County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú, AICP
DIRECTOR

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

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646
FAX (530) 669-1448
www.yolocounty.org

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

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

TO: Interested Parties

FROM: Yolo County Community Department

DATE: October 7, 2016

SUBJECT: **Maples Estates Event Center Project**

Applicant: Robert E. Clark
1980 South River Road
West Sacramento, CA 95691

File Name: **ZF2014-0006**

Description of Project: The project is a proposal to operate an event center that proposes commercial tourism uses on an approximately 45.34-acre parcel zoned for agricultural uses. The project site is located approximately 1.5 miles north of the City of Woodland on a parcel northwest and adjacent to the Clark Pacific industrial-zoned pre-cast plant. The property, which is primarily in agricultural uses, is developed with a homestead area containing a main residence that is currently in use as a conference center and business meeting venue for Clark Pacific related events, as well as personal events. The homestead, known as the Maples Estates, was established in the early 1870s. (APN: 027-230-005).

The project proposal includes use the homestead and farmstead developed portions of the property as a large event facility and a future small bed and breakfast for the hosting of weddings, private parties, corporate retreats, family reunions, charitable and community events, scout activities, PreK-12 farm education, conferences, food and beer/wine tasting, and other agri-tourism and agri-education uses, such as 4H and FFA activities. The remainder of the property will remain in agricultural and open space uses and are not a part of the project. The property is zoned Agricultural Intensive (A-N).

The proposed project includes no new construction of buildings, but may include tenant improvements to existing structures and other improvements to accommodate the project, such as defined parking areas. The main residence has currently undergone improvements to provide accessibility features, ADA compliant restrooms, an office for staff, “bride’s quarters,” and a commercial kitchen upgrade. Future improvements may include accommodating a caterer location within an existing carport, and converting one or two of the smaller residences to a future small bed and breakfast (not more than six total rooms). The private pool and cabana are not a part of the project and will not be used by visitors of the Maples Estates event center.

Hours of operation during the week days will be from 9:00 am to 5:00 pm to accommodate tours, meetings, and classes. Weekend hours to accommodate large events will vary, but are typically expected to occur on a 10-hour basis, with events lasting six hours, plus two hours for setup and two hours for takedown. Weekend events are expected to occur up to twice per weekend from May through October.

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

Availability of Documents: The Initial Study/Mitigated Negative Declaration (IS/MND) is now available for public review at the following location during normal business hours: the Yolo County Community Services Department, 292 W. Beamer Street, Woodland, CA 95695. **The IS/MND has been posted to the Yolo County Web site and may be downloaded and printed at http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects.** A PDF digital file of the IS/MND, or a hard (paper) copy of the IS/MND, is also available upon request from the Planning Division at the address or e-mail depicted below.

Comments on the Initial Study/Mitigated Negative Declaration: The County requests your comments on the Initial Study/Mitigated Negative Declaration during a **30±-day review period**, which commences **October 7, 2016,** and **ends on November 7, 2016**.

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

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

The Yolo County Planning Commission is tentatively scheduled to consider the following matter on November 10, 2016, in the Board of Supervisors Chambers, located at 625 Court Street, Woodland, California. A separate public hearing notice will be sent to confirm the date and time. You can also call the number or e-mail to the above staff member to confirm hearing date and time.

All interested parties are invited to send written communications to the Yolo County Community Services Department no later than the relevant ending date.

YOLO COUNTY
DEPARTMENT OF COMMUNITY SERVICES

INITIAL STUDY / NEGATIVE DECLARATION
ZONE FILE # 2014-0006

MAPLES ESTATES EVENT CENTER
USE PERMIT

October, 2016

Initial Environmental Study

1. **Project Title:** Zone File #2014-0006 (Maples Estates Use Permit)

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

3. **Contact Person, Phone Number, E-Mail:**
   Stephanie Cormier, Senior Planner
   (530) 666-8850
   stephanie.cormier@yolocounty.org

4. **Project Location:** The project is located at 41062-40174 Best Ranch Road (County Road 18A), north of the City of Woodland (APN: 027-230-005). See Figure 1 (Vicinity Map).

