resources.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building and grading permits/Measure included as a Condition of Approval*	

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
Mitigation Measure PS-1 For any event that will exceed 100 attendees, the applicant shall be required to secure the professional services of a parking attendant and/or security guard to facilitate traffic control, , shuttle bus unloading, and parking at the project site. Said service shall also monitor each event that exceeds 100 attendees to ensure proper crowd control management. Event parking and shuttle bus unloading shall not be allowed on County Road 29.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building and grading permits/Measure included as a Condition of Approval/on-going monitoring*	
Mitigation Measure TR-1 To bring attention to the rural setting, the applicant shall reimburse the costs (County Zone File No. ZF2015-0018) for County forces to procure and install a W5-1 “ROAD NARROWS” sign along westbound County Road 29 to current County standards, located approximately 2,500 feet west of County Road 88 along the north side of County Road 29.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building and grading permits/Measure included as a Condition of Approval*	
Mitigation Measure TR-2 The applicant shall implement an emergency access and circulation plan, to be submitted and approved by the Community Services Department. The plan shall indicate emergency vehicle access throughout the site. The plan shall prohibit any parking and shuttle bus loading/unloading on the County right-of-way (CR 29), and shall establish procedures to ensure that emergency access along CR 29 is maintained at all times.	*Yolo County Community Services Department/ Planning Division*	*Prior to issuance of any building and grading permits/Measure included as a Condition of Approval*	

YOLO COUNTY COMMUNITY SERVICES DEPARTMENT

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
ZONE FILE # 2015-0018

FIELD & POND
BED & BREAKFAST AND SPECIAL EVENT FACILITY
USE PERMIT

REVISED AND RECIRCULATED

SCH # 2016032024

NOTE: The original Mitigated Negative Declaration issued on March 8, 2016 has been revised and recirculated under CEQA Guidelines section 15073.5.

JUNE, 2016

Initial Environmental Study

1. **Project Title:** Zone File #2015-0018 (Field & Pond Use Permit)

2. **Lead Agency Name and Address:**
   Yolo County Community Services Department
   292 West Beamer Street
   Woodland, CA 95695

3. **Contact Person, Phone Number, E-Mail:**
   Eric Parfrey, Principal Planner
   (530) 666-8043
   eric.parfrey@yolocounty.org

4. **Project Location:** The project is located at 26055 County Road 29, northwest of the City of Winters (APNs: 047-120-011 and 050-150-012). See Figure 1 (Vicinity Map).

5. **Project Sponsor's Name and Address:**
   Dahvie James and Philip Watt
   26055 County Road 29
   Winters, CA 95694

6. **Land Owner's Name and Address:**
   Philip Watt
   (same as above)

7. **General Plan Designation(s):** Agriculture (AG)

8. **Zoning:** Agricultural Extensive (A-X)

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, outbuildings, and 2-acre pond; grazing land, Chickahominy Slough, oak woodlands	Agricultural Extensive (A-X)	Agriculture
North	Agricultural (orchard), CR 29	Agricultural Extensive (A-X)	Agriculture
South	Grazing land, rolling hills, oak woodlands	Agricultural Extensive (A-X)	Agriculture
East	Agricultural (grazing land, row crops, tree and/or vine crops)	Agricultural Extensive (A-X)	Agriculture

West	Grazing land, rolling hills, oak woodlands	Agricultural Extensive (A-X)	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.

Project Description

NOTE: The original Mitigated Negative Declaration (MND) issued on March 8, 2016 has been revised and recirculated. The significant changes since the original MND was issued include:

- **deletion of future plans for planting orchards or other crops in the agricultural area to the south of Chickahominy Creek;**
- **further revision and addition of mitigation measures to reduce potential impacts on adjacent agricultural operations; and**
- **incorporation of the results of a biological assessment for the site, and addition of a new mitigation measure related to potential impacts to the tri-colored blackbird.**

The project is a request for a Use Permit to operate a large bed and breakfast (B&B) and large special events facility, known as Field & Pond, on agriculturally-zoned property that has historically been identified as the "William Cannedy Farm." The project site is located approximately five or six miles northwest of the City of Winters on the southern portion of an 80-acre parcel, which is currently in use as a home site that includes three dwellings, three barns, a water tower, several grain silos, and a two-acre fishing pond. The home site is currently also being used for special events up to one paid for profit event per month, not to exceed eight per year, as allowed by the County Code. Chickahominy Slough bisects the property separating the home site areas that encompass approximately 11 acres (where the project will be located) from the southern portions that at one time were used as grazing land and contain oak woodlands in hilly terrain.

The property is accessed off County Road (CR) 29, near its terminus, towards the western foothills in the unincorporated area of the County (APNs: 047-120-011 and 050-150-012). Located in a remote area, the nearest major roadway is CR 89, which is approximately three miles east of the project site. County Road 88 is approximately two miles to the east. Approximately 0.7 mile west of the intersection at CR 29 and CR 88, CR 29 makes a series of turns until it reaches the project site, which is located on the south side of CR 29 and includes a few gravel/dirt driveways. There are approximately eight residences, including the applicant's, that share use of CR 29 from its terminus to CR 89. In addition to local residential traffic, the rural county road is also used for hauling cattle and agricultural products, including large farming/ranching implements, to and from the various farm and ranch lands in the vicinity of the project.

The project proposal includes use of the property grounds and existing structures as a large B&B and large event center that would accommodate lodging for up to nine guest rooms, as well as indoor/outdoor events for up to 300 attendees per event (with most events drawing around 120 people) with up to 35 events for the first year of operation. If the first year of events is successful, the applicant may seek to increase the number of yearly events March through November. As an incentive, the applicant has proposed the use of shuttles for events (regardless of size).

Currently, the 80-acre A-X (Agricultural Extensive) zoned property is allowed, "by-right" pursuant to Yolo County Code Section 8-2.306(k)(2), to host one small paid for-profit event per month or up to eight per year, i.e., events that accommodate up to but not more than 150 attendees or that generate up to or less than 100 vehicle trips per event. As such, the applicant has hosted a number of events while the Use Permit application is pending. Any use of structures during events must meet all applicable building and fire codes, including accessibility.

In December, 2015, the applicant was advised to not host events using the barn until such time use of structures without proper permitting/occupancy changes have been resolved. Since that time the applicant has been working with Yolo County's Building Division to bring all structures into compliance. According to the Chief Building Official, one of the barns previously reported to have been used for events is currently in compliance and permitted as a storage structure (personal conservation with Ed Short, Chief Building Official, February, 2016). Any future use of a barn(s) for events will require additional permitting and plan review to change the occupancy of any existing barn from storage to assembly, i.e., public use.

The applicant has since installed a fire suppression system in the "event" barn and a final occupancy permit is pending. It is expected that the applicant will have completed the building permit process at the time the project is considered by the Planning Commission.

Property Details

The 80-acre A-X zoned property is under a nine-year Williamson Act contract (Agreement No. 13-47) that was recently non-renewed in August, 2015. The property is also under a conservation easement that is held by the Wildlife Heritage Foundation (WHF), successor to the Winters Conservancy, which was recorded on the property in 1998. The conservation easement's primary purpose is to preserve the land in its natural, scenic, agricultural, and open space conditions. The conservation easement agreement generally applies to the approximately 69 areas south of Chickahominy Slough, and exempts the home site areas from its restrictions. According to correspondence with the Executive Director of WHF, any future expansion of B&B and/or event center structures would be strictly prohibited on the 69 acres south of Chickahominy Slough (personal conversation with Patrick Shea, February, 2016).

The property also contains an easement on the adjoining parcel to the west for accessing the southern portions of the property, i.e., crossing over Chickahominy Slough, which is currently restricted to pedestrian use only.

The applicant proposes use of the property as an event facility as a way to share the rich history of Yolo County. The William Cannedy Farm has been identified in the 1986 Yolo County Historic Resources Survey as a collection of farmstead-related buildings complete with the original 1882 pioneer residence. Although not a County-designated historic resource, the 1986 survey describes the main house (residence proposed as a B&B), probably built around 1910, as a fine example of Craftsman style architecture (architect unknown), all the more notable as being set amongst the other farm-related structures. (Note: the home appears to have been altered since 1986.) The Historic Resources Survey describes the farmstead as an excellent example of a pioneer's rise to agricultural prosperity in Yolo County. The original owner, William J. Cannedy, came to Winters from Massachusetts and soon acquired the Los Cerritos Rancho. When he died in 1915, he left the farm to his nephew, William A. Cannedy, who married Lillian Chapman, daughter of a local prominent farmer. The Craftsman house was built for them and remained in the family for well over 75 years, owned from 1936 to at least 1986 by the late William Scott and wife Violet.

The property, at one time used for grazing livestock, has not been in agricultural production for many years. As part of the applicant's restoration of the agricultural value of the property, grazing agreements with ranchers interested in using the southern portions of the property for pasture are being sought.

Project Details

Events

The project consists of hosting seasonal events such as weddings and corporate retreats, as well as unpaid or not-for-profit events, approximately nine months out of the year (March through November) up to four to five times per month, for a total of 35 total events per year. Weddings are anticipated to occur Friday through Sunday, but mostly on Saturdays, from 1:00 PM until 12:00 AM, with a typical guest count of approximately 120 people but no more than 300. The applicant has proposed that any for-profit event over 150 people will require use of shuttles. Alternatively, the applicant has also proposed to use shuttles for all for-profit events, regardless of size, with the intent of seeking to increase the number of annual events to at least 45 after the first year of operations.

Corporate retreats are expected to occur mostly on Fridays from 8:00 AM to 5:00 PM, with an attendee count of approximately 50 people. Most events, with the exception of corporate retreats, are expected to include amplified music, which, according to the applicant, would not exceed 75dB at the property lines. As per the applicant, all patrons will be required to bring in their preferred licensed vendors to provide services, including food caterers and bartenders. The applicant will also require each event coordinator to

carry rental event insurance and to sign a waiver to confirm acceptance of full responsibility for ensuring the safe and lawful participation of their guests. The applicant has also committed to notify potential event users and B&B clientele of the agricultural practices in the vicinity of the project site to introduce awareness of the potential for perceived nuisances that may occur in the rural locale.

For those events using shuttles, pick-up and drop-off locations would be established through event coordination. According to the applicant, shuttles are typically used from a wedding ceremony location, such as a church, or in some cases from a hotel where guests are staying. In the event where there is an overflow demand for parking, the applicant has indicated that Field & Pond clients will be instructed to use one of the four available Park & Ride locations located in Vacaville, which are conveniently located near the Interstate 80/505 interchange, or another designated private lot as coordinated by Field & Pond.

As per the applicant, typical shuttle pick-up and drop–off schedules work in hourly intervals, which means guests would begin arriving one to two hours prior to ceremony or event start time, and would begin departing following a reception and/or dinner in two or three waves, i.e., departing at 8:00 PM, 10:00 PM, and concluding by 12:00 AM. Specifically, for those events with guest lists over 150 people, Field & Pond has proposed to use one 47-passenger seat bus and one 28- passenger seat shuttle. The bus would make two round trips to drop guests of at Field & Pond before returning to the depot, and the shuttle would make one round trip and remain onsite for the duration of the event. The shuttle would be used to transport the guests back to the original pick-up/drop-off location.

The applicant is requesting up to 35 events for the first year, with an increase in the number of events per year thereafter (i.e., up to two events per week for nine months out of the year), if approved by the County. Currently, the property's size and zoning allows for one small event (not more than 150 attendees or less than 100 trips per event) per month or up to eight per year. Assuming the applicant exercises his right to host one small event per month (or eight small events per year), the proposal to increase the events up to 35 events per year nearly quadruples the number of allowed events per year. However, more realistically, most events would be occurring April through November, which could more than quadruple the frequency of events during the peak event season.

Lodging

The main house is proposed to be used for lodging guests in a five-bedroom B&B, with the owners occupying an adjacent smaller cottage-type house. Renovations to the 3,300-square foot house include adding three bathrooms, for a completed floor plan of five bedroom suites with five private bathrooms, and one common area bathroom. There would be no change to the total square footage. If lodging in the five-bedroom B&B is successful, the applicant proposes the future construction of up to four additional detached, 500-square foot one-room cottages (no kitchen facilities) to accommodate a total of nine guest rooms. A smaller, currently unoccupied, two-bedroom dwelling is located at the western edge of the property, and is proposed to house a future resident farmer.

In addition to renovations made to the main house, the applicant proposes retrofitting one barn to accommodate occasional indoor event use, which will require building permits for converting the existing use from storage to hosting events, as discussed above. Vehicle parking for events will be provided in a 45,000-square foot graveled lot that can accommodate up to 75 cars, with accessible parking as required. Separate entrances for event parking and B&B parking will be off CR 29 (See Figure 2, Site Plan).

Agriculture

The project proponents plan to enhance the agricultural value of the land by converting portions of the property that show a potential for supporting food crops, such as herbs, vegetables, nuts, and stone fruit. These crop producing endeavors would be managed by a resident farmer seeking an opportunity to farm a plot of land and provide educational outreach to visitors of Field & Pond through participation in a weekend farming program and urban youth program. Specifically, the project proposes planting tree crops on the northern portion of the property (along CR 29). At the writing of this Initial Study, the applicant has planted an orchard on the north side of the slough, including 120 trees.

The project also proposes implementation of an urban youth program called Fresh Start that would provide career mentorship in agriculture to urban youth. According to the applicant, the idea behind Fresh Start is to engage urban youth in discussions and education directed at establishing a successful career in agriculture through exercises and field trips designed to provide real life experiences.

The master plan for Field & Pond includes a five to ten year phased approach with the following milestones:

2016

- Accessibility features added to main house (ADA ramp, patio decking, and accessible bathroom)
- Barn retrofit
- Tree crop planting on north side of slough
- Floral/Vegetable crop installation
- Resident farmer
- Fresh Start pilot

2017

- Main house remodel (3 new bathrooms)
- Fresh Start expansion

2018 – 2025

- Lap pool and cabana for B&B guests

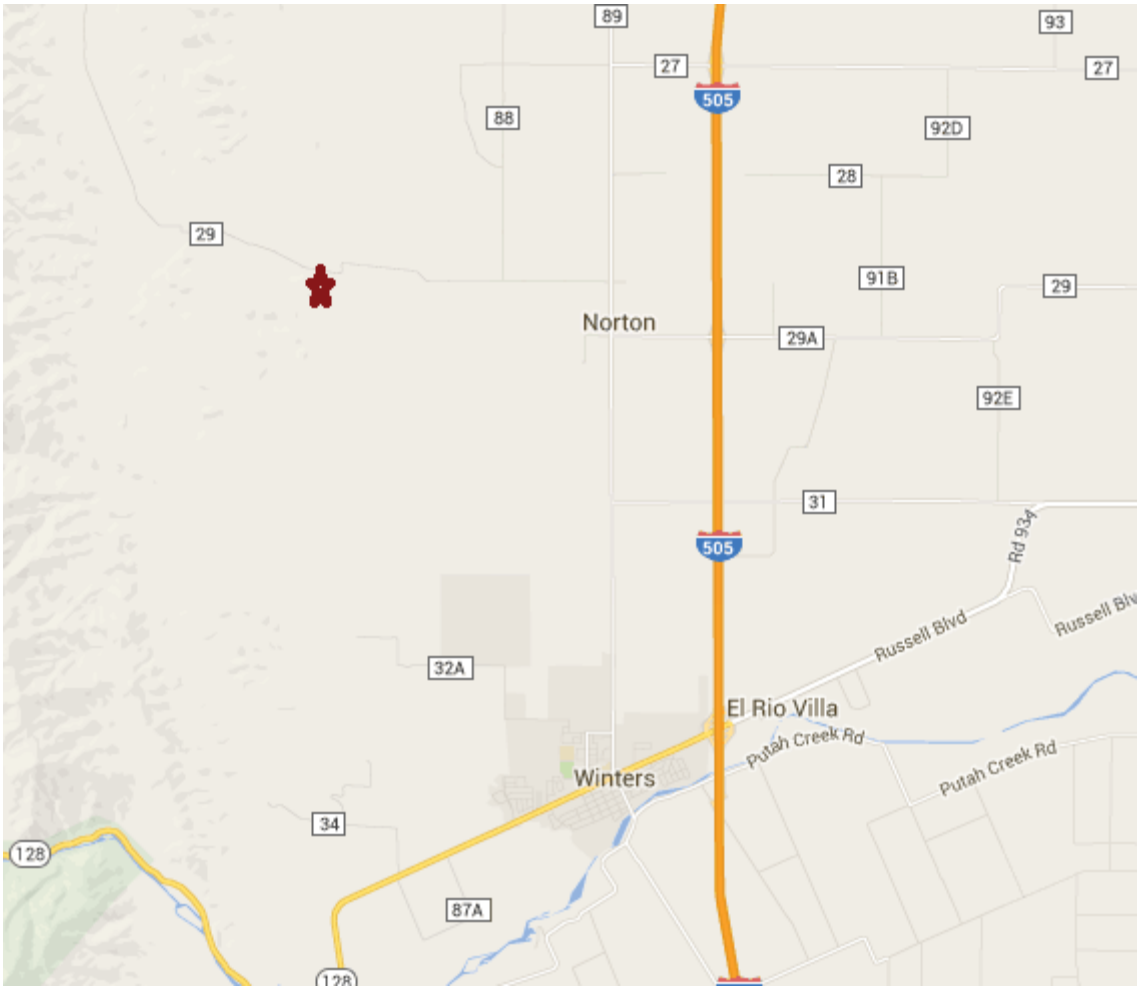
2025 – 2030

- Additional lodging

Vicinity Details

The 80-acre property is surrounded by large rural parcels in active agricultural production, including orchards, row crops, livestock, grazing land, and rural residences. The nearest residence to the project site is located approximately 0.8 mile to the east and approximately one mile to the west (although it appears an unoccupied home site is located approximately 0.5 mile northwest of the project site). Most of the surrounding properties, including the project site, are under the Williamson Act.

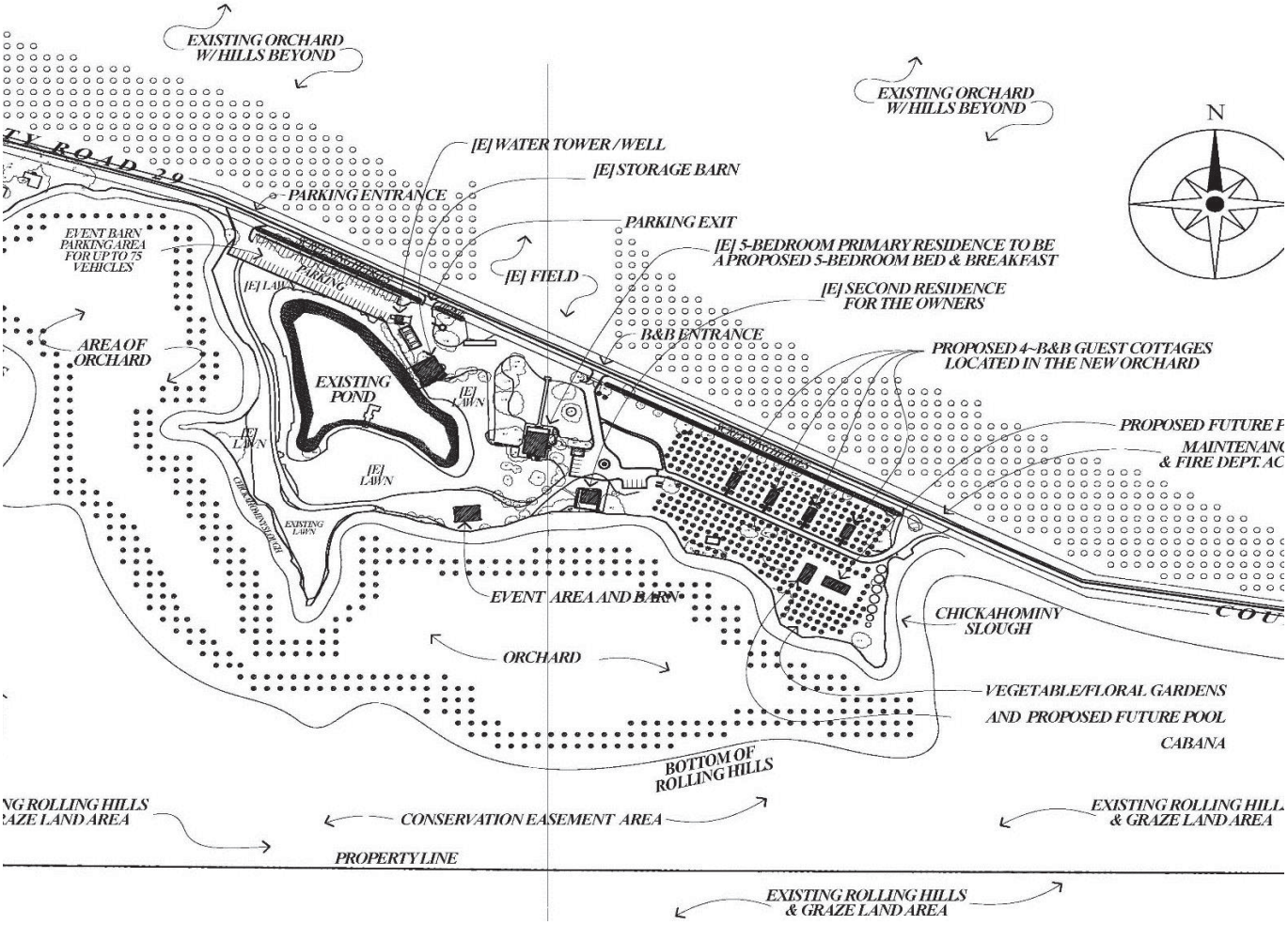
Figure 1
Vicinity Map



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.