5. **Project Sponsor's Name and Address:**
   Robert E. Clark
   1980 South River Road
   West Sacramento, CA 95691

6. **Land Owner's Name and Address:**
   Clark Structural, LLC
   (same as above)

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

8. **Zoning:** Agricultural Intensive (A-N)

9. **Description of the Project:** See attached "Project Description" on the following pages.

10. **Surrounding Land Uses and Setting:**

Relation to Project	Land Use	Zoning	General Plan Designation
Project Site	Agricultural/rural home site; Cache Creek	Agricultural Intensive (A-N)	Agriculture (AG)
North	Cache Creek; agricultural (orchard)/rural home site; outdoor event center (Lawley Ranch)	Agricultural Intensive	Agriculture
South	Agricultural (orchard); rural home site in use as 6-bed care facility	Agricultural Intensive	Agriculture
East	Agricultural	Agricultural Intensive	Agriculture
West	State Route 113; agricultural/rural home sites	Agricultural Intensive	Agriculture

11. **Other public agencies whose approval is required:** Yolo County Public Works Division; Yolo County Building Division; Environmental Health Division; Yolo Land Trust; Central Valley Regional Water Quality Control Board

12. **Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and local codes and regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code. The project is reviewed and analyzed under the County's Code of Zoning Ordinances; particularly, the Agricultural Zoning Ordinance. The purpose of the Agricultural Zoning Ordinance is to provide for land uses that support and enhance agriculture as the predominant land use in the unincorporated area of the County. Such uses shall be compatible with agriculture, and may include uses that support open space, natural resource management, outdoor recreation, and enjoyment of scenic beauty (Yolo County Code Section 8-2.301).

Project Description

The project is a request for a Use Permit to operate an event center that proposes commercial tourism uses on an approximately 45.34-acre parcel zoned for agricultural uses. The project site is located approximately 1.5 miles north of the City of Woodland on a parcel northwest and adjacent to the Clark Pacific industrial-zoned pre-cast plant. The property, which is primarily in agricultural uses, is developed with a homestead area containing a main residence that is currently in use as a conference center and business meeting venue for Clark Pacific related events, as well as personal events. The homestead, known as the Maples Estates, was established in the early 1870s. The Maples Stable is a former 1930's horseshow barn and once hosted the original Yolo County Fair in 1936.

In addition to the main residence, the homestead also contains three smaller single-family residences, currently occupied by a caretaker, as well as two private rentals, one apartment building with garage that is not occupied, and a private pool with cabana. There is also a farmstead area with two barns, a workshop, and a covered riding arena. Cache Creek runs along the northern border of the property. The property is accessed off Best Ranch Road (aka County Road 18A), and is adjacent to State Route 13 that lies to the west. A 100-foot wide Southern Pacific railroad line runs along the eastern boundary of the property.

The project proposes to use the homestead and farmstead developed portions of the property as a large event facility and a future bed and breakfast for the hosting of weddings, private parties, corporate retreats, family reunions, charitable and community events, scout activities, PreK-12 farm education, conferences, food and beer/wine tasting, and other agri-tourism and agri-education uses, such as 4H and FFA activities. The remainder of the property will remain in agricultural and open space uses and are not a part of the project.

The project proposal includes no new construction of buildings, but may include tenant improvements to existing structures and other improvements to accommodate the project, such as defined parking areas. The main residence has currently undergone improvements to provide accessibility features, ADA compliant restrooms, an office for staff, "bride's quarters," and a commercial kitchen upgrade. Future improvements may include accommodating a caterer location within an existing carport, and converting one or two of the smaller residences to a future small bed and breakfast (not more than six total rooms). In addition, the applicant has received a domestic water supply permit and approval of an onsite wastewater system through Yolo County Environmental Health. The private pool and cabana are not a part of the project and will not be used by visitors of the Maples Estates event center.