☐ Aesthetics	☒ Agricultural and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☒ Public Services	☐ Recreation
☒ Transportation / Traffic	☐ Utilities / Service Systems	☐ 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.

Stephanie Cormier

Planner's Signature | Date | Planner's Printed name

Purpose of this Initial Study

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

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including 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?	☐	☐	☒	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	☐	☐	☐	☒
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	☒	☐

DISCUSSION

a) Have a substantial adverse effect on a scenic vista?

Less than Significant 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. While there are no officially designated scenic vistas near the project area, the site does provide expansive views of the western foothills along the Berryessa ridge. The home site was described in the 1986 Yolo County Historic Resources Survey as being set amidst the backdrop of Chickahominy Slough and the Blue Ridge Mountains. The applicant proposes to use the property as a lodging and event facility to share in the rich historical beauty of the area. Proposed additional development may include up to four new one-room cottages, up to 500 square feet in size, to accommodate a total of nine guest rooms for lodging. Other than the addition of single-room cottages, other changes made to the property would be to grade a 45,000-square foot graveled parking area, convert the main house into a bed and breakfast (B&B) by adding additional private bathrooms and outdoor decks, with no change to square footage, retrofitting one of the existing barns for indoor/outdoor events, and construction of a future lap pool with cabana. Scenic vistas would not be obstructed by the proposed changes to the property and aesthetic impacts would be considered less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?

No Impact. There are no officially designated scenic highways near the project area, although, as described above, the area provides expansive views of the western foothills and nearby mountain range. The closest locally designated scenic roadway is State Route 128, which is approximately six miles to the south; State Route 16, also a locally designated scenic roadway from Capay to the Colusa County line, is approximately seven miles north of the project site. The project proposes some minor additional development, including a graveled parking area, outside decking to the main house, four future single-room cottages, and future construction of a lap pool with cabana. These proposed changes to the property's grounds will not substantially damage scenic resources.

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

Less than Significant Impact. The project proposes the future construction of four additional single-room cottages, in addition to the conversion of the main house as a five-room bed and breakfast lodge

(for a total of nine guest rooms), as well as construction of a future lap pool with cabana and outside decking to the main house. The property grounds may also be slightly altered for use as an event facility once an existing barn is retrofitted for indoor/outdoor event use. These improvements to the property will be in addition to those required for access (ingress and egress), parking, and for changing the occupancy of any structures used to host events, i.e., accessibility features. The remote location and large acreage of the property is just under a mile to the nearest residences, which are also located on large agricultural parcels. 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 and surrounding scenery to attract event and lodging clientele.

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 adjacent parcels, the night sky, 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
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:				
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?	☐	☐	☒	☐
b.	Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	☐	☒	☐	☐
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)?	☐	☐	☐	☒
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☒	☐	☐

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 lodging and event facility project would occupy a portion of the 80-acre parcel of agriculturally zoned land which is primarily used as a home site; the remainder of the property, which is bisected by Chickahominy Slough, contains open space features, including riparian habitat and hilly terrain that at times has been used for livestock grazing. The approximately 69 acres lying south of Chickahominy Slough are protected in their natural agricultural and open space features under a conservation easement. The approximately 11-acre home site portion of the parcel, excluded from the easement, and occupied by residential uses includes three single-family dwellings, three barns, a water tower, several grain silos (no longer in use), and a two-acre fishing pond. Soils within the project site are identified as Sehorn-Balcom complex, 2 to 15 percent slopes, Sehorn- Balcom complex, 30 to 50 percent slopes, eroded, Tehama loam, 0 to 2 percent slopes, and Zamora loam. The Sehorn-Balcom soils are identified as poor, Class III and IV soils by the U.S. Soil Conservation Service *Soil Survey of Yolo County*, and the Tehama and Zamora loam soils are classified as excellent, Class II and I soils,

respectively. The project site is designated as "Farmland of Local Potential," "Farmland of Statewide Importance," and "Grazing Land" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Farmland of Local Potential is a designation given to land that is of prime or statewide importance but is not presently irrigated or cultivated. Farmland of Statewide Importance is similar to Prime Farmland but with minor shortcomings, such as greater slopes or ability to store soil moisture. Grazing land is given to land on which the vegetation is best suited for the grazing of livestock.

The approximately 11-acre portion of the project site located north of Chickahominy Slough and containing the residences, barns, two-acre pond, and other outbuildings, is designated as Farmland of Local Potential and consists of the Tehama and Zamora loam soils. The balance of the property that lay south of Chickahominy Slough is primarily defined as Grazing Land, with approximately five acres in the western portion designated as Farmland of Statewide Importance, consisting of the Sehorn-Balcom soils. 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. A small orchard (stone fruit) has been planted to the north of Chickahominy Slough (along CR 29). Impacts resulting in the conversion of prime, unique, or farmland of statewide importance will be less than significant. However, the project may result in impacts to adjacent farming operations that are addressed in (b) and (e), below.

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

Less than Significant with Mitigation Incorporated. The proposed project is located on A-X (Agricultural Extensive) zoned property that is enrolled in the Williamson Act. Recently, the Williamson Act contract was non-renewed by the owner in August 2015. Thus, the agreement will cease to self-renew but the contract will remain in effect for the rest of its term, i.e., nine years (until 2024). The southern part of the property is also subject to a conservation easement that is held by the Wildlife Heritage Foundation. As indicated in the Project Description section of this Initial Study, the approximately 11-acre portion of the property containing the homestead is exempted from the restrictions of the easement. However, those portions of the property lying south of Chickahominy Slough are explicitly protected from development by the agreement.

Zoning

The proposed project is classified as a large bed and breakfast and large event facility under Sections 8-2.306(k) and 8-2.306(l) of the County Code. Such facilities are permitted in the A-X Zone through issuance of a Use Permit. In accordance with the relevant zoning regulations, the discretionary review of large event centers must consider any agricultural, residential, vehicle access, traffic, or other compatibility issues that may result with implementation of the project.

Opponents of the project have expressed significant concern that the project is incompatible with the agricultural use of the area, and that it presents traffic hazards due to its remote location and access via a narrow, rural, and minimally maintained county road that contains a series of sharp turns prior to reaching the project site. Nearby residents who live and farm or ranch on adjacent properties have submitted comments in opposition of the project, objecting that the proposal would impair ongoing agricultural operations and result in traffic incidents since the narrow road is shared by multiple users, including large farming equipment and livestock hauling. The applicant claims they have attempted to meet with neighboring farmers, ranchers, and residents to address specific concerns, such as shared use of the rural county road; however, to this date there has been little resolve and support from adjacent agricultural operators and those living within the vicinity of the project.

According to experts in the farming industry, such as representatives from the Agricultural Commissioner's Office and the Yolo County Farm Bureau, visitors to rural, remote areas are unaccustomed to the magnitude of operations within the agricultural industry and may perceive such operations as nuisances. Thus, Yolo County has a long-standing Right-to-Farm Ordinance which addresses issues with respect to ongoing agricultural operations. While those residing in rural locations

become used to such nuisances or are involved in the industry, bringing multiple non-residents within proximity to adjacent agricultural operations for large events can result in significant complaints which may eventually impede operations.

In order to reduce obstacles to ongoing agricultural operations, the County has required a notification process as a standard Condition of Approval for other similar projects, such as the Yolanda Ranch, Freeheart Farms, Miner's Leap, and Park Winters event centers. This Condition of Approval has been included in Mitigation Measure AG-2, below. The measure requires the applicant to establish a notification process that informs potential clients of Field & Pond of the County's Right-to-Farm Ordinance as a way to alert potential and future customers of ongoing agricultural practices. This notification process will also require that the applicant notify those living along CR 29, from its terminus to CR 89, of pending scheduled events. Thus, the applicant will be required to coordinate with adjacent agricultural operators when scheduling events that will attract multiple non-residents to the area.

The project proposes to create lodging for up to nine guest rooms by converting one of the three existing residences (the main house) to a five-bedroom B&B and adding four future single-room stand-alone cottages. One of the residences, located nearest to the main house, is currently occupied by the owner and will remain for the owner-operators of Field & Pond. The third residence located near the northwest edge of the property (along CR 29) and away from the other two homes, is currently unoccupied. This residence is proposed to be rehabilitated for a future resident farmer who will manage the orchards, row crops, and herb gardens, the weekend farming program, and Fresh Start program, which will be designed to bring agricultural experiences to urban youth. These latter project elements, i.e., resident farmer to manage agricultural production and facilitate agricultural education, are directly dependent on the agricultural use of the property. However, as indicated in the Project Description, the property has not been in agricultural production for well over ten years, maybe more. (Although, as of the writing of this Initial Study, the applicant has recently planted approximately 120 fruit trees.) Thus, the owners intend to restore and intensify the property's agricultural value by providing opportunities for those seeking a career and/or educational experiences in agriculture.

According to the applicant, the intent of the Field & Pond proposal is to provide a "high-luxury" agricultural and nature-based tourist experience to celebrate the legacy of Winters and Yolo County. The applicant's project description explains that guests of Field & Pond will have the opportunity to take part in harvesting and menu-planning by working directly with a resident farmer for a farm to table experience. The business plan for Field & Pond relies on an initial investment to procure lodging and events that will in turn fund the proposed agricultural ventures that will eventually sustain its services for lodging and land-based learning. As described in the Project Description, the business plan outlines the planting of five acres of stone fruit on the north side of Chickahominy Slough (peaches, apricots, cherries, etc.), as well as herb gardens that will be used for food and beverages on the premises.

Williamson Act

The proposed project was previously routed for early agency comments in April, 2015, and again in July, 2015, when the project was modified. Comments received from Responsible and Interested Parties include the Agricultural Commissioner's Office (addressed in (e), below), the Department of Conservation (DOC), and the Yolo County Farm Bureau.

The DOC submitted comments in a letter dated August 18, 2015, indicating a concern that the project site contained no agricultural operations that would support the existence of a bed and breakfast or an event center, and therefore was inconsistent with Government Code Section 51238.1 which identifies principles of compatibility for uses approved on properties under the Williamson Act. In addition, the DOC expressed concern that the project would bring large numbers of people into an agricultural area multiple times per year, which could hinder or impair agricultural operations in the area. The legislative findings in Government Code Section 51220.5 address permanent and temporary population increases in agricultural preserves (areas of properties under Williamson Act contract) with respect to a local jurisdiction's responsibility for determining compatible uses. The DOC has advised the County to carefully

consider how the project is consistent with the principles of compatibility and the purpose of the Williamson Act.

The Yolo County Farm Bureau also stated in a comment letter, dated August 31, 2015, that the project is in direct conflict with the Williamson Act since the proposed uses are not a continuation of an existing agricultural business and the project lacks the ability to accommodate proper agricultural spray buffers for adjacent farming operations. (See, also, the Agricultural Commissioner's comments discussed in (e), below.) In short, the Farm Bureau supports agricultural businesses when they expand existing operations to allow for new opportunities that provide income and support, and when the uses do not negatively impact neighboring agriculture. They have stated their opposition to the project since the proposal does not expand an existing or future agricultural business.

The construction of additional cottages as part of the B&B expansion may conflict with the property's Williamson Act contract that will non-renew in 2024. Specifically, the original contract (Land Use Agreement #69-366) and 2013 Successor Agreement #13-47 are bound by the terms of Resolution #69-256, which identifies the conditions under which the property shall be managed. The Resolution lists those uses which are deemed to be compatible with the property's Williamson Act contract, as updated by any applicable state laws or local regulations. One of the listed uses prohibits guest houses that are rented or used as a business. At the time the Williamson Act contract went into effect a guest house was defined as detached living quarters of a permanent type of construction where no compensation in any form is received or paid whether directly or indirectly (Yolo County Ordinance 488). Yolo County Code Section 8-2.507 continues to define a "guest house" as detached living quarters where no compensation is received.

The project proposes converting the main house to a five-bedroom B&B with future additional lodging in the form of individual cottages or one-room guest houses. Historically, the County has permitted B&Bs in the agricultural zones, including property under the Williamson Act, with the issuance of a Use Permit, as long as the use is confined to an existing residence. The addition of new individual cottages (guest houses) presents a conflict with the contract since the use would be for business purposes and not to augment agricultural productivity of the land.

In addition, the expansion of the event center may be incompatible with agricultural uses adjacent to the property and surrounding Williamson Act lands. Hosting up to 35 events per year at 300 people per event could conceivably bring up to 10,500 additional visitors per year to the remote rural area which may, at times, hinder or impair adjacent agricultural operations, particularly since harvest, planting, and wedding seasons may overlap. Although, this annual total would more likely be around 5,000 annual guests/attendees, assuming most weddings and other events only draw between 120 and 150 people. Accordingly, the typical event is within the 150 attendees per event limit currently allowed on the property by right under the Zoning Code. Further, the temporary increase of visitors to the area is not the equivalent of increasing the permanent population of the area by a similar number. However, approving the project could increase the maximum impact from temporary visitors on a daily basis compared to the current events (from a maximum of 150 to 300), and also would increase the frequency of such events on an annual basis (from a maximum of 8 to the proposed 35). These increases represent a potential significant conflict with surrounding Williamson Act lands.

The project will be subject to mitigation requirements that reduce the project's scope in order to address potential conflicts with the Williamson Act and nearby agricultural operations. First, construction of additional lodging, i.e., new cottages, shall be prohibited until the contract has completely non-renewed.

Second, in addition to the currently allowed one event per month, the number of events shall be limited to once per week (whether paid or unpaid, for-profit or not-for-profit), for a combined total of not more than 20 total events per year. A majority of the 20 events shall be small, i.e., not more than 150 attendees, similar to the events currently allowed by right. Up to four events per year may include greater than 150 attendees, but no more than 300, not to occur more than once per month. In order to reduce the road usage for such large events, shuttles or vans shall be required for events over 150 attendees. The applicants may seek a Use Permit amendment to increase the number of events after one year of project

implementation, upon review and approval by the Planning Commission. Any proposed modification to increase the number of events/attendees may be subject to additional CEQA review and environmental analysis.

Third, the project will be required to implement a notification process that informs potential clients of Field & Pond of the County's Right-to-Farm Ordinance and includes a process to notify adjacent landowners of upcoming events.

Mitigation Measures AG-1 and AG-2, defined below, will be included in the project's Conditions of Approval to ensure that the project remains consistent with the terms of the Williamson Act contract and does not otherwise hinder or impair adjacent agricultural practices.

Mitigation Measure AG-1:
In order to remain consistent with the property's Williamson Act contract, the project will be prohibited from construction of any new guest rooms, including stand-alone cottages, above and beyond the five-room bed and breakfast accommodations in the main house, until such time as the terms of Successor Agreement #13-47 have completely non-renewed.

Mitigation Measure AG-2:
In order to ensure that the temporary or permanent increase in population at the project site does not significantly hinder or impair adjacent agricultural operations, the project will be required to:

(a) limit operations to a total of 20 total events per calendar year, not to exceed one event per week. A majority of the events shall not exceed a guest list of 150 attendees. Up to but not more than four (4) of the events may include up to but not more than 300 attendees, not to occur more than once per month. Shuttles or vans shall be required for events that exceed 150 attendees. In all instances, the number of trips generated by attendees, service personnel, and other persons associated with the event (car trips and van/shuttle trips) shall not exceed 100 round trips for a single event. The limitations on this mitigation measure apply to any type of event with more than 20 attendees, whether paid or unpaid, for-profit or not-for-profit, personal or business. The number of attendees does not include paid staff, contractors, or caterers; and

(b) implement a notification process, to be submitted and approved by the Community Services Department, that informs potential clients of Field & Pond of the County's Right-to-Farm Ordinance as a way to alert potential and future customers of ongoing agricultural practices and which limits a private property owner's ability to file nuisance complaints against adjoining agricultural land in production. This notification process shall also include a process to notify those adjacent landowners living along CR 29, from its terminus to CR 89, of pending scheduled events at least two weeks advance.

Conservation Easement

The property, along with hundreds of acres of adjoining land, is subject to a conservation easement that permanently preserves a majority of the land for its natural, scenic, agricultural, and open space conditions. Portions of the property, which include the residential areas located on the north side of Chickahominy Slough (the project site), are exempted from the restrictions of the easement. A majority of the remaining property, including the area behind Chickahominy Slough, is restricted from development due to its habitat and agricultural values that enhance the open space features of the property. Also, a separate recorded easement restricts access across Chickahominy Slough to pedestrian travel only, i.e., the only way to cross the slough is via adjoining property to the west after the first bridge crossing on

County Road 29. This access easement may limit (or prevent) future agricultural endeavors on the south side of Chickahominy Slough, such as pursuing livestock grazing agreements, orchard and row crop installations, including harvest activity, if tractors, cattle trucks, and other vehicles remain prohibited.

To conclude, the applicant proposes to host events and provide lodging to share in the rich history of the area and as a means to fund restoration and enhancement of agricultural productivity on the property. The County Code provides for the discretionary review of certain proposed agricultural commercial uses in the A-X Zone to ensure the uses are compatible with existing and adjacent agricultural operations. As required by Mitigation Measure AG-2, above, the applicant shall establish a notification process that advises future and potential clients of Field & Pond of the agricultural operations that surround the vicinity, as well as a process to inform and coordinate with farmers, ranchers, and residents who share use of County Road 29 from its terminus to County Road 89. Additionally, a Condition of Approval will require a one-year review by the Planning Commission to determine whether the project has complied with all project conditions. Mitigation Measures AG-1 and AG-2, which limit and reduce the scope of the project, and require advance notification of events to adjacent agricultural operators, will ensure that impacts to agricultural uses and the property's Williamson Act contract will be reduced to less than significant levels.

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 with Mitigation Incorporated. 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 "Farmland of Local Potential," "Farmland of Statewide Importance," and "Grazing Land." The surrounding area has similarly been mapped but also includes areas designated as "Prime Farmland." A majority of the surrounding adjacent farmland is under active agricultural production, including orchards, row crops, livestock, and grazing land.

The Yolo County Agricultural Commissioner's Office has expressed concern over the project's potential conflicts with the agricultural activities in the area and strongly recommends maintaining a 500-foot buffer from adjacent agricultural operations. The Office's primary concerns relate to spraying or other application operations that could occur within a few hundred feet of the project site, as well as the characteristic changes that would occur at the site as a result of the project. In this case, the project site, used primarily as a home site, is surrounded by intensive 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. Furthermore, the existing homestead, which includes the three residences, barns, two-acre pond, and other outbuildings, is within 300 feet or closer to the nearest actively farmed parcel. Intensifying non-agricultural related uses at the site, such as events and lodging, increases the adjacent agricultural operator's restrictions, particularly when the new activities and increase in human population, temporary or otherwise, will occur less than 300 feet away.

As discussed in (b), above, rural residents are generally more accustomed to surrounding agricultural operations within the vicinity of a home site, as opposed to non-residents who may have little experience with impacts from agricultural operations. For instance, an adjacent ag operator requesting a spray or other application permit from the Agricultural Commissioner's Office can often seek permission from an adjacent property occupant to decrease the required buffer, which can be anywhere between 300 to 500 feet depending on the type of application and restricted material being used. According to the Ag Commissioner, changing the site from an occupied rural residence to an event center with lodging

renders the site "sensitive," potentially further restricting the adjacent ag operator since the site will draw multiple non-residents several times per year and place them within an area that would otherwise be considered restricted.

The Agricultural Commissioner's Office has recommended options that would reduce project impacts to adjacent agricultural operations. One option is for the applicant to obtain written agreements with adjacent farming operations to reduce the restricted area(s), prior to project approval. The other options include purchasing easements from the adjacent farming operations to ensure required buffers are met, and/or installing barrier landscaping and fencing at the project site. At the writing of this Initial Study, the applicant has not yet secured any written agreements with adjacent ag operators. In order to address changes in the environment that may impact ongoing adjacent ag operations, the following mitigation measures will be required, absent any written agreements, and included in the project's Condition of Approval:

> **Mitigation Measure AG-3:**
> In order to ensure the adjacent agricultural operations are not further restricted from the introduction of new sensitive uses at the project site, i.e., the presence of multiple non-resident visitors, the applicant shall:
>
> (a) maintain a 500-foot buffer from adjacent agricultural operations for any newly constructed buildings, such as cottages or guest houses or a new event barn, not including a restored barn, unless a written agreement to reduce the buffer is obtained between the affected agricultural operator(s) and applicant. Alternatively, the applicant may opt to purchase an easement from adjacent farming operations. If such an option is pursued, the easement shall be recorded and a copy of the recorded document shall be placed on file with the Community Services Department; and
>
> (b) provide screening in those locations, not currently protected by landscaping or fencing, where guests are likely to congregate. This may require the installation of mature foliage to ensure that areas adjacent to agricultural operations are not affected by spray or drift.

This measure, in conjunction with Mitigation Measure AG-1 and AG-2, above, will ensure adjoining agricultural operations are not significantly impacted and would reduce potential impacts to agricultural resources to a less than significant level.

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?	☐	☐	☐	☒
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e.	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

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 (O_3) and particulate matter 10 microns or less in diameter (PM_{10}) 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 PM_{10})—The criteria air pollutants of primary concern include ozone-precursor pollutants (ROG and NO_X) and PM_{10}. 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 (PM_{10}). Because $PM_{2.5}$ is a subset of $PM_{10,}$ a separate significance threshold has not be 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
Source: Handbook for Assessing and Mitigating Air Quality impacts (YSAQMD, 2007)	

- Emissions of Criteria Air Pollutants (ROG, NO_X, and PM_{10})—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 PM_{10}, project-generated emissions of ozone precursor pollutants (i.e., ROG and NO_x) or PM_{10} 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.

DISCUSSION

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

No Impact. The event and lodging 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 (PM_{10}) 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 lodging and event facility would not contribute significantly to air quality impacts, but could generate some small amounts of PM_{10} and $PM_{2.5,}$ during any grading activities that might be required to improve and/or provide access the site. 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, NOx, or PM_{10} 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 lodging and event facility that will include conversion of the main house to a five-bedroom bed and breakfast, up to four future single-room cottages, a barn conversion to host indoor/outdoor events, a future pool with cabana, and an event parking area. The project would not result in significant

projected emissions. Large B&Bs and event facilities are conditionally permitted uses in the agricultural zones.

Improvements to the main house to convert to a B&B and restoration of a barn to address accessibility requirements and a change of occupancy could result in temporary impacts to air quality during any related construction activities. Other improvements to the property include a 45,000-square foot parking area, rehabilitating a third residence currently unoccupied for a resident farmer, construction of a lap pool and cabana, construction of four future single-room cottages, as well as constructing decks and patios around the main house and increasing the outdoor event area around the barn.

Temporary project 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. However, the project is located in a remote rural area that largely supports ongoing agricultural activities. Most of the proposed changes to the property involving construction activity or agricultural endeavors will be done in phases. By implementing the above Conditions of Approval identified in (b), any potential for construction-related emissions for the proposed project would result in less than significant levels. Short-term air quality impacts would be generated by truck trips during construction activities, including tenant improvements, and site preparation.

Long-term mobile source emissions from the anticipated lodging and 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 four days per week. Vehicle trips would also be associated with guests and vendors accessing the facility, which may include up to 100 round-trip vehicle trips (assuming single-car and multi-car passenger vehicles, use of shuttles for events that exceed 150 attendees, and that most events draw up to 150 attendees) between the hours of 8:00 A.M. to 12:00 A.M. Friday through Sunday from March to November. The largest event generator would be weddings, which are anticipated to occur primarily on Saturdays between 1:00 P.M. and 12:00 A.M. The corporate retreats and non-profit events, expected to occur on Fridays from 8:00 A.M. to 5:00 P.M., are expected to draw less than 150 attendees (typically 50 people).

The project includes the use of chartered buses, vans, or shuttles for large wedding/reception parties to reduce the number of cars traveling to and from the site. Lodging for the five-bedroom B&B, and possible future four single-room guest cottages, is not expected to generate significant daily vehicle trips. The event parking area will be maintained with water sprinkling and graveling as necessary, to reduce dust generation.

Altogether, although the proposed project will increase daily use of the project site, it would not create a cumulatively considerable net increase of any criteria pollutants.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. The proposed project is located in a remote agricultural area near the terminus of County Road 29, northwest of the City of Winters, with relatively 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 are two residences, to the east and west, located a little less than one mile away from the project site, each located on large agricultural parcels. Short term air quality impacts due to construction activities to implement the project 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 vehicles, including passenger cars, buses and/or shuttles, and delivery trucks accessing the site for events (primarily Friday through Sunday) from March through November, and for lodging in the bed and breakfast. Construction activities to accommodate the event and lodging facility will be required to control dust 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.

Air quality impacts to sensitive receptors are expected to be less than significant.

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

Less than Significant Impact. The proposed lodging and event facility is not expected to generate objectionable odors. Most events are anticipated to be catered by licensed food vendors, which may include outdoor barbeque.

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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

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 with Mitigation Incorporated. The site of the proposed lodging and large event facility is located in an area of rolling hills, and includes grazing land and a riparian/wildlife corridor where Chickahominy Slough bisects the property. A majority of the 80-acre property is included in a conservation easement that is held by the Wildlife Heritage Foundation, along with hundreds of adjoining acres, to preserve the property's scenic, wildlife, open space, and agricultural values in its natural state. The property is adjacent to other large agricultural parcels that are in active production, including orchards, row crops, grazing land, and livestock breeding. No actively farmed land will be removed from production.

The proposal includes the conversion of the main house to a five-room bed and breakfast and a barn to accommodate indoor/outdoor events, with a 45,000-square foot parking area that will hold up to 75 cars. Additionally, up to four future single-room cottages and a lap pool with cabana may be constructed.

There is one documented Swainson's hawk nest sites within one mile of the proposed project site, as addressed below. According to the Yolo Habitat Conservancy (YHC), in addition to nesting raptor habitat, there is suitable habitat for three species of concern within one mile of the project site, which was confirmed by information included in the California Natural Diversity Data Base. The three species include the Western pond turtle, a California species of special concern, the Tricolored blackbird, a California species of special concern, and the Valley elderberry longhorn beetle (VELB), a federally threatened species.

Information provided by YHC indicates that there are 2.6 acres of aquatic habitat and 57.09 acres of nesting and overwintering habitat for the Northwestern pond turtle located within the project site. Similarly, there are 38.55 acres of foraging habitat on the project site for the Tricolored blackbird, and 16.96 acres of non-riparian and 18.65 acres of riparian habitat for the VELB. YHC recommends that measures be developed to ensure awareness and vigilance regarding the presence of any of these important species during all phases of excavation, transportation, grading, and building activities at the site.

Following notification by members of the public of the possible presence of sensitive bird species at the project site and further investigation, a Biological Site Assessment for the site has been prepared by Jim Estep and is included in Appendix A (Estep Environmental Consulting, 2016). The objectives of the site assessment were to:

- evaluate land use and natural community associations, and general wildlife use;
- determine the presence of unique biological resources and sensitive habitats;
- determine the presence, absence, or potential for occurrence of special-status species;
- assess current baseline levels of human use and disturbance;
- assess the potential for and the extent to which proposed project components could significantly impact biological resources relative to the baseline condition pursuant to
- CEQA definition; and
- provide recommendations to minimize the impact of project elements on biological resources.

Available information regarding biological resources on or near the project area was gathered and reviewed, including the California Natural Diversity Data Base; Yolo County Habitat Conservation Plan/Natural Community Conservation Plan species accounts and maps; other published and unpublished biological reports, accounts, and research; and aerial photographs and land use/vegetation maps of the project area and surrounding area.

Mr. Estep conducted a field assessment of the property on April 27, 2016, walking the entire 80-acre property to observe and characterize natural communities and wildlife habitats present on and adjacent to the property. He focused particularly on the 2-acre pond and its associated emergent marsh to determine the presence of tricolored blackbirds (*Agelaius tricolor*), and trees along Chickahominy Slough and elsewhere on the property for the presence of nesting Swainson's hawks (*Buteo swainsoni*) and other raptors. He assessed the potential for and general magnitude of impacts to sensitive resources from project components, the habitat availability and quality for each potentially occurring special-status species, and the likelihood and magnitude of impact from implementation of the proposed project.

The following is summarized from the Estep report. The report is in Appendix A

> The project site is characteristic of the westernmost extent of the Central Valley as it transitions into the interior Coast Ranges. The property lies within the Chickahominy Slough watershed, which extends northwest to southeast through the lower eastern slope of Blue Ridge. The slough runs through the entire length of the northern half of the property from the northwest corner to the southern boundary and separates the open grassland/pastureland south of the slough from the more disturbed and developed areas north of the slough. The slough supports a narrow riparian corridor dominated by valley oak (*Quercus lobata*) with Fremont cottonwood (*Populus fremontii*) and willow (*Salix* spp.) as secondary overstory species, along with occasional foothill pine (*Pinus sabiniana*) and an understory dominated by California buckeye (*Aesculus californicus*), toyon

(*Heteromeles arbutifolia*), and elderberry (*Sambucus Mexicana*). The slough has been narrowed and degraded over time through farming and ranching practices and currently supports a deeply incised channel with steep banks and a narrow, somewhat intermittent corridor of riparian vegetation. A small seasonal tributary also occurs on the property entering at the southwest corner, extending northward and then eastward through the open pasture before meeting Chickahominy Slough near the center of the property. This seasonal stream does not support woody riparian vegetation.

The homestead site, including all outbuildings and farm/ranch structures, is entirely north of the slough and bounded on the north by County Road 29. Most of this area has been disturbed by long-term farming/ranching operations and, other than the slough itself and the emergent marsh associated with the 2-acre pond, does not retain significant natural features. The area in the immediate vicinity of the main house, the second nearby house, and barns is landscaped with lawns and mature native and nonnative trees and shrubs and is subject to regular and typical human activities and disturbances. While the open grass area east of the main house is mostly weedy, unused, and maintained through periodic mowing, the area west of the main house in the vicinity of the 2-acre pond is more landscaped and includes rail fences, graveled footpaths, and lawns. The 2-acre pond, which is near the western edge of the homestead area west of the main house, is mostly open water and includes a small wooden pier on the southern end that extends approximately 40 feet into the pond. Emergent marsh, dominated by dense cattail (*Typha spp.*), extends around the perimeter of the 2-acre pond on the south, west, and north sides with the largest patch occurring on the northwest corner of the pond.

Several special-status species have the potential to occur on or in the vicinity of the project site (the 11 acres north of Chickahominy Slough), based on their habitat association, the availability of habitat on the project site, and whether or not the species has been detected on the project site. The report identified these species to include: Valley Elderberry Longhorn Beetle; Swainson's hawk; Tricolored Blackbird; and Western pond turtle. These species are discussed below.

The report also identified several other special status species that could be affected if grassland/pasture habitat were converted to orchard south of the Chickahominy Slough, including white-tailed kite, golden eagle, northern harrier, burrowing owl, loggerhead shrike, grasshopper sparrow, and American badger. The proposed project does not include any modifications to the lands south of the slough and so these species are not discussed further.

As a condition of project approval, and in order to ensure that impacts to the following threatened and/or species of concern are adequately addressed, the applicant will be required to implement the following mitigation measures:

Valley Elderberry Longhorn Beetle. There is potential to directly or indirectly impact elderberry shrubs from the project construction or implementation if shrubs occur within or near the project site. Removal or damage to elderberry shrubs would be considered a significant impact. Several mature elderberry shrubs were noted along Chickahominy Slough within the project boundary. No shrubs were found in upland sites in the immediate vicinity of project features. The Valley Elderberry Longhorn Beetle has been reported from the western foothills, the nearest of which is along Union School Slough approximately 2 miles northeast of the project site (CNDDB 2015).

The 2030 Countywide General Plan contains policies which specifically prohibit development within a minimum of 100 feet from the top of banks for all lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams for the protection of natural riparian or wetlands vegetation. Thus, as an adopted condition of approval, the project will be required to maintain a minimum 100-foot setback from the two-acre pond and Chickahominy Slough in order to minimize impacts to aquatic and riparian features, including habitat. The 100-foot setback will ensure that none of the existing elderberry shrubs are disturbed, however, there is the potential for shrubs to occur on other parts of the project site not within the creek corridor.

In order to reduce the potential for impacts to the VELB, the following mitigation shall be required:

> **Mitigation Measure BIO-1: Valley Elderberry Longhorn Beetle**
> Prior to construction at any time of the year, a qualified biologist shall conduct a survey to determine the presence/absence of elderberry shrubs within 100-feet of all ground disturbances (construction areas, parking area, outdoor event areas, and future single-room cottages, pool and cabana).
>
> For complete avoidance of an elderberry shrub that meets the USFWS definition of potentially occupied Valley Elderberry Longhorn Beetle (VELB) habitat (i.e., stems measuring 1.0 inch or greater in diameter at ground level), a 100-foot setback shall be maintained from any project component (USFWS 1999). The location of the shrub shall be identified by installing a temporary fence around the shrub. With approval from the USFWS, the setback can be reduced to 20 feet from the dripline of the shrub as long as other protective measures (e.g., signage, worker training, etc.) and restoration and maintenance of the site are applied according to the USFWS guidance (USFWS 1999). If avoidance is not possible, consultation with the USFWS may be required pursuant to Section 10 of the federal endangered species act. Through preparation of a low-effect habitat conservation plan, the project will be permitted to relocate the shrub out of the construction area. Other mitigation may also be necessary according to USFWS guidelines (USFWS 1999).

Swainson's hawk. Suitable nesting habitat for the Swainson's hawk occurs in the project vicinity in the nearby trees. The Swainson's hawk is a State threatened species. 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. The property supports numerous potential nest trees for Swainson's hawk along Chickahominy Slough; however, there are no nests currently on the property and no potential nest trees will be removed. There is one known nest in the immediate vicinity of the property, approximately 0.55 miles northwest of the main house. This distance is sufficient to avoid disturbance to the nest site from noise and other human disturbances resulting from the proposed project. Therefore, the project is not expected to impact Swainson's hawk nests or nesting habitat.

However, in order to reduce the potential for impacts to nesting Swainson's hawk, the following standard mitigation measure shall be required:

> **Mitigation Measure BIO-2: Swainson's Hawk**
> If construction occurs during the breeding season (March-September 15), the project applicant shall conduct Swainson's hawk pre-construction surveys no more than 14 days and no less than 7 days prior to initiating construction. A qualified biologist shall conduct the surveys and the surveys shall be submitted to Yolo County Planning, Public Works and Environmental Services Department for review. The survey area shall include all potential Swainson's hawk and raptor nesting sites located within ½ mile of the project site. If no active nests are found during the surveys, no further mitigation shall be required.
>
> If an active nest used by a Swainson's hawk or other raptor is found sufficiently close (as determined by the qualified biologist) to the construction area to be affected by construction activities, a qualified biologist shall notify the California Department of Fish and Wildlife and a ½ mile construction-free buffer zone shall be established around the nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March and September unless it is determined by a qualified biologist in coordination with CDFW that the young have fledged and are feeding on their own, or the nest is no longer in active use.

Tricolored Blackbird. There is the potential to directly or indirectly impact the tricolored blackbird through project construction or implementation. Although currently designated as a state species of special concern, the legal status of the tricolored blackbird has recently been under review by the CDFW and the USFWS. The species was emergency listed as endangered under the state endangered species act in December 2014, which expired in December 2015. The species is currently under review for a permanent state listing. The species is also currently under review by the USFWS following a 90-day finding that formal federal listing may be warranted.

The tricolored blackbird nests in colonies from several dozen to several thousand breeding pairs. Tricolored blackbirds have been reported at the 2-acre pond on the project as recently as 2014 when a total of 35 individuals were detected (UC-Davis Tricolored Blackbird Portal, 2016). However, breeding was apparently not confirmed.

Although nesting does not appear to have been confirmed, small numbers of tricolored blackbirds have occupied the marsh during the breeding season since at least 2011, including 10 individuals observed during Mr. Estep's survey. Prior to this year, it appears that most or all previous observations were made from County Road 29, thus making it difficult to estimate the number of tricolored blackbirds occupying the marsh and to observe and confirm breeding. However, surveys conducted this year, which occurred around the entire perimeter of the marsh, did not detect breeding behavior. Still, although the small number of birds, the lack of confirmed breeding, and presence of red-winged blackbirds as the primary breeding occupant of the marsh would suggest this is not a significant breeding site for tricolored blackbirds, detections during breeding season indicate occupancy and potential (but unconfirmed) breeding.

Tricolored blackbirds are sensitive to a variety of human disturbances near their breeding colonies, particularly during the incubation phase of the breeding cycle. The species also requires nearby foraging habitat. The adjacent pasture is essential for continued occupancy and possible use of the marsh as a breeding site. Project elements that could potentially affect continued occupancy by tricolored blackbirds are an increase in the frequency and magnitude of noise and other disturbances related to proposed events occurring during the breeding season. For purposes of this assessment, confirmed breeding of tricolored blackbirds must be established for a habitat or disturbance-related impact to reach a level of significance. If breeding were confirmed at the site, these project elements would constitute a potentially significant impact to this species.

In order to reduce potential impacts to the tricolored blackbird, the following mitigation measure shall be required:

Mitigation Measure BIO-3: Tricolored Blackbird

(a) Relocate any parking areas away from the 2-acre pond. The most appropriate location for the parking area is the strip of disturbed grass between County Road 29 and the gravel driveway east of the Main House.

(b) During scheduled events, maintain a 100-foot buffer around the 2-acre pond and along Chickahominy Slough, and prohibit visitor access into the buffer during the breeding season (March through August). Walking paths should be outside of the 100-foot buffer. Rail fencing can be used to delineate the buffer. If breeding of tricolored blackbirds is verified in any given season, then this buffer shall be increased to 500 feet, see (f), below.

(c) Maintenance of cattail growth in the 2-acre pond should not occur during the breeding season (approximately March through August).

(d) Reduce the number of events per year by implementing Mitigation Measure AG-2.

(e) The applicant shall hire a qualified biologist to conduct a monitoring survey in the early part of each year for a minimum of 5 years to determine occupancy and breeding status at the 2-acre pond. If breeding is not confirmed during the 5-year period, monitoring can cease. If breeding is confirmed, annual monitoring shall continue until 5 consecutive years of non-breeding is confirmed.

If breeding is not confirmed in any given year, then no further restrictions are necessary. If breeding is confirmed in any given year, then further restrict all activities in the vicinity of the breeding pond during the tricolored blackbird breeding season (March through August). If breeding occurs, it will most likely occur at the western end of the pond, which is approximately 500 feet from project facilities including the main house and the restored barn. This distance is consistent with most disturbance-related avoidance and minimization measures for this species. If breeding is confirmed, prohibit all visitor access within the 500-foot buffer during the breeding season (March through August).

Western Pond Turtle. There is potential to directly or indirectly impact the western pond turtle through project construction or implementation due to the existence of aquatic habitat, as well as nesting and overwintering habitat at the project site. Streams, such as Chickahominy Slough provide marginal habitat for pond turtles due to seasonal or intermittent flows. However, because it's a permanent water body, the 2-acre pond may provide suitable aquatic conditions, although basking habitat is lacking. The surrounding grassland/pastures and nearby banks of Chickahominy slough may provide suitable upland nesting and dispersal habitat. The excavated pond south of the slough may provide occasional seasonal aquatic habitat. No western pond turtles were observed during the field survey and none have been reported from the project site.

Implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3, as well as the project's adopted Conditions of Approval, would protect the Valley elderberry longhorn beetle, Tricolored blackbird, Western pond turtle, and potential Swainson's hawk nests and other birds of prey that may exist in the project vicinity from construction related impacts. Impacts to species of concern would be considered less than significant.

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?

Less than Significant Impact. The project is located within proximity to Chickahominy Slough that bisects the 80-acre parcel, which includes the approximately 11-acre homestead area (project site) on the north side of the slough and the remaining 69 acres of grazing land and rolling hills south of the slough. Additionally, a two-acre pond is situated within the 11-acre homestead area, west of the main house (proposed for the B&B) and owner-occupied cottage. As indicated above, the project contains approximately 2.6 acres of aquatic habitat for the Northwestern pond turtle and 18.65 acres of riparian habitat for the VELB. There are no identified protected wetlands at or near the project site as indicated by the Wetlands Mapper provided by the U.S. Fish and Wildlife Service; however, in addition to Chickahominy Slough, the project site is adjacent to Salt Creek. As identified above, the project's adopted Conditions of Approval will ensure that no construction will occur within 100 feet of the pond and slough. (A wetlands delineation has not been prepared for the project.)

The project proposes use of the 11-acre homestead area as a large bed and breakfast and large event center that will provide lodging for up to nine guest rooms and accommodate weddings, corporate retreats, and other events throughout the year, primarily from March through November, Friday through Sunday. In addition to converting the main house into a five-bedroom B&B, the project proposes the

future construction of up to four additional single-room cottages to increase lodging capacity. With the exception of the proposed new cottages and pool with cabana, all other uses will remain within the existing footprint of the homestead, i.e., main house and barn, including adjacent outdoor areas.