Property and Project Details

The approximately 45-acre property is under an agricultural conservation easement that is held by the Yolo Land Trust (YLT), and consists of approximately 35 acres of an "Agricultural Use Area," 5.7 acres of a "Farmstead Area," 3.2 acres of a "Homestead Area," and 7.1 acres of "Creek Area." The parcel is also under a Williamson Act contract. The purpose of the conservation easement is to enable the property to remain in productive agricultural use by preventing uses of the property prohibited by the provisions of the easement agreement (Yolo Land Trust, 2016). In their review of the project proposal, YLT noted that all proposed uses and improvements to the property are allowed under the terms of the easement, so long as all project components remain within the specified homestead and farmstead areas. The designated agricultural use and creek areas are to remain in their respective agricultural and open space uses.

There are two graveled driveways that provide separate access to the main residence and to the farmstead area. The western most access (leading to the farmstead portions of the property) is proposed to be used for project-related events. Onsite parking spaces will be provided

throughout the farmstead and homestead areas (see attached Site Plan), and valet service will be used for events over 150 guests. All parking will be directed away from the agricultural use area and Best Ranch Road.

Most events are proposed to be held outdoors in the various lawn and shaded areas that have been improved with hardscape and landscaping features within the homestead area. According to the applicant, the front lawn area (in front of the main house) will be used for greeting visitors, only, as the outdoor event areas have been established behind the main house. Use of outdoor amplified sound or music will be used during weddings and other special events. A conference room in the main residence will be available for community gatherings, meetings, and classes. The commercial grade kitchen within the main residence will also be made available during the week for baking, canning, and cooking classes, as well as a prep area for caterers.

Daily use of the site will include tours, meetings, and other related uses, with an estimated average of 20 daily visitors during the week. Weekend use of the site will include larger events on Saturdays and Sundays, with an expected average of 200 to 300 people per event, and on rare occasions, up to 500 people (as parking allows), not more than once per year. The project identifies 181 parking stalls with all parking contained onsite, as identified on the Site Plan (Figure 2). The applicant anticipates up to eight weekend events per month, during the peak season of May through October. Hours of operation during the week will be from 9:00 am to 5:00 pm to accommodate tours, meetings, and classes; weekend hours to accommodate events will vary, but are typically expected to occur on a 10-hour basis, with events lasting six hours plus two hours for setup and two hours for takedown.

Up to two fulltime employees are expected to run operations, with temporary part-time employees as needed for large events. Security services will also be provided for weekend events. A landscape crew will provide weekly maintenance to the property grounds. Truck deliveries to and from the site will be limited to rental and catering services for events. No new light sources will be generated by the project; although temporary lighting may be brought to the site, per client request

Noise sources generated at the site will be from events using a public address (PA) and/or amplified sound system, similar to that which has been used for personal events. The applicant has proposed that all parties using the venue for an event shall be required to perform a sound check prior to the start of the event in order to ensure sound will not be amplified above those decibel levels normally found in the agricultural areas. Additionally, amplified sound will be required to shut off at 10:00 pm as per conditions of each event contract. A noise impact assessment was prepared for the project which identifies projected noise levels from various outdoor locations and is addressed in Section XII (Noise) of this Initial Study (appended as Exhibit B).