As defined in (a), above, the County prohibits new construction or development within 100 feet of any lake or water course in order to limit impacts to aquatic and riparian features (2030 Countywide General Plan Conservation Policy CO-2.22). Chickahominy Slough and its banks contain highly erodible soils and the District Conservationist for the Natural Resources Conservation Service (NRCS) has advised the applicant to maintain a vegetative buffer between the planting of new orchards and the slough to prevent further erosion and to protect the quality of water running off the field into the slough. Although the County does not regulate crop conversions, a Condition of Approval will be added to the project to encourage the applicant to take measures to reduce erosion and protect water quality in Chickahominy Slough.

Thus, the project will be required, through implementation of adopted Conditions of Approval, to maintain a minimum 100-foot buffer from Chickahominy Slough and the two-acre pond for all new development, which may include but not be limited to additional guest cottages, a pool with cabana, a new event barn and event areas, and walking paths. With these project-specific Conditions of Approval, impacts to riparian habitat are expected to be less than significant. The project is not expected to significantly impact wetlands. Any future proposal to develop or construct within proximity to Chickahominy Slough or the two-acre pond, such as building a bridge or footpath, will require additional approvals from the California Department of Fish and Wildlife (Streambed Alteration Agreement, Section 1602 of the Fish and Game Code), the US Army Corps of Engineers (if the watercourse or lake are determined to be jurisdictional), and the Wildlife Heritage Foundation (to determine consistency with the conservation easement).

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?

Less than Significant Impact. The project is located on a parcel where the majority of the land is permanently protected with a conservation easement that ensures the property will retain its scenic, wildlife, open space, and agricultural features in its natural state. Project implementation will mostly occur within the homestead area which already includes three homes, a two-acre pond, barns, and several outbuildings, and is excluded from the easement's restrictions. The project is not expected to interfere with the movement of any wildlife species nor impede a wildlife nursery site. Impacts will be less than significant.

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

Less than Significant Impact. See discussion in (b)(c), above, that includes a project-specific Condition of Approval to prohibit development within 100 feet of Chickahominy Slough in accordance with General Plan policies and development codes. 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. As mentioned elsewhere in this Initial Study, the project site is subject to a conservation easement deed that protects a majority of the property's wildlife, open space, and agricultural features in its natural state. The deed's covenants, terms, conditions and restrictions specifically prohibit the removal of trees, shrubs, or other vegetation except as required by law for fire breaks, maintenance of foot trails or roads, or prevention or treatment of disease. There are no proposed oak tree removals to accommodate the project. Impacts to biological resources will be less than significant.

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 Habitat Conservancy, 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. As identified in (a), above, YHC has indicated the presence of special species of concern and/or their habitat that may exist at the project site. Through implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3, and the project's Conditions of Approval, conflicts with the developing NCCP/HCP are not anticipated, as potential impacts to the Western pond turtle, Tricolored blackbird, VELB, and raptor nests, including the Swainson's hawk, have 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?	☐	☐	☒	☐
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Less than Significant Impact. The project site is recognized in the Yolo County 1986 Historic Resources Survey, as described in the Project Description of this Initial Study, but is not a designated County historical resource. The Survey described the "William Cannedy Farm" as an excellent collection of farmstead-related buildings, complete with the original pioneer residence, illustrating a pioneer's rise to agricultural prosperity in Yolo County. The main house (proposed to be used as a B&B) was described as a notable example of the Craftsman style taking on all the more significance being set amongst the other farm-related structures. According to the applicant, the project proposes to restore the historical agriculture and structures on the William Cannedy Farm and make the ranch more accessible to Yolo County visitors. Tenant improvements proposed to convert a barn for indoor/outdoor events will be designed to keep its original look. Similarly, according to the applicant, changes made to the main house to accommodate a bed and breakfast will take into consideration the cultural value of the structure and surrounding property setting. The project will not cause an adverse change in the significance of an historical resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than Significant with Mitigation Incorporated. The project site is currently developed as a home site with multiple dwellings, barns, a two-acre pond, and several outbuildings, which encompasses approximately 11 acres of the 80-acre property. The balance of the property is situated on the south side of Chickahominy Slough and is subject to a conservation easement. 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. Based on the information provided, the Yocha Dehe Wintun Nation is aware of known cultural resources within the vicinity of the project site and has requested consideration of potential impacts to cultural resources during project construction and/or implementation. In May, 2016, a site visit was conducted by the Yocha Dehe Wintun Nation's Cultural Resources Manager.

A standard Condition of Approval will require that should subsurface cultural resources be encountered during any project construction, including grading and land clearing activities, construction shall be halted until a professional archaeologist can be consulted. Additionally, although a significant portion of the 11-acre project site (homestead area) has been previously disturbed, due to the presence of known resources, activities taking place on previously undisturbed soils will be subject to mitigation requirements, described below.

Conservation policies in the 2030 Countywide General Plan require that projects avoid or mitigate to the maximum extent feasible the impacts of development on Native American archaeological and cultural resources. Thus, in order to protect the significance of an undiscovered archaeological resource, the project applicant will be required to address the potential for presence of cultural resources at the project site. The project's adopted Conditions of Approval will require implementation of the following mitigation measures, prior to or during the construction of any additional cottages, a pool, cabana, or new event barn, to ensure impacts to archaeological resources are less than significant.

Mitigation Measure CUL-1
Prior to any earth disturbing activities on previously undisturbed soils, including any grading for the construction of additional single-room cottages, a pool, cabana, or new event barn, the applicant shall be required to retain a qualified archaeologist to evaluate the site to determine if archaeological resources are likely to exist. If it is determined that archaeological resources could be present, the Yocha Dehe Wintun Nation shall be consulted to determine the extent of impacts to archaeological resources and to create appropriate mitigation to address any impacts.

Mitigation Measure CUL-2
If, during project construction activities, cultural resource discoveries are made, all activities shall stop and a qualified archaeologist shall be retained and the Yocha Dehe Wintun Nation shall be notified and, in consultation with their designated monitors, the site shall be evaluated for cultural significance and to determine proper disposition of any artifacts or culturally sensitive resources.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact. See discussion in (b), above. Any construction and/or tenant improvements to the main house to accommodate lodging or conversion of a barn to accommodate indoor and outdoor events would not be expected to affect any paleontological resources known or suspected to occur on the project site.

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:	☐	☐	☒	☐
	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

GEOLOGICAL SETTING

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

DISCUSSION

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).

Less than Significant 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. Several earthquake fault zones are present within the County, and the above-identified faults are within regional proximity of the project site. However, 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. Any major earthquake damage on the project site is likely to occur from ground shaking, and seismically related ground and structural failures. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying brock affect seismic response. Although known active seismic sources are located within regional proximity to the project site, damage from seismically induced shaking during a major event should be no more severe in the project area than elsewhere in the region. Any proposed construction would be required to be built in accordance with Uniform Building Code requirements, and will be generally flexible enough to sustain only minor structural damage from ground shaking. Therefore, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking.

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 project includes improvements to a permanent residence, as well as other development, and is therefore required to comply with all applicable Uniform Building Code and County Improvement Standards requirements to ensure that risks from ground failure are minimized.

iv) Landslides?

Less than Significant 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 immediate 11-acre homestead, where a majority of the project will occur, is relatively flat and is in an area of low landslide susceptibility due to the slope class and material strength. However, the area south of Chickahominy Slough consists of hilly terrain. The project site is limited from development on the south side of Chickahominy Slough due to the property's conservation easement deed restrictions and recorded access easement that allows pedestrian foot travel only. Additionally, no development shall occur within 100 feet of any lake or watercourse. Any proposed structures and/or tenant improvements to existing structures will be required to comply with all applicable Uniform Building Code and County Improvement Standards. Large landslides

are unlikely to occur at the project site, particularly 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 immediate 11-acre project site is relatively flat and would require minimal grading to develop a graveled parking area, make tenant improvements to the main house, and to convert a barn to accommodate indoor/outdoor events. The homestead is located in an area with little potential for erosion, and areas near Chickahominy Slough, which contain highly erodible soils, are restricted from development as identified in Section IV (Biological Resources). Substantial soil erosion or loss of topsoil is unlikely to occur as the project proposes minimal grading and ground disturbance, with the exception of a parking area and future construction of four future single-room cottages and a lap pool with cabana. Construction proposed by the project will be subject to a grading permit that requires implementation of best management practices to minimize any adverse effects, and a Storm Water Pollution Prevention Plan is required for disturbance of one acre or more. These existing requirements for erosion control, stability of building sites, and building code compliance would remain in effect for all phases of project implementation. The proposed lodging and event facility project would not be expected to result in significant impacts related to erosion.

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?

Less than Significant Impact. The immediate project site, i.e., portions of the site developed with homes and barns, is not located in an area of unstable geologic materials, although areas around Chickahominy Slough and south of the slough do show potential for slope instability as characterized by their erodible soil types and slope potential. However, 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 is restricted from development near Chickahominy Slough through the property's conservation easement deed, access easement, General Plan policies, and Conditions of Approval that require a buffer from the slough and limit the project's footprint. The project proposes transient lodging, but is not expected to subject people to landslides or liquefaction or other cyclic strength degradation during a seismic event. Landslides and lateral spreading occurrences in Yolo County are typically more prevalent in the Capay Valley along Cache Creek.

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?

Less than Significant Impact. The existence of substantial areas of expansive and/or corrosive soils has been documented in the areas south of Chickahominy Slough, where development is prohibited, while soils at the immediate project site (11-acre homestead) have no documented expansive soil tendencies. The event and lodging facility project proposes improvements to the property, and all construction and/or tenant improvements to implement the project will be required to be built in accordance with Uniform Building Code requirements. A geotechnical report, along with soil samples, may be required as part of the building permit process. Risks to life and property from project development on expansive soils would be considered less than significant.

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?

Less than Significant Impact. The proposed lodging and event facility project will be served by an onsite septic system. As required by Yolo County Environmental Health, the project will be conditioned to require a site map and site evaluation review and approval prior to project implementation to ensure all proposed and/or use of existing onsite wastewater disposal systems can adequately serve the project.

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.	☐	☐	☒	☐
b.	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	☐	☐	☐	☒
c.	Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?	☐	☐	☒	☐

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 lodging and event facility project is consistent with the Countywide General Plan as it is a conditionally permitted use within the agricultural zoning districts, which implement policies in the General Plan. Likewise, the project is consistent with the growth projections assumed in the General Plan EIR, since growth of tourism uses is projected in the agricultural and rural areas of the County. The project could create a small amount of GHG emissions due to vehicle employee trips generated during construction projects related to tenant improvements at the main house or barn, grading a parking area, and the future construction of additional guest cottages and a lap pool with cabana. However, because project improvements are proposed in phases, the 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 truck deliveries up to four times per week and from guests and vendors attending events that may occur up to four to five times per month (Friday through Sunday, March through November). Traffic generated by the event facility is estimated at approximately 100 roundtrip vehicle trips per event, with five events per month, for a total of 500 roundtrip vehicle trips per month nine months out of the year, in addition to the four roundtrip truck trips per week. This is a worse-case scenario which assumes that five events per month (Fri – Sun) during March through November are booked for 150 attendees at each event.

As a condition of project approval shuttles will be required for events with more than 150 attendees but not to exceed 300 people. Additionally, in accordance with Mitigation Measure AG-2, the project will be required to reduce the number of events from the proposed 35 per year to a total of 20 per year, not to occur more than once per week from April through November. This required change will further reduce vehicle trips associated with the proposed event facility. The applicant has also agreed to use shuttles for events that exceed 150 attendees, further reducing vehicle trips for larger events. The B&B is expected to generate minimal impacts and would primarily be associated with booked events, although may include an additional ten vehicle trips per day. 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 lodging and 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.?

Less than Significant Impact. The project is located in a moderate area of risk for fire and therefore could pose a potential risk of wildfire danger. However, as required by the Winters Fire Department, the project will be conditioned to comply with all relevant and current Fire and Building Codes. This requirement includes changes in the use of existing structures, such as conversion of the main house to a bed and breakfast and the barn as an indoor event facility. Additionally, an automatic fire sprinkler system will be required in all occupancies used for sleeping, as well as in buildings that exceed 5,000 square feet or have an occupancy load of 100 or more persons. An approved water supply for firefighting purposes will also be required and included in the project's adopted Conditions of Approval. The project will not be affected by diminishing snow pack or water supplies. Impacts due to climate change effects will be less than significant.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste 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 Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation 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?	☐	☐	☒	☐

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 construction of the proposed project, i.e., tenant improvements to the main house, conversion of a barn, addition of guest cottages, a lap pool with cabana, etc., 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 to 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?

No Impact. The project site is not located within an airport land use plan, is not within the vicinity of a public airport, and would not result in a safety hazard for people residing or working in the project area. 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. There are several agricultural and private landing strips for airplanes located throughout the County, although the project site is not located within the immediate vicinity of a private airstrip. The nearest airstrips are approximately three miles away. These airstrips 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, and 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. With the implementation of this required notification process, the project is not expected to pose a threat to employees or guests of the proposed Field & Pond project.

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

Less than Significant Impact. The location of the lodging and event facility would not affect any adopted emergency response plan or emergency evacuation plan. However, the project site is located in a rural and remote area of the County near the terminus of County Road 29 and the applicant proposes using shuttles for larger wedding events. An adopted project Condition of Approval will require that the applicant develop a site specific Field & Pond emergency plan that identifies, among other things, facility information, owner and local emergency contact information, gathering or refuge locations, fire extinguisher locations, and other pertinent emergency response information.

Project opponents claim that introducing large numbers of non-residents to the area will result in significant traffic incidences on CR 29 due to its narrow, unlit, and minimally-maintained conditions. Moreover, the road is shared by multiple users, including heavy agricultural equipment. The closest major

roadway in the vicinity of the project site is County Road 89, which is approximately three miles east (see, also, discussion in Section XVI-Transportation/Traffic).

Yolo County Public Works engineering staff has recommended that the applicant bring attention to potential Field & Pond clients the nature of the project site's rural setting by noting in contracts, informational brochures, project website, and other project information locations, so that guests are made aware of the rural conditions in transit to and from the project site. The project's Conditions of Approval will require that the applicant disclose the conditions of the rural road, the presence of large farm vehicles, lack of street lighting, and that transit may take longer than expected travel times given by GPS or other mapping systems. The Conditions of Approval will also require that the applicant acknowledge that there are no plans for the County to improve or rehabilitate County Road 29 in the future, and that there can be no assurance that the paved portions of CR 29 will remain paved should the County Engineer determine that reversion to a gravel surface is appropriate. This extensive notification process, in addition to the previously described notification requirements and a site specific emergency plan will ensure that impacts will be less than significant.

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?

Less than Significant Impact. The project site is located in a designated Fire Hazard Severity Zone and, therefore will be required to implement several fire safety measures in order to reduce the project's risk from wildland fires. As discussed in Section VII (Greenhouse Gas Emissions), the Winters Fire Department will require that any changes to existing structures and the construction of new structures to accommodate the project shall adhere to current California Fire and Building Codes. Additionally, all occupancies used for sleeping quarters, all structures over 5,000 square feet, and all occupancies over 100 persons, may require fire sprinklers. Onsite water storage shall also be maintained at the site for firefighting purposes. In addition, parking associated with events and lodging at the project site shall be explicitly prohibited along County Road 29, which will ensure that fire access vehicles are not impeded. As a standard Condition of Approval, all Field & Pond parking will be required to be contained onsite. A parking circulation plan shall be required to show emergency access throughout the site. The applicant will also be required to comply with state law which requires that property owners maintain defensible areas around all building and structures to reduce exposure of people and structures to wildland fire. With the implementation of these requirements as adopted Conditions of Approval, impacts will be less than significant.

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?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f.	Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
h.	Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j.	Contribute to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

DISCUSSION

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

Less than Significant Impact. The project is currently served by a domestic well that will be required to meet construction requirements for potable water use through the implementation of the project's adopted Conditions of Approval. The project will also require a site map review and site evaluation to ensure any new or existing onsite wastewater septic systems comply with Yolo County Environmental Health standards. Additionally, the proposed project will be conditioned to prohibit new development within 100 feet of Chickahominy Slough, which bisects the property into its approximately 11-acre homestead area north of the slough (along CR 29) and remaining 69 acres of grazing land south of the slough. The Natural Resources Conservation Service's District Conservationist has strongly encouraged the applicant to take precautionary measures when planting orchards and row crops in the hilly areas of the property,

particularly near Chickahominy Slough, where the soils on and around its slopes are highly erodible. The project's Conditions of Approval will encourage the applicant to plant and maintain a vegetative buffer between any new orchards and Chickahominy Slough in order to prevent further erosion and to protect the quality of water running off the field and into the slough. These Conditions of Approval will ensure that pollutants are not discharged into the watercourse. See, also, discussion in (c), (d), below, regarding use of best management practices and other required measures to prevent project storm water pollution. Section XVII(a) (Utilities and Service Systems) addresses project requirements for proper onsite sewage disposal. Water quality standards and waste discharge requirements are not expected to 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)?

Less than Significant Impact. The project site is served by a private domestic well that, according to the applicant, is also used to irrigate the homestead areas, such as the lawn areas, and is currently being used to irrigate the new planting of 120 trees. Currently, there is no agricultural well. It is expected that a new well will be added to irrigate the permanent crops. The applicant anticipates that the project will require approximately 179,000 gallons of water on an annual basis. This annual total is derived from an estimated domestic use, including employees and transient lodging at 149,000 gallons, plus an anticipated 30,000 gallons for crops. According to the 2030 Countywide General Plan, agricultural water demand is expected to remain fairly stable or to decline slightly due to the increasing use of higher value, permanent crops and associated efficient irrigation systems. Intensifying the property's agricultural use is not expected to deplete groundwater supplies or affect any nearby wells. Any new well systems would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division. Similarly, use of the existing domestic well for transient guests is not expected to cause significant impacts.

The project proposes use of licensed food vendors who will supply bottled water for drinking during events; temporary portable restroom/washroom facilities will be brought to the site for each event, as necessary. See, also, discussion in Section XVII (Utilities and Service Systems) regarding Public Water Systems. The proposed project is not expected to substantially affect any nearby or onsite wells and would not deplete groundwater supplies or interfere with groundwater recharge.

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? *and*

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?

Less than Significant Impact. The proposed B&B and event facility project is located in an area of relatively level ground on a portion of an agriculturally zoned property that has historically been used as a home site. Chickahominy Slough bisects the property into the 11-acre homestead on the north side of the slough, which will contain the B&B and event barn for tourism purposes, and the remaining 69 acres of grazing land on the south side of the slough, which contains riparian habitat and hilly terrain. Improvements to the homestead area to accommodate the project include grading and graveling a 45,000-square foot parking area, improving driveway locations with paved connections to the county road, tenant improvements to the main house and conversion of a barn for indoor/outdoor events, and the future construction of four stand-alone 500-square foot cottages and a pool with cabana. Through adopted Conditions of Approval, the applicant will be required to submit civil improvement plans for the entire project site to ensure all new drainage improvements to the property tie-in to existing drainage facilities and features, as necessary. The applicant will be prohibited from designing or re-grading the project site to drain to the public right-of-way. All applicable permanent post-construction storm water pollution controls for new development will be required to adhere to the Yolo County Improvement

Standards, which will be reviewed by Yolo County Engineering staff. Construction of the project will also be required to comply with Improvement Standards that require best management practices to address storm water quality, erosion, and sediment control, which may include a Storm Water Pollution Prevention Plan if one acre or more is disturbed. Additionally, the project will be explicitly prohibited from altering the course of Chickahominy Slough through Conditions of Approval that require a buffer of at least 100 feet to protect the riparian features. Any future proposal to develop near the slough (including a bridge) will require additional approvals from the California Department of Fish and Wildlife and/or the US Army Corps of Engineer, as addressed in Section IV (Biological Resources), as well as the Wildlife Heritage Foundation.

The project is not expected to substantially alter the existing drainage pattern of the project site, since most improvements are minor and very few impervious surfaces will be introduced. With implementation of the above required Conditions of Approval, the project would not significantly modify any drainage patterns or change absorption rates, or the rate and amount of surface runoff.

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. See discussion in (c) and (d), above. With the implementation of project construction and site preparation-related Conditions of Approval that address proper drainage improvements and storm water pollution controls, the proposed lodging and event facility project is not expected to cause additional runoff. The project's Conditions of Approval will also include measures to protect Chickahominy Slough from any potentially adverse impacts due to field runoff if any grazing land is converted to permanent crops. Impacts to water quality are expected to be less than significant.

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 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 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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

DISCUSSION

a) Physically divide an established community?

No Impact. The proposed project is located well outside the City limits of Winters in unincorporated Yolo County, and is surrounded by agricultural and open space 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?

Less than Significant Impact. The proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project site is designated Agriculture (AG) in the Yolo County 2030 Countywide General Plan, which supports tourism in the agricultural areas. This designation supports land uses that are typically compatible within agricultural settings. As discussed in Section II (Agricultural Resources), the project site is not currently in agricultural production; although, historically, the property has been used for livestock grazing. It should be noted that the applicant has recently planted trees adjacent to CR 29.

The applicant intends to enhance the agricultural value of the property by restoring grazing contracts and converting portions of the land that show greater potential for crop growth, such as fruit and nut trees and herb and vegetable crops. According to the applicant, the project relies on securing a Use Permit to operate a B&B and large event facility in order to fund the agricultural uses. Although this is contrary to a typical agri-tourism venture that enhances an existing agricultural operation, the project's ultimate outcome, as proposed by the applicant, will include agricultural operations that source the hospitality and agri-educational features of the project. These latter elements include a resident farmer to tend the crops, and facilitate a weekend farming program, community supported agriculture (CSA), and an urban youth program designed to foster agricultural awareness.

The project lies within the western part of the County, and conforms to the County's General Plan and zoning ordinance, particularly as conditioned through required mitigation measures and adopted Conditions of Approval. The project would be consistent with several General Plan Goals and Policies, including the following from the Land Use and Community Character Element and Agriculture and Economic Development Element:

- Policy LU-1.1 specifically defines the Agriculture land use designation to include agricultural commercial uses (e.g., roadside stands, "Yolo Stores," wineries, farm-based tourism, i.e.,

u-pick farms, dude ranches, and lodging, crop-based seasonal events, etc.) serving rural areas.

- Policy AG-3.2 calls for allowing uses that support agriculture, such as agricultural commercial uses, direct product sales, processing, farm-based tourism, etc. on agricultural land subject to appropriate design review and development standards.
- Policy AG-3.18 allows for the location of agricultural commercial, industrial and tourism activities on land designated as Agriculture.
- Policy AG-4.1 promotes educational programs aimed at informing the general public about agriculture and the value of "working landscapes."
- Policy AG-5.1 promotes markets for locally and regionally grown food and/or prepared food.
- Policy ED-1.8 seeks to retain and promote growth in important economic export sectors, including mining, natural gas, tourism and manufacturing.
- Goal ED-4 seeks to expand tourism by providing a variety of tourism and recreational opportunities to expand the local economy in a manner consistent with the County's agricultural and open space emphasis.
- Policy ED-4.3 seeks opportunities to expand tourism around local attractions and amenities.
- Policy ED-4.7 supports the development of visitor-serving private businesses that retain and complement the county's rural character.
- Policy ED-4.8 supports development of facilities for travelers in areas that lack services, such as public restrooms, lodging, food and retail services.
- Policy ED-4.14 promotes Yolo County as a destination for vacations and day trips.

The subject property is zoned Agricultural Extensive (A-X). As provided for in the A-X Zone, large B&Bs and large event facilities may be authorized with a Use Permit [Yolo County Code Sections 8-2.304 and 8-2.306(k) and (l)]. Opponents of the project, including the Yolo County Farm Bureau, have expressed significant concern that the proposal is unrelated to agriculture since the uses don't expand upon or rely upon an existing agricultural use, and furthermore may jeopardize surrounding agricultural uses. As stated above and elsewhere in this Initial Study, the property has not been farmed or ranched for well over a decade, with the exception of some recent but temporary sheep grazing. Historically, the property had been used for livestock grazing. Recently, the applicant has planted trees along the northeastern portion of the property.

As proposed by the applicant, Field & Pond will be an "agri-tourism" ranch that connects agricultural practices and hospitality services to offer "high-luxury" bed and breakfast accommodations, exclusive events, and agricultural products and education with a focus on restoring the historical agriculture and structures on the William Cannedy Farm (summarized from applicant's Dec. 2015 project description).

The County's zoning code defines agri-tourism as an income-generating activity conducted on a working farm or ranch, or other agricultural operation or agricultural facility, for the enjoyment and education of visitors, guests, or clients. Thus, agricultural tourism refers to the act of visiting a working farm or ranch for the purpose of enjoyment, education, or active involvement in the activities of the farm or ranch that also adds to the economic viability of the agricultural operation. Although the proposed large B&B and large event facility are conditionally permitted agricultural commercial uses in the A-X Zone, through the issuance of a Use Permit, the initial phase of the project cannot be characterized as meeting the County's definition of agri-tourism, even though later phases may meet the definition. The project will be subject to mitigation and other requirements to ensure the activities proposed by the applicant will not significantly affect ongoing agricultural operations in the area. These mitigation and conditional requirements have been addressed throughout this Initial Study and include, among other things, a reduction in project scope, a requirement for buffers and screening, and a notification process that brings to light the County's long-standing Right-to-Farm Ordinance, as well as coordination efforts with local residents, farmers and ranchers. With the project's mitigation measures and adopted Conditions of Approval, 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?

Less than Significant 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 Yolo Habitat Conservancy (YHC)). In accordance with this draft plan, this Initial Study addresses measures to reduce impacts to special status species that have been identified by YHC as possibly occurring at the project site due to the potential for the site to support habitat. See discussion in Section IV (Biological Resources).

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☒	☐
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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?; and

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. The project site is surrounded by agricultural land uses and includes rural home sites on large parcels that are a little less than one mile 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, harvest activity in nearby fields and orchards, livestock hauling, as well as other farm vehicles and traffic along County

Road 29. Typical noise levels for tractors are approximately 80 dB at 50 feet away. Because the project site is located in a remote rural area of the County, noise levels for CR 29 west of CR 89 are not available. According to traffic counts prepared in 2003, the average daily trip count for CR 29, from CR 88 to the CR 29 terminus, is 149 vehicles. Although there have been no traffic counts prepared for the area in over ten years, Yolo County Public Works staff do not expect these counts to have significantly increased. Thus, noise levels due to existing daily traffic are relatively minor in the project vicinity.

It is expected that the short duration of any construction activities related to site preparation for grading/gravelling a parking area, improving the driveways, tenant improvements to the main house and event barn, and future construction of single-room cottages and a pool with cabana could be slightly audible during daytime hours in the vicinity of the nearest residences. However, most of the construction activity is expected to occur in phases 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, diesel pumps and generators, harvest activities, livestock hauling, and other agricultural vehicles on County 29.

Long-term noise sources from operation of the large event facility will come from truck deliveries up to four times per week during event season, and visitors accessing the site twice a week Friday through Sunday (with bigger events on Saturdays), anywhere between the hours of 8:00 AM and 12:00 AM during the months of March through November. (Although, Mitigation Measure AG-2 requires a reduction in events from 35 per year with up to 300 people per event to 20 per year with a majority of events not to exceed 150 people.) Additionally, some of the bigger events, such as weddings, will most likely include amplified music. Lodging activities are generally expected to be associated with events, but may include daily traffic of up to 10 vehicles per day.

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 adopted Condition of Approval, any associated amplified music, such as a wedding reception, would be required not to exceed 60 dB at any adjacent property line containing a residence. Additionally, amplified music could be required to terminate by 10:00 PM, as has been required for other conditionally approved event centers. Impacts to noise from implementation of the project would be considered less than significant

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. See discussion in (a), (b), above, which describes noise sources related to farming, such as day and nighttime diesel pump operations, day and nighttime harvesting, etc. Given the low traffic use in the area, traffic noise levels along CR 29 at the project site are not currently contributing to significant noise levels throughout the day. So, while an increase in ambient noise levels due to the increase in vehicle trips, up to 200 round trips per weekend, is likely, the increase in traffic levels is not expected to result in a substantial permanent increase in noise levels, since events will only occur on the weekends (Friday through Sunday), from March through November. The larger events, weddings, are expected to occur on Saturdays from 1:00 PM to 12:00 AM. The majority of the traffic will occur before the start of each event and after the event's end. The applicant anticipates that most weddings will draw around 120 people, but may include up to 150 guests, in addition to vendors, truck deliveries, and other part-time employees, for a total of an estimated 100 vehicles per event (up to four or five times per month, as proposed). For guest lists that exceed 150 people (up to 300), buses/shuttles/vans shall be required, thereby reducing the number of vehicle trips associated with large events. Mitigation Measure AG-2 requires that the project scope be reduced from the proposed 35 events per year to 20 events per year. Thus, the total number of project vehicle trips will not result in a substantial permanent increase in ambient noise levels in the project vicinity.

Additional noise sources during events will be due to amplified music, which is expected to occur during wedding events. Noise levels of an amplified sound system are expected to be in the range of 80 to 90 dBA measured 50 feet in front of the stage and amplifiers. Noise levels attenuate or reduce as distance from a noise source increases based on an inverse square rule. Noise levels from a single-point source

such as an amplified sound system attenuates at a rate of 6 dBA for each doubling of distance (Yolo County, 2009). Thus, if an amplified sound system for a music event registered 90 dBA L_{eq} (day-night average) at a location 50 feet from the source (the speakers), the noise level at 100 feet would be expected to drop to 84 dBA. Noise levels 200 feet from the amplified 90 dBA noise source would be expected to drop to 78 dBA, noise levels at 400 feet would be 72 dBA, and noise levels at 800 feet would be 66 dBA.

The corresponding noise levels for these estimates as measured on the CNEL scale would add a 5 dBA weighting factor for hourly day-night averages (Leq) noise levels that occur during the evening hours between 7 pm and 10 pm. Thus, the projected CNEL noise levels generated by a 90 dBA sound system during evening hours would be 77 dBA CNEL at 400 feet away and 71 dBA CNEL at 800 feet. The projected CNEL noise level at the nearest neighboring homes, which would be a little less than one mile away from the sound system, would not be within the 75 dBA CNEL acceptable level set by the State guidelines for agricultural areas, nor is it likely to be over 60 dBA (see discussion in (b), above). Nevertheless, use of amplified music during events will be conditioned to cease after 10:00 PM through adopted Conditions of Approval, which is a standard condition approved for other event centers in the County. Also, as a preventive measure, the project's Conditions of Approval will require that speakers are turned away from the public right-of-way and closest residences, which are located both east and west of the project site. Therefore, although the project may slightly increase the ambient noise levels in the project vicinity on weekends from March through November, primarily on Saturdays, this increase is not expected to significantly affect the permanent ambient noise levels in the area. Altogether, noise impacts will be 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. See discussion in (c), above. Construction noise associated with implementation of the project, such as tenant improvements to the main house, conversion of a barn, or the future construction of up to four additional cottages and a pool with cabana would be of a short duration. Additionally, most of the improvements to the property, with the exception of grading the 45,000-square foot parking area and paving the driveway encroachments, will be done in phases. Impacts from excessive temporary noise levels would be less than significant. Similarly, although there will be a periodic increase in ambient noise levels in the project vicinity during weekend events from March through November (see discussion in (c), above), these noise levels are not expected to be significant. Moreover, the nearest residences are located a little less than one mile away to the east and to the west. Since sound attenuates as it leaves the source, it is highly unlikely that the closest residents will be experiencing noise sources, i.e., amplified music, at substantial levels. Impacts from periodic increases in ambient noise levels are expected to 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), approximately three miles away from the nearest private airstrip that may provide crop dusting operations to nearby farm fields. Implementation of the proposed project would not expose individuals to excessive noise levels associated with any nearby 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)?	☐	☐	☒	☐
b.	Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c.	Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

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?

Less than Significant Impact. The proposed project will result in a temporary and periodic increase in human population during a planned event and/or through transient lodging accommodations. However, the project would not result in an increase in population growth and would not displace any existing housing or current residents that would necessitate the construction of housing elsewhere. Impacts would be less than significant.

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?	☐	☐	☒	☐
b.	Police protection?	☐	☒	☐	☐
c.	Schools?	☐	☐	☐	☒
d.	Parks?	☐	☐	☐	☒
e.	Other public facilities?	☐	☐	☐	☒

DISCUSSION

a) Fire protection?

Less than Significant Impact. The Winters Fire Department, located approximately six miles (as the crow flies) southeast of the project site, provides fire protection services to the property and surrounding environs. However, the actual driving mileage would be more like eight or nine miles to access the remote project location via CR 89. Implementation of the proposed project could increase the risk for fire, and thus, the demand for fire protection services. The Winters Fire Department has addressed project-specific requirements to ensure the project proponent will be responsible for complying with all relevant fire codes in order to minimize risk to fire hazards. The project will be conditioned to ensure an adequate water supply is secured onsite for fire-fighting purposes, as required by the Winters Fire District. As discussed in Sections VII(c) (Climate Change) and VIII(h) (Hazards), these requirements also include changes in the use of existing structures, such as conversion of the main house to a bed and breakfast and the barn as an indoor event facility. An automatic fire sprinkler system may be required in all occupancies used for sleeping, as well as in buildings that exceed 5,000 square feet or have an occupancy load of 100 or more persons.

The project site is also in a State Responsibility Area (SRA) in which the State (CalFire) has a financial responsibility for fire suppression and prevention. The property is within a Moderate Fire Zone, as determined by the SRA; thus, any new construction and/or change of occupancy in existing construction will be required to meet all state and local fire requirements to reduce fire risk. In order to ensure the project does not result in significant impacts from wildfire, the applicant will be required to maintain defensible space around all buildings and structures within the 11-acre project site in accordance with state law. CalFire has reviewed the site plan for the project and has delegated approval authority to the County's Chief Building Official. The Chief Building Official has reviewed a building permit for the project's barn with a requirement for preparation of a safety plan, including plans for evacuation and drop-offs of guests, to ensure that fire and emergency access is maintained on County Road 29. Issuance of a permit for final occupancy is pending preparation of the safety plan.

Implementation of the project's adopted Conditions Approval and implementation of construction standards that meet current building and fire codes will ensure that impacts to fire protection services will be less than significant.

b) Police Protection?

Less than Significant with Mitigation Incorporated. Implementation of the project may include an increase in traffic incidents along the remote portion of CR 29, as well as onsite incidents associated with events that could increase the need for law enforcement, which is provided by the Yolo County Sheriff's Department. The project site includes a separate entrance for the B&B and an entrance and separate exit for event parking off CR 29. A separate dedicated driveway for maintenance and emergency vehicles is proposed east of the B&B and event parking driveways. As discussed elsewhere in this Initial Study, project opponents, including residents who share use of County Road 29 from CR 89 to CR 29's end, have expressed significant concern about the project's impacts to traffic safety. The Yolo County Sheriff's Office has also stated a concern that the project will be accessed from a narrow and remote county road, in addition to the 24-hour business that will occur with operation of a bed and breakfast.

County Road 29 is approximately three miles from the nearest major roadway (County Road 89) and even further from the nearest Interstate (I-505), and transit may take longer than expected travel times given by Global Positioning Systems (GPS) or other mapping applications. Furthermore, the applicant will be required, through adopted Conditions of Approval, to acknowledge that there are no plans for the County to improve or rehabilitate County Road 29 in the future. Thus, there can be no assurance that the paved portions of County Road 29 will remain paved, should the County determine that reversion to a gravel surface is appropriate. Such conditions could result in fewer guests accessing the B&B or event facility, or may have the effect of slowing traffic down. However, at this time, there are no plans for reverting CR 29 to gravel. Implementation of the project's adopted Conditions of Approval will require, among other things, an extensive notification process regarding the rural nature of the area, and include Mitigation Measure AG-2 that reduces the project scope from 35 events per year to 20 events per year.

In addition to traffic safety concerns, events that exceed 100 people may also result in an increased need for law enforcement due to unforeseen circumstances and/or emergency incidents occurring during an event. In order to reduce incidents occurring at the project site the applicant will be required to provide parking attendant/security guard services for events that draw more than 100 guests, as defined in the below mitigation measure. With the implementation of Mitigation Measure PS-1, project impacts resulting in the construction of new or modified facilities in order to maintain adequate service levels will be less than significant.

> **Mitigation Measure PS-1**
> For any event that will exceed 100 attendees, the applicant shall be required to secure the professional services of a parking attendant and/or security guard to facilitate traffic control, , shuttle bus unloading, and parking at the project site. Said service shall also monitor each event that exceeds 100 attendees to ensure proper crowd control management. Event parking and shuttle bus unloading shall not be allowed on County Road 29.

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

No Impact. The proposed lodging and event facility will not result in the demand for 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.

XV.	RECREATION.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b.	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

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 agricultural and recreational tourism in the County by providing a lodging and event facility for weddings, receptions, gatherings, and retreats.

XVI.	TRANSPORTATION/TRAFFIC.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐
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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
e.	Result in inadequate emergency access?	☐	☐	☒	☐
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The roadway network within unincorporated Yolo County consists primarily of two lane roads that are designed to serve small farming communities and agricultural uses. Thus, policies in the 2030 Countywide General Plan encourage inter-and intra-regional traffic to use State and federal interstates and highways, since the primary role of county roads is to serve local and agricultural traffic. The project site is located northwest of the City of Winters, in a remote and rural location, and accessed off County Road 29 near its terminus. County Road 29, in this location, is not a designated “General Plan roadway” in the 2030 Countywide General Plan, nor is it considered a “Local Road.” Local roads are also not designated General Plan roadways, but are shown in the Circulation Element for orientation purposes (Yolo County, 2009).

General Plan roadways are defined as: Minor Two-Lane County Roads, which primarily function as collector roads providing access to adjacent land carrying local traffic; Major Two-Lane County Roads, which function as collector roads that serve travel that is intra-county, carrying traffic between communities and/or other areas of the County; Conventional Two-Lane Highways, which are identified for State-maintained highways used as connectors between major traffic generators or links in State and national highway networks; Arterials, which are fed by local and collector roads to provide intra-community circulation and connection to regional roadways; and Freeways, which are intended to serve both intra-regional and inter-regional travel (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 29, within the vicinity of the project site, has not been measured for level of service since it is not defined in the General Plan as providing countywide roadway function, as described above. The nearest Minor Two-Lane roadway is County Road 89, which is approximately three miles east of the project site, and currently has an established LOS B, with a projected LOS D (from CR 29A to CR 27) upon build-out of the 2030 Countywide General Plan. Existing average daily traffic counts for CR 89, from CR 29A to CR 27, are 1,100 (Yolo County, 2009). A 2003 traffic count on CR 29 from CR 88 to end of CR 29 revealed 149 average daily vehicle trips. According to Yolo County Public Works engineers, those counts are not expected to have increased due to the remote location and lack of development in the area.

County Road 89, from State Route 16 to County Road 29A, has been identified as needing spot improvements including but not limited to intersection and/or passing lane improvements in order to achieve an adequate LOS, as prescribed by Circulation Policy CI-3.1. County Road 89 has also been targeted as a high priority roadway and trucking corridor needing improvements (Yolo County, 2009). The nearest Major Two-Lane roadway is County Road 27, which provides access (on/off ramps) to Interstate 505, the closest Freeway to the project site.

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 with Mitigation Incorporated. The proposed lodging and event facility project will require a limited number of truck trips to prepare the site for the project, i.e., grade and gravel a 45,000-square foot event parking area and pave the driveway connections to the county road, make tenant improvements to the main house and barn for lodging accommodations and hosting outdoor/indoor events, construct additional single-room cottages and pool with cabana, etc. However, the project is proposed to be developed in phases, and construction activities to accommodate each phase of the project, such as grading for the parking area or future construction of additional cottages, are expected to generate minimal short-term traffic.

Access to the B&B and event facilities would be provided off CR 29 by separate driveway approaches. Operation of the event center could generate up to 100 roundtrip vehicle trips per event, which assumes each event includes up to 150 attendees (with both single-passenger and double-passenger vehicle occupants), in addition to truck deliveries, vendors, and part-time employees. Events with over 150 attendees shall require use of shuttles, vans, or busses. Vehicle trips generated by B&B operations are expected to coincide with planned events, but may also add up to 10 vehicles trips per day. The number of trips generated during the event season, which would occur up to four or five times per month Friday through Sunday from March through November, will increase in frequency relative to daily traffic counts, since existing traffic on CR 29 from CR 89 to CR 29 end is so low (see 2003 traffic numbers described above in Environmental Setting).

As discussed in Section II (Agricultural Resources), the scope of the project will be reduced, (i.e., number of events and the number of attendees per event), through required mitigation in order to address

compatibility and safety issues, event size, and shared use of the rural roadway. Thus, the peak road usage will not increase from the current uses at the project site under the County Code, which allows up to 150 attendees or 100 vehicle trips for each of the up to eight events allowed by right. Implementation of Mitigation Measure AG-2 will therefore ensure that impacts to the nearby circulation system will be less than significant. Additionally, as described in Section XIV (Public Services), events with over 100 attendees are required to provide professional parking attendant and/or security guard services to ensure public safety at the project site. Implementation of Mitigation Measures AG-2 and PS-1 should reduce overall impacts to less than significant levels.

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 approximately three miles away from the nearest air strip (crop duster). 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 with Mitigation Incorporated. See discussion in (a), (b), above. The site is accessed off County Road 29, which is a remote, rural, narrow, unlit, and minimally-maintained county road. The B&B and event facilities will each be accessed by separate driveways, and a 45,000-square foot event parking area with an entrance and separate exit will be located west of the B&B driveway. Large trucks and construction equipment may be utilized during construction activities; however, such uses are standard on county roads. According to Yolo County Public Works engineering staff, the County has no plans to improve or widen County Road 29 in the vicinity of the project site, and furthermore, makes no assurances that the road may not one day revert to gravel (as have other rural roads in similarly remote areas of the County).

As discussed throughout this Initial Study, opponents of the project, primarily resident farmers/ranchers that share use of the three mile stretch of CR 29 from CR 89 (and the Sheriff's Office), have expressed concern that the project will create conflicts with existing users, including large agricultural vehicles. As indicated above, in Environmental Setting, Circulation Policy CI-3.13 states that the primary role of county roads is to serve local and agricultural traffic. According to the local residents that farm and ranch in the vicinity of the project site, agricultural traffic users in the project vicinity include tomato harvesters, grain harvesters, livestock haulers, tomato haulers, almond and walnut hauling trucks, manure hauling semi-trucks, along with tractors and other large implements that use, occupy, enter and exit the roadway along the three mile stretch from the end of CR 29 to CR 89 (summarized from comments received in April and May of 2015).

In order to reduce the possibility of traffic hazards, the applicant will be financially responsible for the installation of signage, at the discretion of the County Engineer, in a particular location along CR 29 where the road narrows and there is no striped centerline. Implementation of Mitigation Measure TR-1 will visually alert users of CR 29 as to the changing conditions of the roadway. The project's Conditions of Approval also require the applicant to establish a comprehensive notification system that alerts potential clients/guests of Field & Pond as to the rural conditions along County Road 29, as well as an acknowledgement that the County has no future plans to improve County Road 29, as discussed in Section VIII (Hazards). This notification also requires that the applicant establish a process by which to notify the residents and farmers/ranchers who share use of County Road 29, from its end to CR 89, of each planned event not less than three weeks in advance, to ensure continued communication between property owners and/or agricultural operators. With the below mitigation that requires additional signage on the narrow roadway, and an extensive notification process required in the project's adopted Conditions of Approval, a substantial increase in hazards is expected to be less than significant.

Mitigation Measure TR-1

To bring attention to the rural setting, the applicant shall reimburse the costs (County Zone File No. ZF2015-0018) for County forces to procure and install a W5-1 "ROAD NARROWS" sign along westbound County Road 29 to current County standards, located approximately 2,500 feet west of County Road 88 along the north side of County Road 29.

e) Result in inadequate emergency access?

Less than Significant Impact with Mitigation Incorporated. The project has the potential to create impacts that would result in inadequate emergency access. The site is accessed from County Road 29 with a separate driveway for the B&B, and a driveway entrance and separate driveway exit for event parking. Additionally, a separate driveway off CR 29 (eastern most access) will be dedicated to emergency response vehicles.

The applicant will be required to prepare and implement an emergency access and circulation plan to show emergency vehicle access throughout the site. The lodging and event center project will be required to prohibit parking and shuttle bus loading/unloading on the County right-of-way (CR 29). The mitigation measure below will reduce any potential impacts to emergency access to a less than significant level.

Mitigation Measure TR-2

The applicant shall implement an emergency access and circulation plan, to be submitted and approved by the Community Services Department. The plan shall indicate emergency vehicle access throughout the site. The plan shall prohibit any parking and shuttle bus loading/unloading on the County right-of-way (CR 29), and shall establish procedures to ensure that emergency access along CR 29 is maintained at all times.

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. 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

DISCUSSION

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

Less than Significant Impact. The project site is currently served by a private septic system. The proposed project includes tenant improvements to the main house, including three additional bathrooms, to accommodate a five-bedroom bed and breakfast, which is subject to separate review and approval through Yolo County Environmental Health, the regulating agency for the design and monitoring of private onsite septic systems. Additionally, the project proposes the future construction of four single-room cottages and a pool with cabana, all of which will contain permanent restrooms subject to review and approval by Environmental Health. Portable restroom and washroom facilities will be brought to the site for scheduled events, which will be removed from the site for appropriate disposal after each event. As a Condition of Approval, the project will be required to obtain final approval for expanded use of an existing or any new onsite sewage disposal system(s) from Yolo County Environmental Health prior to implementation of the project. Thus, the project is not expected to create any new health or safety concerns from improper wastewater disposal and impacts will be less than significant.

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?

Less than Significant Impact. The proposed lodging and event facility project would not result in the construction of new water and wastewater treatment facilities, and there are currently no public water or wastewater treatment facilities serving the project area. The project proposes to continue the use of an onsite domestic well, in addition to the construction of a new well for irrigation purposes. As a Condition of Approval, the applicant will be required to seek approval from Yolo County Environmental Health for the addition of any new wells to implement the proposed project. Bottled drinking water will be provided through licensed vendors catering the events; and, as described in (a), above, portable restroom and washroom facilities will be brought to the site per event.

Use of the main house as a B&B, bride's quarters, and/or for catering services, and restoration of a barn for indoor events may include use of dishwashing and handwashing facilities provided by the onsite domestic well and existing onsite septic system. As required by Environmental Health, pre-existing wells used for potable water must meet construction requirements for a domestic well. Copies of a well construction permit and Well Completion Report must be submitted to Yolo County Environmental Health prior to project implementation. Source water shall meet water quality and quantity standards. Test results which show the source meets water quality and quantity standards shall be submitted to Environmental Health. A pre-existing well that is not meeting the construction or water quality requirements will not be approved. Likewise, use or expansion of an existing onsite septic system requires a site map and site evaluation, reviewed and approved by Environmental Health, to ensure the existing system and/or proposed expansion meets current standards.

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. dishwashing in the kitchen or handwashing sink in the restroom) for at least 60 days out of year. Based on their initial review the project, Environmental Health staff has determined that the drinking water system serving the proposed project will be a Public Water System. Therefore, as an adopted Condition of Approval, a Domestic Water Supply permit application and appropriate fee must be submitted to Environmental Health prior to project implementation. With the required Environmental Health standards included in the project's adopted Conditions of Approval, impacts will be less than significant.

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?

Less than Significant Impact. The proposed development of Field & Pond is not expected to significantly change the overall site drainage patterns, as there will be minimal net increase in runoff from the site due to the overall drainage capacity of the property. See, also, discussion in Section IX (Hydrology). A project Condition of Approval will encourage the applicant to plant vegetation around the erodible soils on Chickahominy Slough to deter field runoff when considering the planting of permanent crops. The proposed project does not require or result in the construction of new storm water drainage facilities.

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

Less than Significant Impact. See discussion in (b), above. The property is served by a domestic well. In addition to the existing domestic well, the applicant proposes drilling a new well for irrigation purposes. Any new well will require review and approval from Yolo County Environmental Health, as described above.

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?

Less than Significant 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. As discussed in (b), above, Yolo County Environmental Health will require a site map and site evaluation for the project's use of any existing or new onsite septic system. An adopted Condition of Approval will ensure that use of an expanded or new onsite septic system will have adequate capacity to meet project demands. Impacts will be less than significant.

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 lodging and 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?	☐	☐	☒	☐
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.)	☐	☐	☒	☐
c.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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, including mitigation measures addressed in Section IV, 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 habitat for the Valley elderberry longhorn beetle (VELB), the Tricolored blackbird, and Western pond turtle, and impacts to raptor nesting habitat for the Swainson's hawk. Mitigation Measures BIO-1, BIO-2, and BIO-3, included in the project's Conditions of Approval, will require surveys prior to project construction activity to 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. Additionally, General Plan policies and development regulations limit the project footprint within 100 feet of any lake or water course to ensure protection to riparian and aquatic habitat. Impacts to biological resources will be less than significant.

As discussed in the Project Description and Section V (Cultural Resources) of this Initial Study, the project site was identified in the 1986 Yolo County Historic Resources Survey as an excellent collection of farmstead-related buildings set amidst the backdrop of Chickahominy Slough and the Blue Ridge Mountains, illustrating a pioneer's rise to agricultural prosperity in Yolo County. The main house, identified as a notable example of the Craftsman style, will be converted to a bed and breakfast, but, according to the applicant, will not disturb the integrity of the architectural styling. No important examples of California history or prehistory will be eliminated due to project implementation. Additionally, Mitigation Measures CUL-1 and CUL-2 will require that surveys are performed prior to any new ground disturbing activities for determining the presence of culturally-sensitive resources. Overall, impacts 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. The proposed project has temporary construction impacts which could degrade air quality cumulatively, in combination with other construction projects in Yolo County. These potential impacts will be reduced to a less-than-significant level through implementation of the standard air quality measures described in this Initial Study. In addition, the project will contribute incrementally to an increase in cumulative energy demand, traffic levels, and greenhouse gas (GHG) emissions in the region and globally. The latter cumulative impacts are associated with growth allowed under the 2030 Yolo Countywide General Plan. The General Plan and adopted Climate Action Plan include numerous policies and measures that require new development, including this project, to reduce air quality, energy, transportation, and GHG impacts, through application of design features and other measures. California Building Codes require that the applicant reduce the level of energy consumed during construction of the project. Although these impacts may be reduced and/or mitigated at an individual level, at a cumulative level these impacts cannot be fully mitigated and would be considered significant and unavoidable, as noted in the certified Final Environmental Impact Report for the 2030 Yolo Countywide General Plan. The addition of agricultural tourism activities such as the event center proposed by the project has been studied and evaluated as part of the 2030 Yolo Countywide General Plan. Although the agricultural commercial or other tourism activities proposed by the project will not have cumulatively considerable impacts to the surrounding area, they could impact ongoing agricultural operations, as discussed below.

As addressed throughout this Initial Study, the project could impact existing agricultural practices and activities in the project vicinity. Thus, the project will be subject to adopted Conditions of Approval that include, among other things, mitigation measures to reduce the scope of the project and a comprehensive notification process to inform visitors and guests of Field & Pond as to the rural nature of the project site. This notification shall disclose the County's Right-to-Farm Ordinance that protects existing agricultural operations and shall call attention to the remote and rural conditions of the project vicinity, including shared use of a narrow, minimally-maintained county road. The applicant will also be required to notify all residents, agricultural operators, and others who share daily use of County Road 29 from its end to County Road 89 of all planned events. Additionally, the applicant shall be financially responsible for signage to be installed along CR 29 where the road narrows just west of CR 88. Overall, with implementation of the project's Conditions of Approval, cumulative impacts will be less than significant.

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 with the implementation of required mitigation and other standard regulations. The project as conditioned would not have substantial adverse effects on human beings, either directly or indirectly, and would be required to comply with Conditions of Approval to manage: glare from new sources of outdoor lighting; impacts to ongoing agricultural activities; dust control from construction-related activities; risk from wildfire; water quality and storm water pollution prevention; amplified sound system-related noise; traffic safety; and the approval of septic and water systems. Impacts related to all issues discussed in this Initial Study have been determined to be less than significant through the implementation of standard requirements, as well as mitigation measures identified in Sections II (Agricultural Resources), XIV (Public Services), and XVI (Transportation and Traffic). Overall impacts from implementation of the project will be less than significant.

References

- Project description and application materials provided by applicant
- Project comments submitted by Responsible Agencies and Interested Parties, 2015 – 2016. *Agencies consulted include: California State Department of Conservation, Yolo County Agricultural Commissioner, Sealer of Weights and Measures, Yolo County Farm Bureau, Yolo Habitat Conservancy*
- USDA Natural Resource Conservation District maps and materials provided by District Conservationist
- Wildlife Heritage Foundation, Successor to Winters Conservancy, 1998. *Conservation Easement Deed for Rancho Los Cerritos,* June 1998
- Yolo County, 1970. *Resolution No. 69-236 and 69-256 (Resolutions establishing and enlarging Agricultural Preserve 42),* January 1970
- Yolo County, 1970 and 2013. *Land Use Contract, Agreement No. 69-366 and Agreement No. 13-47, Williamson Act Successor Agreement,* January 1970 and April 2013
- Yolo County, 2009. *Yolo County 2030 Countywide General Plan*, adopted November, 2009 and *Yolo County 2030 Countywide General Plan Final EIR*, April 2009
- Yolo County, 1986. *Historic Resources Survey*
- 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.
- Estep Environmental Consulting, 2016. *Biological Site Assessment of the Field and Pond Project*, June, 2016

APPENDIX A

BIOLOGICAL STUDY

Biological Site Assessment of the Field and Pond Project

June 20, 2016

Introduction

The proposed Field and Pond Project (project) is currently under review by the Yolo County Department of Community Services (county). The project is seeking a Use Permit to operate a bed and breakfast and special event facility, which requires compliance with the California Environmental Quality Act (CEQA). The county has prepared an Initial Study/Mitigated Negative Declaration IS/MND (March 2016) pursuant to CEQA, which concluded that the project would not have a significant effect on the environment with the implementation of mitigation measures. The IS/MND was made available for a 30-day public review on March 9, 2016. As a result of public comments that focused on potential effects of the project on biological resources, the county determined that a more detailed assessment of biological resources on and around the project be conducted. Therefore, this biological site assessment is considered supplemental to the IS/MND.

Project Location

The proposed project is located on an 80-acre parcel in rural Yolo County approximately 6 miles northwest of the City of Winters along the east side of County Road 29 and approximately 3 miles west of County Road 89.

Project Description

The 80-acre property is part of an historic farm that includes open grazing lands, an approximately 2-acre pond, and an 11 acre homestead site, which includes a large main house, a nearby smaller house, three barns, 6 unused grain silos, and a water tower. Chickahominy Slough, with a mature, but narrow riparian corridor, runs through the property The property is currently zoned as Agricultural Extensive, which allows for one small event per month or up to eight per year with up to 150 attendees and/or less than 100 vehicle trips per event. The applicant is proposing to expand the use of the property by increasing the frequency and capacity of events, and to operate as a bed and breakfast.

The IS/MND describes the following principal project components:

- Restoring and improving the main house for use as a bed and breakfast. This includes primarily interior improvements, with the exception of an ADA-compliant ramp on the east side of the house.

- Constructing up to four detached, 500-square-foot one-room cottages east of the main house and between Chickahominy Slough and County Road 29.
- Retrofitting one barn to accommodate indoor event use.
- Creating a □5,000 square-foot graveled parking lot between the 2-acre pond and County Road 29 with the capacity for □5 parked vehicles.
- □osting up to □5 events per year between March and November with a typical guest count of 125 people and a maximum of 300 people.
- Using shuttles for events attended by more than 150 people.
- Planting a 5-acre fruit orchard east of the main house and just south of County Road 29.
- Planting a vegetable garden, pool, and cabana between the proposed location for the four cottages and Chickahominy Slough.
- Installing a □5-acre orchard south of Chickahominy Slough.[1]

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The objectives of the biological resources site assessment are to:

- Evaluate land use and natural community associations
- Evaluate general wildlife use
- Determine the presence of unique biological resources and sensitive habitats
- Determine the presence, absence, or potential for occurrence of special-status species
- Assess current baseline levels of human use and disturbance
- Assess the potential for and the extent to which proposed project components could significantly impact biological resources relative to the baseline condition pursuant to CEQA definition
- Provide recommendations to minimize the impact of project elements on biological resources.

□ □t□od□

Pre□sur□e□ □n□estigation

Prior to conducting the site visit, available information regarding biological resources on or near the project area was gathered and reviewed. Sources include:

- California Natural Diversity Data □ase□
- Yolo County □abitat Conservation Plan/Natural Community Conservation Plan species accounts and maps□
- □ther environmental documents from the vicinity of the project area□
- Yolo County □eneral Plan,
- Comment letters on the IS/MND, and
- □ther published and unpublished biological reports, accounts, and research.

[1] The County is recirculating a revised IS/MND that removes the □5-acre orchard from the project. The discussion related to the orchard may therefore no longer be relevant to evaluating the impacts of the project.

Aerial photographs and land use/vegetation maps of the project area and surrounding area were also reviewed.

Field Surveys

I conducted a field assessment of the property between 0930 and 1100 hours on April 20, 2016. I walked the entire 80-acre property to observe and characterize natural communities and wildlife habitats present on and adjacent to the property. I documented species occurrences focusing on the potential presence of special-status species. In response to comment letters on the IS/MND, I focused particularly on the 2-acre pond and its associated emergent marsh to determine the presence of tricolored blackbirds (*Agelaius tricolor*), and trees along Chickahominy Slough and elsewhere on the property for the presence of nesting Swainson's hawks (*Buteo swainsoni*) and other raptors. I assessed the potential for and general magnitude of impacts to sensitive resources from project components, the habitat availability and quality for each potentially occurring special-status species, and the likelihood and magnitude of impact from implementation of the proposed project.

Regulatory Framework

Several state and federal laws and regulations are relevant to the proposed project. Each is briefly described below.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires that significant environmental impacts of proposed projects be reduced to a less-than-significant level through adoption of feasible avoidance, minimization, or mitigation measures unless overriding considerations are identified and documented.

During the CEQA review process, environmental impacts are assessed and a significance determination provided based on pre-established thresholds of significance. Thresholds are established using guidance from CEQA, particularly Appendix G of the State CEQA guidelines and CEQA Section 15065 (Mandatory Findings of Significance). CEQA guidance is then refined or defined based on further direction from the lead agency.

Consistent with Appendix G of the State CEQA guidelines, a biological resource impact is considered significant (before considering offsetting mitigation measures) if the lead agency determines that project implementation would result in one or more of the following:

- Substantial adverse effects, either directly or through habitat modifications, on any species identified as being a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by California Department of Fish and Wildlife (CDFW) or US Fish and Wildlife Service (USFWS).
    - A substantial adverse effect on a special-status wildlife species is typically defined as one that would:
        - Reduce the known distribution of a species,
        - Reduce the local or regional population of a species,

- Increase predation of a species leading to population reduction,
- Reduce habitat availability sufficient to affect potential reproduction, or
- Reduce habitat availability sufficient to constrain the distribution of a species and not allow for natural changes in distributional patterns over time.

- Substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or interference with the use of native wildlife nursery sites.

    - Substantial interference with resident wildlife movement is typically defined as obstructions that prevent or limit wildlife access to key habitats, such as water sources or foraging habitats, or obstructions that prohibit access through key movement corridors considered important for wildlife to meet needs for food, water, reproduction, and local dispersal.

    - Substantial interference with migratory wildlife movement is typically defined as obstructions that prevent or limit regional wildlife movement through the project area to meet requirements for migration, dispersal, and gene flow that exceed the defined baseline condition.

Consistent with CEQA Section 15065 (Mandatory Findings of Significance), a biological resource impact is considered significant if the project has the potential to:

- substantially 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 an endangered, rare or threatened species.

CEQA defines the significance of an impact on a state-listed species based on the following:

- Appendix of the State CEQA guidelines states that a biological resource impact is considered significant (before considering offsetting mitigation measures) if the lead agency determines that project implementation would result in substantial adverse effects, either directly or through habitat modifications, on any species identified as being a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDF or USFWS and
- CEQA Section 15065 (Mandatory Findings of Significance), a biological resource impact is considered significant if the project has the potential to substantially reduce the number or restrict the range of an endangered, rare or threatened species.

Federal igrator ird reat Act BA

The federal Migratory ird Treaty Act (MTA) (Title 16, United States Code USC, Part 03) enacts the provisions of treaties between the United States, reat ritain, Mexico, apan, and the Soviet Union and authorizes the U.S. Secretary of the Interior to protect and regulate the taking of migratory birds. It establishes seasons and bag limits for hunted species and protects migratory birds, their occupied nests, and their eggs (16 USC 03, 50 CFR 21, 50 CFR 10). Specifically, the MTA states: Unless and except as permitted by regulations it shall be unlawful at any

time, by any means, or in any manner to pursue, hunt, take, capture, kill possess, offer for sale, sell purchase ship, export, import transport or cause to be transported any migratory bird, any part, nest, or eggs of any such bird (The Act) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Department of the Interior. The word take is defined as to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to pursue, hunt, shoot, wound, kill, trap, capture, or collect.

Federal ndangered Species Act

The USFWS administers the federal Endangered Species Act (ESA) as it relates to terrestrial wildlife. The ESA requires USFWS to maintain lists of threatened and endangered species and affords substantial protection to listed species. The USFWS can list species as either endangered or threatened. An endangered species is at risk of extinction throughout all or a significant portion of its range (ESA Section 3 6). A threatened species is likely to become endangered within the foreseeable future (ESA Section 3 19). Section 9 of the ESA prohibits the take of any fish or wildlife species listed under the ESA as endangered and most species listed as threatened. Take, as defined by the ESA, means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. arm is defined as any act that kills or injures the species, including significant habitat modification. The ESA includes mechanisms that provide exceptions to the Section 9 take prohibitions. For non-federalized projects, Section 10 allows for the issuance of a 10(a)(1)(b) permit to take covered species during otherwise lawful activities with approval of a habitat conservation plan.

alifornia ndangered Species Act

The California Endangered Species Act (CESA) prohibits take of wildlife and plants listed as threatened or endangered by the California Fish and ame Commission. *Take* is defined under the California Fish and ame Code as any action or attempt to hunt, pursue, catch, capture, or kill. The CESA allows exceptions to the take prohibition for take that occurs during otherwise lawful activities. The requirements of an application for incidental take under CESA are described in Section 2081 of the California Fish and ame Code. Incidental take of state-listed species may be authorized if an applicant submits an approved plan that minimizes and fully mitigates the impacts of this take.

alifornia Fish and ame ode 0 Birds of Pre

Section 3503.5 of the Fish and ame Code prohibits the take, possession, or destruction of any birds of prey or their nests or eggs. The California Department of Fish and Wildlife may issue permits authorizing take pursuant to CESA.

olo ount eneral Plan

The Yolo County eneral Plan includes numerous policies regulating and emphasizing the protection of natural resources. Those most relevant to the proposed project include the following:

- Policy C -2.1. Consider and maintain the ecological function of landscapes, connecting features, watersheds, and wildlife movement corridors.
- Policy C -2.3. Preserve and enhance those biological communities that contribute to the county s rich biodiversity including blue oak and mixed oak woodlands, native

grassland prairies, wetlands, riparian areas, aquatic habitat, agricultural lands, heritage valley oak trees, remnant valley oak groves, and roadside tree rows.

- Policy C□-2.9. Protect riparian areas to maintain and balance wildlife values.
- Policy C□-2.10. Encourage the restoration of native habitat.
- Policy C□-2.11. Ensure that open space buffers are provided between sensitive habitat and planned development.
- Policy C□-2.22. Prohibit development within a minimum of 100 feet from the top of banks for all lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams.
- Policy C□-2.30. Protect and enhance streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat and vernal pools in land planning and community design.
- Policy C□-2.3□ Where applicable in riparian areas, ensure that required state and federal permits/approvals are secured prior to development of approved projects. (DEIR MM □I□-1d)
- Policy C□-2.38. Avoid adverse impacts to wildlife movement corridors and nursery sites (e.g., nest sites, dens, spawning areas, breeding ponds).
- Policy C□-2.□1. Require that impacts to species listed under the State or federal Endangered Species Acts, or species identified as special-status by the resource agencies, be avoided to the greatest feasible extent. If avoidance is not possible, fully mitigate impacts consistent with applicable local, State, and Federal requirements.
- Policy C□-2.□2. Projects that would impact Swainson□s hawk foraging habitat shall participate in the Agreement Regarding Mitigation for Impacts to Swainson□s □awk Foraging □abitat in Yolo County entered into by the CDF□ and the Yolo County □IP/NCCP □oint Powers Agency, or satisfy other subsequent adopted mitigation requirements consistent with applicable local, State, and federal requirements.

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Description of the Project Site

The project site is characteristic of the westernmost extent of the Central □alley as it transitions into the interior Coast Ranges. The property lies within the Chickahominy Slough watershed, which extends northwest to southeast through the lower eastern slope of □lue Ridge. The slough runs through the entire length of the northern half of the property from the northwest corner to the southern boundary and separates the open grassland/pastureland south of the slough from the more disturbed and developed areas north of the slough (Plate 1). The slough supports a narrow riparian corridor dominated by valley oak (*Quercus lobata*) with Fremont cottonwood (*Populus fremontii*) and willow (*Salix* spp.) as secondary overstory species, along with occasional foothill pine (*Pinus sabiniana*) and an understory dominated by California buckeye (*Aesculus californicus*), toyon (*Heteromeles arbutifolia*), and elderberry (*Sambucus Mexicana*) (Plate 2). The slough has been narrowed and degraded over time through farming and ranching practices and currently supports a deeply incised channel with steep banks and a narrow, somewhat intermittent corridor of riparian vegetation. A small seasonal tributary also occurs on the property entering at the southwest corner, extending northward and then eastward through the open pasture before meeting Chickahominy Slough near the center of the property. This seasonal stream does not support woody riparian vegetation.

The homestead site, including all outbuildings and farm/ranch structures, is entirely north of the slough and bounded on the north by County Road 29. Most of this area has been disturbed by

long-term farming/ranching operations and, other than the slough itself and the emergent marsh associated with the 2-acre pond, does not retain significant natural features (Plate 3 and). The area in the immediate vicinity of the main house, the second nearby house, and barns is landscaped with lawns and mature native and nonnative trees and shrubs and is subject to regular and typical human activities and disturbances. While the open grass area east of the main house is mostly weedy, unused, and maintained through periodic mowing, the area west of the main house in the vicinity of the 2-acre pond is more landscaped and includes rail fences, graveled footpaths, and lawns (Plate 5). The 2-acre pond, which is near the western edge of the homestead area west of the main house, is mostly open water and includes a small wooden pier on the southern end that extends approximately 0 feet into the pond. Emergent marsh, dominated by dense cattail (*Typha* spp.), extends around the perimeter of the 2-acre pond on the south, west, and north sides with the largest patch occurring on the northwest corner of the pond (Plate 6).

Plate 1. Looking west from just west of 2-acre pond, through Chickahominy Slough with the slough also in the background as it meanders through the western portion of the property.

Plate 2. Typical valley oak-dominated riparian vegetation along Chickahominy Slough. Looking southwest from near the northwest corner of the property.

Plate 3. Looking west from the eastern portion of the property. Chickahominy slough is on the left, the main house is in the center background, and County Road 29 is out of view on the right. The gravel road on the right is one of two graveled entrance roads to the main house. This is the proposed location of the cabins, pool and cabana, and garden.

Plate 4. Looking south from near County Road 29 on the eastern end of the property. The unused silos are on the left, Chickahominy Slough behind the silos, and oak woodland on the hill top in the background.

Plate 5. Looking north along graveled footpath on the west side of the 2-acre pond. Chickahominy Slough is on the left, the pond and marsh is on the right..

Plate 6. Looking northwest from the pier on the 2-acre pond. Cattail marsh occurs around the perimeter in foreground and background. County Road 29 is adjacent to the row of olive trees in the background that border the road on the south side.

The area south of Chickahominy Slough is open pasture that has historically been used for livestock grazing and may have been cultivated at one time. It consists primarily of a naturalized annual grasses typical of the interior Coast Ranges and a variety of introduced pasture grasses and legumes (Plates and 8). There are no structures on this portion of the property. A small stock pond is present on a higher terrace near the southern border and patches of oak woodland are present in the higher elevation areas on the southern edge of the property (Plate 9). The pasture on the eastern end of the property, south of Chickahominy Slough and just southeast of the main house includes a large area that was excavated several years ago and that appears to flood periodically. The extent and duration of inundation is undetermined as are its functional hydrology and wetland status. This site likely provides additional wildlife value for species attracted to shallow ponded habitats.

Plate 7. Looking southeast toward pastureland south of Chickahominy Slough. The property line is near the tree-lined ridge in the background.

Plate 8. Looking south along the western property boundary.

Plate 9. *Looking southeast from Chickahominy slough across the pasture to oak woodland on the higher elevation southern boundary of the property.*

Description of the Surrounding Area

Much of the lower elevation Chickahominy watershed is cultivated. □rchards are present immediately north of the project site on the north side of County Road 29, with a combination of orchards, row crops, and pastures eastward and mostly irrigated and non-irrigated pasture westward. The surrounding rolling hills are mostly annual grass with patches of oak woodland typical of the interior Coast Ranges. Further to the west, woodland communities dominate in the higher elevations, and further eastward, cultivated lands dominate the Central □alley landscape.

□eneral □ ildlife □se

Wildlife use of the property is typical of the transition area between the Central □alley and inner Coast Ranges and includes species associated with cultivated lands and those associated with woodlands and grassland/pasture habitats. A few of the common mammals of this area include grey fox (*Urocyon cinereoargenteus*) coyote (*Canis latrans*), striped skunk (*Mephitis mephitis*), black-tailed jackrabbit (*Lepus californicus*), California ground squirrel (*Otospermophilus beecheyi*), and meadow vole (*Microtus californicus*). A variety of riparian or oak woodland associated birds were noted during the survey along Chickahominy Slough including oak titmouse (*Baeolophus inornatus*), western flycatcher (*Ernpidonax difficilis*), scrub jay *(Apbelocorna coerulescen)*, common flicker (*Colaptes auratus*), white-breasted nuthatch (*Sitta carolinensis*), mockingbird *(Mimus polyglottos)*, western kingbird (*Tyrannus verticalis*), tree swallow (*Iridoprocne bicolor*), and Bewick's Wren (*Thryomanes bewickii*). The wetland around the 2-acre pond was dominated by red-winged blackbirds (*Agelaius phoeniceus*) with at least 10 tricolored blackbirds also occupying the pond. Birds observed in the grassland/pasture areas include western meadowlark (*Sternella neglecta*), savannah sparrow (*Passerculus sandwichensis*), Swainson's hawk, common raven (*Corvus corax*), and wild turkey (*Meleagris gallopavo*).

Special-Status Species

Special-status species are generally defined as species that are assigned a status designation indicating possible risk to the species. These designations are assigned by state and federal resource agencies (e.g., California epartment of ish and Wildlife, .S. ish and Wildlife Service) or by private research or conservation groups (e.g., ational Audubon Society, California ative lant Society). Assignment to a special-status designation is usually done on the basis of a declining or potentially declining population, either locally, regionally, or nationally. To what e tent a species or population is at risk usually determines the status designation. The factors that determine risk to a species or population generally fall into one of several categories, such as habitat loss or modification affecting the distribution and abundance of a species environmental contaminants affecting the reproductive potential of a species or a variety of mortality factors such as hunting or fishing, interference with man-made objects (e.g., collision, electrocution, etc), invasive species, or to ins.

or purposes of environment review, special-status species are generally defined as follows

- Species that are listed, proposed, or candidates for listing under the federal ndangered Species Act (0 C 1 11 listed 1 1, ebruary 2 , 1 - candidates)
- Species that are listed or proposed for listing under the California ndangered Species Act (ish and ame Code 1 2 Sections 20 0 et se . 1 CC Sections 0.1 et se)
- Species that are designated as Species of Special Concern by C W
- Species that are designated as ully rotected by C W (ish and ame Code, Section 11, 00, 0 0, and 1)
- Species included on ists 1B or 2 by the California ative lant Society
- Species that meet the definition of rare or endangered under C A (1 CC Section 1 0).

Table 1 indicates the special-status species that have potential to occur on or in the vicinity of the project, along with their habitat association, the availability of habitat on the project site, and whether or not the species has been detected on the project site.

Table 1. Special-status species with potential to occur on the Field and Pond project site.

Species	Status State/ Federal	Habitat Association	Habitat Availability on the Project Site	Reported Occurrence on the Project Site
alley elderberry longhorn beetle *Desmocerus californicus dimorphus*	-/T	lderberry shrubs	lderberry shrubs present along Chickahominy Slough	es (habitat only, B presence has not been confirmed)
Western pond turtle *Actinemys marmorata*	CSC/-	Streams, ponds, water conveyance channels	otential in 2-acre pond, unlikely at Chickahominy slough due to ephemeral flow	o
ountain plover *Charadrius montanus*	CSC/T	Short grassland, plowed cultivated fields	ery limited potential in pasture	o

Species	Status State/ Federal	Habitat Association	Habitat Availability on the Project Site	Reported Occurrence on the Project Site
White-tailed kite *Elanus leucurus*	□□/-	□ests in trees, forages in grasslands, seasonal wetlands, and fields.	Suitable nesting habitat along slough and suitable foraging habitat in adjacent grasslands.	□o, nearest reported nest 0.□miles from project
Swainson's hawk *Buteo swainsoni*	T/-	□ests in trees, forages in grassland and cultivated fields	Suitable nesting habitat along slough and suitable foraging habitat in adjacent grasslands	□es, foraging observed, nearest nest 0.□□miles from project
□orthern harrier *Circus cyaneus*	CSC/-/-	□rasslands, pastures, seasonal marshes, some agricultural edges	Suitable nesting and foraging habitat in grasslands south of slough.	□o
□olden eagle *Aguila chrysaetos*	□□/-/-	□ests on cliffs or in large trees, hunts in grasslands and shrublands	Suitable nesting and foraging south of slough.	□es
Burrowing owl *Athene cunicularia*	CSC/-/-	□rasslands, field edges with ground s□uirrel activity	□ arginally suitable habitat sough of slough.	□o
□oggerhead shrike *Lanius ludovicianus*	CSC/-/-	□rasslands, scrub, agricultural areas	Suitable nesting habitat in riparian and roadside trees and suitable foraging habitat south of slough.	□o
Tricolored blackbird *Agelaius tricolor*	CSC/-/-	□mergent marshes, blackberry thickets, silage, grasslands, pastures	Suitable nesting habitat in marsh at 2-acre pond, suitable foraging habitat south of slough.	□es
□rasshopper sparrow *Ammodramus savannarum*	CSC/-/-	□rasslands on rolling hills, lowland plains and valleys, and on lower mountain slopes	Suitable habitat in grasslands south of slough.	□o
American badger *Taxidea taxus*	CSC/-/-	□pen grasslands, grassy slopes.	Suitable grassland habitat on the far southern edge of the property	□o
□alid bat *Antrozous pallidus*	CSC/-/-	deserts, grasslands, shrub lands, woodlands.	□o roosting, may hunt in grasslands, ponds, and riparian	□o
Townsends big-eared bat *Corynorhinus townsendii*	CSC/-/-	Caves, bridges, buildings, rock crevices. tree hollows	□o roosting, may hunt grasslands, ponds, and riparian	□o
Western red bat *Lasiurus blossevillii*	-/CSC/-	□oosts in large trees, hunts over woodlands, grasslands and cultivated habitats	□ossible roosting in valley oaks and cottonwoods along slough.	□o

Species	Status State/ Federal	Habitat Association	Habitat Availability on the Project Site	Reported Occurrence on the Project Site
rose-mallow (*Hibiscus lasiocarpus*	-/-/2	iparian, springs, seeps	ossible habitat along slough	o
bent-flowered fiddleneck (*Amsinckia lunaris*)	-/-/1B	igher elevation grasslands and woodlands	otential habitat south of slough	o
Adobe-lily (*Fritillana pluniflora*	-/-/1B	rassy hillsides	otential habitat south of slough	o
ound-leaved filaree (*Erodium macrophyllum*	-/-/2	rasslands	otential habitat south of slough.	o
warf downingia *Downingia pusilla*	-/-/2	rasslands and wetlands	otential habitat south of slough.	o
ragrant fritillary *Fritillaria liliacea*	-/-/1B	rasslands	otential habitat south of slough.	o
Brewer's western fla *Hesperolinon breweri*	-/-/1B	rasslands	otential habitat south of slough.	o

T threatened ndangered roposed Threatened CSC California species of species concern state fully protected 1B C S ist 1B 2 C S ist 2.

alley lderberry on horn eetle. The valley elderberry longhorn beetle (B) (*Desmocerus californicus dimorphus*) is a medium-si ed woodboring beetle, about 0. inches long. ndemic to California's Central alley and watersheds that drain into the Central alley, this species' presence is entirely dependent on the presence of its host plant, the elderberry shrub (*Sambucus* spp.). B is a speciali ed herbivore that feeds e clusively on elderberry shrubs, the adults feeding on leaves and flowers, and the larvae on the stem pith. abitat for B consists of elderberry shrubs with stems greater than 1 inch in basal diameter. lderberry grows in upland riparian forests or savannas adjacent to riparian vegetation, but also occurs in oak woodlands and savannas and in disturbed areas. t usually co-occurs with other woody riparian plants, including valley oak, remont cottonwood, various willows, and other riparian trees and shrubs (Barr 1 1, .S. ish and Wildlife Service 1 , Collinge et al 2001).

Several mature elderberry shrubs were noted along Chickahominy Slough within the project boundary. o shrubs were found in upland sites in the immediate vicinity of project features. B has been reported from the western foothills, the nearest of which is along nion School Slough appro imately 2 mile northeast of the project site (C B 201).

estern Pond Turtle. Western pond turtles (*Actinemys marmorata*) are closely associated with permanent water bodies, such as lakes, ponds, slow moving streams, and irrigation canals that include down logs or rocks basking sites, and that support sufficient a uatic prey. Western pond turtles also re uire upland habitat that is suitable for building nests and to overwinter. ests are constructed in sandy banks immediately adjacent to a uatic habitat or if necessary, females will climb hillsides and sometimes move considerable distances to find suitable nest sites (ennings and ayes 1).

Streams, such as Chickahominy Slough provide marginal habitat for pond turtles due to seasonal or intermittent flows. owever, because it's a permanent water body, the 2-acre pond may provide suitable a uatic conditions, although basking habitat is lacking. The surrounding grassland/pastures and nearby banks of Chickahominy slough may provide suitable upland nesting and dispersal habitat. The e cavated pond south of the slough may provide occasional

seasonal a□uatic habitat. □o western pond turtles were observed during the field survey and none have been reported from the project site.

□ **ountain Plover.** □nlike most other plover species, the mountain plover (*Charadrius montanus*) is an upland species, often found far from water. The mountain plover does not breed in California, but does occur during the winter. The species arrives on its wintering grounds in California from □ovember through □ecember where it remains through □ arch. The wintering habitat of mountain plovers in the Central □alley has been described as pastureland nearly devoid of vegetation, sparsely vegetated fields, gra□ed grasslands and disked agricultural fields The species occurs only in areas either devoid of or with very sparse and short vegetation (Stoner 1□□2, □ anolis and Tangren 1□□□, □unting et al. 2001, □unting and □dson 200□).

□ ountain plovers are uncommon, locali□ed winter visitors to □olo County. Small flocks have been observed in recently-plowed agricultural fields near Woodland and □avis, especially along County □oads 1□, 2□, 2□, and 102 and in unflooded portions of the □olo Bypass. The project site does not support habitat typical of this species. Although some portion of the grassland/pasture habitat south of Chickahominy slough may occasionally provide suitable habitat conditions, in general the vegetation height and density is greater than is typically associated with this species.

Swainson□s Haw□. The Swainson's hawk is a medium-si□ed raptor associated with generally flat, open landscapes. □n the Central □alley it nests in mature native and nonnative trees and forages in grassland and agricultural habitats. Although a state-threatened species, the Swainson's hawk is relatively common in □olo County due to the availability of nest trees and the agricultural crop patterns that are compatible with Swainson's hawk foraging. □umerous nest sites have been documented in □olo County, but relatively few in the far western portion of the valley (□step 200□).

Suitable nesting habitat for the Swainson's hawk on the property includes all mature trees along Chickahominy Slough. The pasture south of Chickahominy Slough is suitable foraging habitat for the species. □uring the site visit an adult Swainson's hawk was observed foraging in the pasture south of Chickahominy Slough, indicating foraging use of the property. □urther observation of this bird revealed the location of its nest 0.2 miles northwest of the northwest corner of the property and appro□imately 0.□□ miles northwest of the main house. The nest is in a large eucalyptus tree on the north side of County □oad 2□.

□ **hite-tailed □ite**. The white-tailed kite (*Elanus leucurus*) is a highly speciali□ed and distinctively-marked raptor associated with open grassland and seasonal wetland landscapes. □t typically nests in riparian forests, woodlands, woodlots, and occasionally in isolated trees, primarily willow, valley oak, cottonwood, and walnut) and some nonnative trees. □t forages in grassland, seasonal wetland, and agricultural lands, but is more limited in its use of cultivated habitats compared with the Swainson's hawk. As a result, the species occurs throughout most of □olo County, but in low breeding densities (□unk 1□□□, □richsen 1□□□, □step 200□).

Suitable nesting habitat for the white-tailed kite on the property includes all mature trees along Chickahominy Slough. The pasture south of Chickahominy Slough is suitable foraging habitat for the species. A white-tailed kite was observed during the field visit near the above-mentioned Swainson's hawk nest tree. 0.2 miles northwest of the northwest corner of the property. The kite was e□hibiting aggressive territorial behavior toward the Swainson's hawk suggesting that it also had a nest nearby. Several suitable trees are present in the area and the surrounding grassland/pasture is suitable foraging habitat for this species.

□orthern harrier. The northern harrier (*Circus cyaneus*) is a ground-nesting raptor, constructing rudimentary nest sites on the ground in marsh, grassland, and some agricultural habitats, particularly grain fields. They forage in seasonal wetland, grassland, and agricultural habitats for voles and other small mammals, birds, frogs, and small reptiles, crustaceans, and insects. They also roost on the ground, using tall grasses and forbs in wetlands, or along wetland/field borders for cover (□ acWhirter and Bildstein 1□□□).

This species was not observed during the site visit, but the grassland/pasture south of Chickahominy Slough provides suitable nesting and foraging habitat.

□olden □a□le. The golden eagle (*Aquila chrysaetos*) nests on cliffs or in trees and hunt in nearby open habitats, such as grasslands, oak savannas, and open shrublands. Trees , primarily oak and foothill pine are more commonly used for nesting in the interior Coast □anges where suitable cliff nesting habitat is scarce. □n the interior central Coast □anges, golden eagles forage primarily in gra□ed grasslands, open shrublands, and oak savanna communities supporting large populations of ground s□uirrels. The nesting distribution of golden eagles in □olo County is restricted to the high elevation mountainous areas on the western side of the county that support a mi□ture of oak woodland, grassland, and chaparral communities (□i□on 1□□□, Carnie 1□□□, Connelly *et al.* 1□□□, □unt *et al.* 1□□□).

There are few official records of golden eagle nests in □olo County□however, several have been incidentally reported over the years and are likely e□tent. □agles have been reported in areas of Blue □idge, □ocky □idge, and the Capay □ills east of Capay □alley. □olden eagles are also occasionally observed foraging in the grassland foothills along the western edge of the valley during the breeding season, and are occasionally observed, mainly during the winter months, on the valley floor. There are undoubtedly more nesting golden eagle pairs along the eastern slope that have not been reported due to the general inaccessibility of much of this area. A letter commenting on the □S/□ W□ (letter from Chad □oberts dated April □, 201□) indicates the presence of an historic golden eagle nest on the property. There are currently no active golden eagle nests on the property□however, several of the oak trees on the far southern edge of the property are suitable nest trees and the grassland/pastureland south of Chickahominy Slough is suitable foraging habitat.

□ estern □urrowin□ Owl. The western burrowing owl (*Athene cunicularia*) occurs in open, dry grasslands, agricultural and range lands, and desert habitats. □n the Central □alley, they are associated with remaining grassland habitats, pasturelands, and edges of agricultural fields. They also occur in vacant lots and remnant grassland or ruderal habitats within urbani□ing areas. □istorically nesting in larger colonies, due to limited nesting habitat availability most of the more recent occurrences are individual nesting pairs or several loosely associated nesting pairs. The burrowing owl is a subterranean-nesting species, typically occupying the burrows created by California ground s□uirrels *(S. beecheyi).* They also occupy artificial habitats, such as those created by rock piles and occasionally in open pipes and small culverts. They forage for small rodents and insects in grassland and some agricultural habitats with low vegetative height. □ey to burrowing owl occupancy are grassland or ruderal conditions that maintain very short vegetative height around potential nesting sites. They will generally avoid otherwise suitable grassland habitats if vegetation e□ceeds 12 inches in height (□ervais et al. 200□).

□n □olo County, burrowing owls occur mainly in the grassland and pasture habitats of the southern panhandle and in cultivated and ruderal habitats in the □avis area. □owever, nesting pairs have also been reported from the area immediately north of Winters and elsewhere along the grassland foothills on the west side of the valley. The nearest reported active site is within 2

miles northeast of the property in similar grassland/pasture habitat. o burrowing owls were observed on the property during the survey. The grassland/pasture vegetation south of Chickahominy Slough, while generally suitable, is likely too tall and dense to attract burrowing owls other than for incidental foraging.

oerhead Shrie. The loggerhead shrike (*Lanius ludovicianus*) occurs in open habitats with scattered trees, shrubs, posts, fences, utility lines, or other perches. t nests in small trees and shrubs and forages for small rodents, reptiles, and insects in pastures and agricultural lands. t has been reported from numerous locations in olo County (C B 201), including the grassland and oak savannah foothills along the western edge of the valley. .

Although no loggerhead shrikes were observed during the survey, the trees and shrubs along Chickahominy Slough and the grassland/pasture south of the slough provide suitable habitat conditions for this species.

rasshopper Sparrow. rasshopper sparrows (*Ammodramus savannarum*) are found in dry, well-drained grasslands with patches of bare ground that may include scattered, taller shrubs or annuals that are used for song perches.. Suitable grassland habitats include native bunchgrass, wild rye, and wet meadows. asturelands and annual grasslands dominated by star thistle are rarely used. They are commonly found along grassy hill slopes and sometimes in flat terrain. n olo County, they are considered rare and irregular (not annual) breeders in the olo Bypass and the grasslands in the lower foothills. Breeding season records include along County oad 10 and near leasant's alley Bridge, and unnigan ills, County oad , near the intersection of County oads 2 and , and at the rasslands egional ark (olo Audubon Society Checklist Committee 200, nitt 200).

This species was not observed on the property during the field survey however, the grassland/pasture south of Chickahominy slough provide suitable habitat.

Tricolored lacbird. Although currently designated as a state species of special concern, the legal status of the tricolored blackbird has recently been under review by the C W and the S WS. The species was emergency listed as endangered under the state endangered species act in ecember 201, which epired in ecember 201. The species is currently under review for a permanent state listing. The species is also currently under review by the S WS following a 0-day finding that formal federal listing may be warranted.

The tricolored blackbird nests in colonies from several doen to several thousand breeding pairs. They have three basic requirements for selecting their breeding colony sitesopen accessible waterа protected nesting substrate, including either flooded or thorny or spiny vegetationand a suitable foraging space providing adequate insect prey within a few miles of the nesting colony. esting colonies are found in freshwater emergent marshes, in willows, blackberry bramble, thistles, or nettles, and in silage and grain fields. Suitable foraging habitat includes grasslands, pasturelands, seasonal wetlands, and some cultivated habitats (Beedy and amilton 1).

There has been limited reported use of the 2-acre pond site by tricolored blackbirds for several years. The Tricolored Blackbird ortal (http//tricolor.ice.ucdavis.edu/) reports the following observations since 2011

- 2011 birds detected
- 2010 birds detected

- 201□ □1 bird detected

The portal also includes a map used during the 200□ statewide survey that appears to identify the 2-acre pond as an unconfirmed location for a breeding colony site, but no other specifics are provided. While breeding may have occurred at the site in previous years, it does not appear to have been confirmed. □t is likely that previous observations were made from County □oad 2□, limiting access to the marsh and the ability to estimate the number of birds or confirm breeding. □owever, all observations were made during the breeding season, so the observations could be unconfirmed breeding records.

□uring the site visit, 10 individual tricolored blackbirds were detected at the 2-acre pond marsh. These birds flew into the marsh at the far western end of the pond, remained perched on the cattail vegetation for several minutes, and then flew up from the marsh into the olive trees bordering County □oad 2□ □one e□hibited breeding or territorial behavior. □ed-winged blackbirds were common around the entire length of the cattail marsh. Territorial male red-winged blackbirds along with numerous females occupied the entire perimeter of the marsh. Although it is possible for red-winged blackbirds and tricolored blackbirds to occupy the same marsh habitat, it did not appear nor was it confirmed that the few tricolored blackbirds observed were nesting at the site.

Whether or not tricolored blackbirds are breeding, the marsh is considered occupied by the species. □n addition, the grassland/pasture south of Chickahominy Slough and neighboring open lands are suitable foraging habitat for this species and essential for continued occupancy.

A□erican □ad□er. The American badger occurs primarily on open, dry grassland and pasture habitats. The species has a widespread distribution, but is a solitary animal that occurs in relatively low densities, particularly in the grassland and savannah habitats around the perimeter of the Central □alley. The badger is a burrowing mammal, usually occupying multiple burrows within its territory. The badger also digs for its prey, mostly mice and s□uirrels, and so is often considered a pest species in working landscapes. There are relatively few records of badgers in □olo County and most are historic occurrences. □ost of the available open grassland habitat occurs in the □unnigan □ills and the eastern slopes of the Capay □ills and Blue □idge □ountains.

□o badgers or badger sign were observed on the property during the survey□however, the grasslands on the far southern portion of the property provide suitable habitat for this species. A letter commenting on the □S/□W□ (letter from Chad □oberts dated April □, 201□) notes a personal observation of a badger in the vicinity of the property.

Special-status □ats. Three special status bats potentially occur in the vicinity of the project site, including pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii townsendii*), and western red bat (*Lasiurus blossevillii*), all state species of special concern. □allid bat occurs primarily in shrublands, woodlands, and forested habitats, but also can occur in grasslands and agricultural areas. Townsends's big-eared bat occurs in a variety of woodland and open habitats, including agricultural areas. Western red bat occurs in wooded habitats, including orchards, and grasslands. □allid bat and Townsend's big-eared bat roost in mines, caves, rocky crevices, large hollow trees, and occasionally in large open buildings that are usually abandoned or infre□uently inhabited. Western red bat usually roosts in large trees (□ierson and □ainey 1□□□, □ierson 1□□□, □ellers and □ierson 2002)

There is no roosting habitat for pallid bat or Townsends big-eared bat on or immediately adjacent to the project site. Western red bat could potentially roost in the large valley oak and cottonwood trees along Chickhominy Slough. All species could potentially forage above the project site.

Special-status Plants. Several special-status plants also have potential to occur on or in the vicinity of the project. rassland-associated species include bent-flowered fiddleneck (*Amsinckia lunaris*), Adobe-lily (*Fritillana pluniflora*), fragrant fritillary (*Fritillaria liliacea*), and Brewer's western fla (*Hesperolinon breweri*), all C S ist 1B species and warf downingia (*Downingia pusilla*) and round-leaved filaree (*Erodium macrophyllum*) , C S ist 2 species. ose-mallow (*Hibiscus lasiocarpus*), a C S ist 2 species, occurs mainly in riparian habitats. Several other species associated with rocky serpentine soils may occur in the general area, but not on the project site. These include Snow ountain buckwheat (*Eriogonum nervulosum*), orrison's jewel flower (*Streptanthus morrisonii ssp. Morrisonii*), drymaria-like western fla (*Hesperolinon drymarioides*), all's harmonia (*Harmonia hallii*), epson's milk vetch (*Astragalus rattanii*) and Colusa layia (*Layia septentrionalis*), all C S ist 1B species.

Potential Impacts of the Project

Habitat oss.

roject components that would result in substantial loss of habitat are limited to those activities on the south side of Chickahominy Slough. Although a limited amount of conversion would occur from construction of the four cabins, parking area, pool and cabana, and garden area, these project elements are planned for areas within the homestead site that provide relatively limited biological resource value due to long term disturbance and use.

nstallation of an orchard on acres north of the slough would remove valuable wildlife habitat and have greater impact on the wildlife use of the area. This conversion would remove habitat for burrowing mammals, ground-nesting birds, and foraging habitat for a variety of birds and mammals. Conversion of this area to an orchard may also pose a barrier to movement from wildlife moving through the watershed and prevent access to a portion of Chickahominy Slough. Alone, this impact may not rise to the level of biological significance as per C A guidance however, with the e tent of ongoing orchard and vineyard conversion occurring within the watershed and along the lower east slope of Blue idge, it contributes to a cumulative impact that is potentially significant, affecting wildlife habitat availability and wildlife movement corridors.

oise and other Hu an isturbances

roposed project activities will increase the fre uency and magnitude of noise and other human disturbances around the homestead site from current baseline levels. vents held in the restored barn and attendees accessing the homestead area including the 2-acre pond and within the riparian corridor may temporarily displace wildlife using those habitats during events and could cause some species to avoid breeding within some distance of the disturbance. iven the current use of the homestead site, including use of the facility for similar events up to eight times a year, the e tent to which an increase in fre uency and magnitude would further affect the resource value of the area above the baseline condition is somewhat unclear with regard to establishing and potentially e ceeding a C A threshold for significance. owever, the minimi ation measures described below should be employed to reduce the potential level of disturbance related to

proposed project elements to ensure that any potential impacts are reduced to less than significant levels.

The location of the proposed parking area on the north side of the 2-acre pond and the location of the proposed cabins, pool, and cabana may also displace wildlife and prevent breeding use by some species due to their close pro□imity to the emergent wetland and the riparian habitat along the slough. The current location of these project elements also appears to violate □eneral □lan □olicy C□-2.22, which prohibits development within a minimum of 100 feet from the top of banks for all lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams. Although this impact may not reach a level of significance as per C□□A guidance, the project should be redesigned to comply with □eneral □lan □olicy C□-2.22 and additional minimi□ation measures employed to further reduce the effects of project-related human disturbances on these sensitive habitats.

Special-status Species

□alley □lderberry □on□horn □eetle

□ature elderberry shrubs are present along Chickahominy Slough. Because these shrubs could be occupied by the valley elderberry longhorn beetle, direct or indirect disturbance to elderberry shrubs could result in a take of the species pursuant to the federal endangered species act. To avoid impacting the species, federal guidelines establish a 100-foot setback re□uirement from all elderberry shrubs with stems greater than 1-inch in diameter. Because this setback re□uirement is consistent with the 100-foot set-back re□uirement in the □olo County □eneral □lan (□olicy C□-2.22), adhering to □olicy C□-2.22 will sufficiently avoid impacts to elderberry longhorn beetle habitat along Chickahominy Slough.

Swainson□s Haw□

The property supports numerous potential nest trees for Swainson's hawk along Chickahominy Slough□however, there are no nests currently on the property and no potential nest trees will be removed. There is one known nest in the immediate vicinity of the property, appro□imately 0.□□ miles northwest of the main house. This distance is sufficient to avoid disturbance to the nest site from noise and other human disturbances resulting from the proposed project. Therefore, the project is not e□pected to impact Swainson's hawk nests or nesting habitat.

□nstallation of the orchard proposed in the original □S/□ □□ south of Chickahominy Slough would remove □□ acres of Swainson's hawk foraging habitat. Because this is included as part of the project it is subject to C□□A review and thus is also subject to compensatory mitigation to offset the loss of foraging habitat pursuant to the Agreement □egarding □itigation for □mpacts to Swainson's □awk □oraging □abitat in □olo County (Agreement between C□□W and the □olo County □oint □owers Authority). □eneral □lan □olicy C□-2.□2 also re□uires compliance with this agreement. .

Tricolored □lac□bird

Although nesting does not appear to have been confirmed, small numbers of tricolored blackbirds have occupied the marsh during the breeding season since at least 2011, including 10 individuals observed during this survey. □rior to this year, it appears that most or all previous observations were made from County □oad 2□, thus making it difficult to estimate the number of tricolored blackbirds occupying the marsh and to observe and confirm breeding. □owever, surveys

conducted this year, which occurred around the entire perimeter of the marsh, did not detect breeding behavior. Still, although the small number of birds, the lack of confirmed breeding, and presence of red-winged blackbirds as the primary breeding occupant of the marsh would suggest this is not a significant breeding site for tricolored blackbirds, detections during breeding season indicate occupancy and potential (but unconfirmed) breeding.

Tricolored blackbirds are sensitive to a variety of human disturbances near their breeding colonies, particularly during the incubation phase of the breeding cycle (typically April/ ay). The species also re uires nearby foraging habitat. The adjacent pasture is essential for continued occupancy and possible use of the marsh as a breeding site. roject elements that could potentially affect continued occupancy by tricolored blackbirds are the construction and use of the proposed parking lot just north of the pond, the conversion of the acres of grassland/pasture to orchard, and an increase in the fre uency and magnitude of noise and other disturbances related to proposed events occurring during the breeding season. or purposes of this assessment, confirmed breeding of tricolored blackbirds must be established for a habitat or disturbance-related impact to reach a level of significance. f breeding were confirmed at the site, these project elements would constitute a potentially significant impact to this species.

Other Special-status Species

nstallation of the -acre orchard would also remove habitat for several other special-status species including white-tailed kite, golden eagle, northern harrier, loggerhead shrike, grasshopper sparrow, and American badger.

ecommen ations

1. **aintain a 1-oot setbac or all new construction**. eneral lan olicy C-2.22 and the valley elderberry beetle take avoidance guidelines re uire a 100-foot setback from Chickahominy Slough and the 2-acre pond. This would avoid potential take of valley elderberry longhorn beetle as per the federal take avoidance guidelines, reduce disturbances to nesting birds at the 2-acre marsh including tricolored blackbird, and reduce disturbance to wildlife using the riparian habitat along Chickahominy Slough. This would necessitate the following changes to the project

- elocate the parking lot from its current location north of the 2-acre pond. The most appropriate location for the parking area may be the strip of disturbed grass between County oad 2 and the gravel driveway east of the ain ouse.
- emove the four proposed cabins from the project due to the relocation of the parking area.
- elocate the proposed pool and cabana, which should be moved closer to the main house area to consolidate project elements.

2. **ini i e oise and other Hu an isturbances**. The homestead site has been subject to noise and other human disturbances for many decades. This has likely affected the use of the site and immediately surrounding area by wildlife. Species that are tolerant of disturbances continue to occur and those less tolerant probably avoid the immediate area. The proposed project will increase the level of construction and operational disturbances, which may contribute further to wildlife avoidance. To minimi e this impact, the following are recommended

- Consolidate to the e□tent possible all project features and use areas in order to minimi□e the disturbance footprint.
- □uring scheduled events, similar to □eneral □lan □olicies, C□-2.1, C□-2.□, C□-2.11, and C□-2.22, maintain a 100-foot buffer around the western and northern portions of the 2-acre pond and along Chickahominy Slough, and prohibit visitor access into the buffer during the tricolored blackbird's breeding season (appro□imately □arch through August). Walking paths should be outside of the 100-foot buffer. □ail fencing can be used to delineate the buffer.
- □educe the number of events per year by implementing □itigation □easure A□-2 in the □S/□ □□. Currently eight events per year are allowed, or about one per month from □arch through □ovember. The proposed project as described in the □S/□ □□ includes a nearly □-fold increase to □□ events per year. □educing this to 2□ events per year according to □itigation □easure A□-2 would reduce the fre□uency of temporary avoidance of wildlife habitats due to noise and other disturbances.
- Consistent with □eneral □lan □olicies C□-2.□, C□-2.□, and C□-2.10, enhance riparian habitat values and hydrologic function of Chickahominy Slough by restoring the stream bank where needed and planting riparian vegetation along the stream to fill in vegetation gaps and within the 100-foot buffer to increase the width of the riparian corridor. This creates additional screening and reduces disturbances to wildlife using the interior of the corridor.
- □aintenance of cattail growth in the 2-acre pond should not occur during the breeding season (appro□imately □arch through August).

□ **Re□ove the □□-acre orchard □ro□ the project**. To avoid removing habitat of special-status species, including the Swainson's hawk golden eagle, white-tailed kite, loggerhead shrike, grasshopper sparrow, and tricolored blackbird, and to avoid the need to mitigate for the loss of Swainson's hawk foraging habitat, do not convert the □□ acre pasture to orchard. □se alternative land management, such as live stock gra□ing, for the grassland/pasture area south of the slough that does not alter the habitat value of the land or restrict wildlife movement or access to the slough. □liminating the orchard from the project will avoid foraging habitats impacts to Swainson's hawks and the contribution to a potentially significant cumulative impact on wildlife habitat availability and wildlife movement corridors from orchard and vineyard e□pansion in the western foothills of □olo County.

□ **□onitor tricolored blac□bird activity and □urther □ini□i□e disturbances i□breedin□ is con□ir□ed.** As noted above, the homestead site has been subject to disturbances for many decades and the area is currently subject to regular and ongoing levels of human disturbances from permanent residents, visitors and activities at currently permitted events, maintenance activities, and other related disturbances. Wildlife using the 2-acre pond, including tricolored blackbirds, have habituated to this baseline level of disturbance. Since breeding has not been confirmed, if and the e□tent to which e□isting baseline disturbances have prevented breeding by tricolored blackbirds is unknown. □owever, breeding season occupancy of the 2-acre pond has been reported for several years, indicating the possibility of breeding under baseline disturbance conditions.

□roject elements will increase the magnitude and duration of noise, human activity, and other related disturbances above the baseline condition. Although recommendations 1, 2, and □ each include measures that would reduce the impacts of the proposed project on the tricolored blackbird, some project activities could increase disturbance levels above the baseline condition and potentially affect future breeding use of the 2-acre pond by tricolored blackbirds. □f the

tricolored blackbird is confirmed to breed at the 2-acre pond, to further minimi□e construction and operational impacts and to reduce this potentially significant impact to a less-than-significant level, the following are recommended□

- □mplement □itigation □easure B□□-□ from the □S/□ □□ to reduce construction-related impacts to tricolored blackbirds. Consistent with Avoidance and □inimi□ation □easure 20 in the □raft □olo County □abitat Conservation □lan/□atural □esources Conservation □lan, this measure will provide a 1,□00 foot buffer (subject to reduction based on site-specific conditions through resource agency review) between breeding locations on the 2-acre pond and all construction activities during the breeding season (□arch through August) in the event breeding is confirmed in any given construction year. This will re□uire a preconstruction survey be conducted each construction year to determine breeding use of the marsh.
- To address future operational impacts (e.g., noise and related disturbances during events), monitor tricolored blackbird activity at the 2-acre pond for a minimum of □ years to determine occupancy and breeding status. □f breeding is not confirmed during the □-year period, monitoring can cease. □f breeding is confirmed, monitoring continues until □consecutive years of non-breeding is confirmed.
- □f breeding is not confirmed in any given year, than no further restrictions are necessary. □f breeding is confirmed in any given year, then further restrict all activities in the vicinity of the breeding pond during the tricolored blackbird breeding season (□arch through August). □f breeding occurs, it will most likely occur at the western end of the pond, which is appro□imately □00 feet from project facilities including the main house and the restored barn. This distance is consistent with most disturbance-related avoidance and minimi□ation measures for this species. □f breeding is confirmed, prohibit all visitor access within the □00-foot buffer during the breeding season (□arch through August).

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