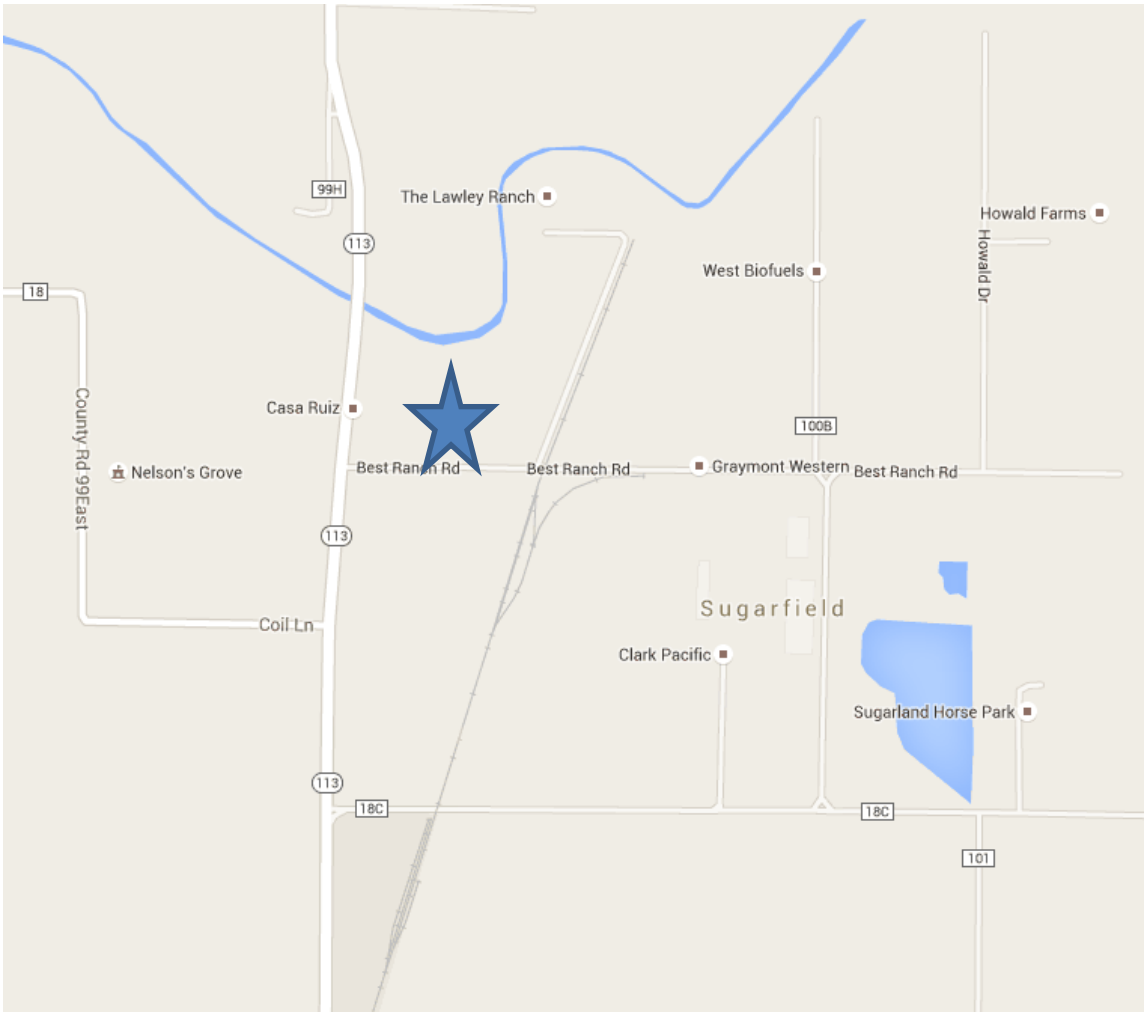
The property is surrounded by a mix of uses in a predominantly agricultural area of the County, including other rural parcels in active agricultural production, rural residences, Cache Creek, the Clark Pacific industrial plant, State Route 113, Southern Pacific railroad, and the Graymont Sugarfield Transload station (limestone). The project site is buffered from Best Ranch Road by mature trees and other landscaping, including a canopy of olive trees along both sides of the roadway. The nearest adjacent residence to the project site is located approximately 150 feet to the south (on the south side of Best Ranch Rd), which is situated at the northern end of an approximately 40-acre agriculturally-zoned parcel in active orchard production. The rural home is currently in use as a six-bed residential care facility operated by Woodland Residential Services, and is accessed off Best Ranch Road and is under a Williamson Act contract. The other nearby rural residence is located approximately 1,500 feet northeast of the project site at the Lawley Ranch Event Center (property is not under Williamson Act).

A biological site assessment was also prepared for the project to determine potential project impacts to special status species and/or their habitat with respect to the site's proximity to Cache

Creek. A more thorough discussion is contained in Section IV (Biological Resources) of this Initial Study and is appended as Exhibit A.

Figure 1

Vicinity Map



Approximate Project Limits

Project site (zoomed-in)

Adjacent rural residence

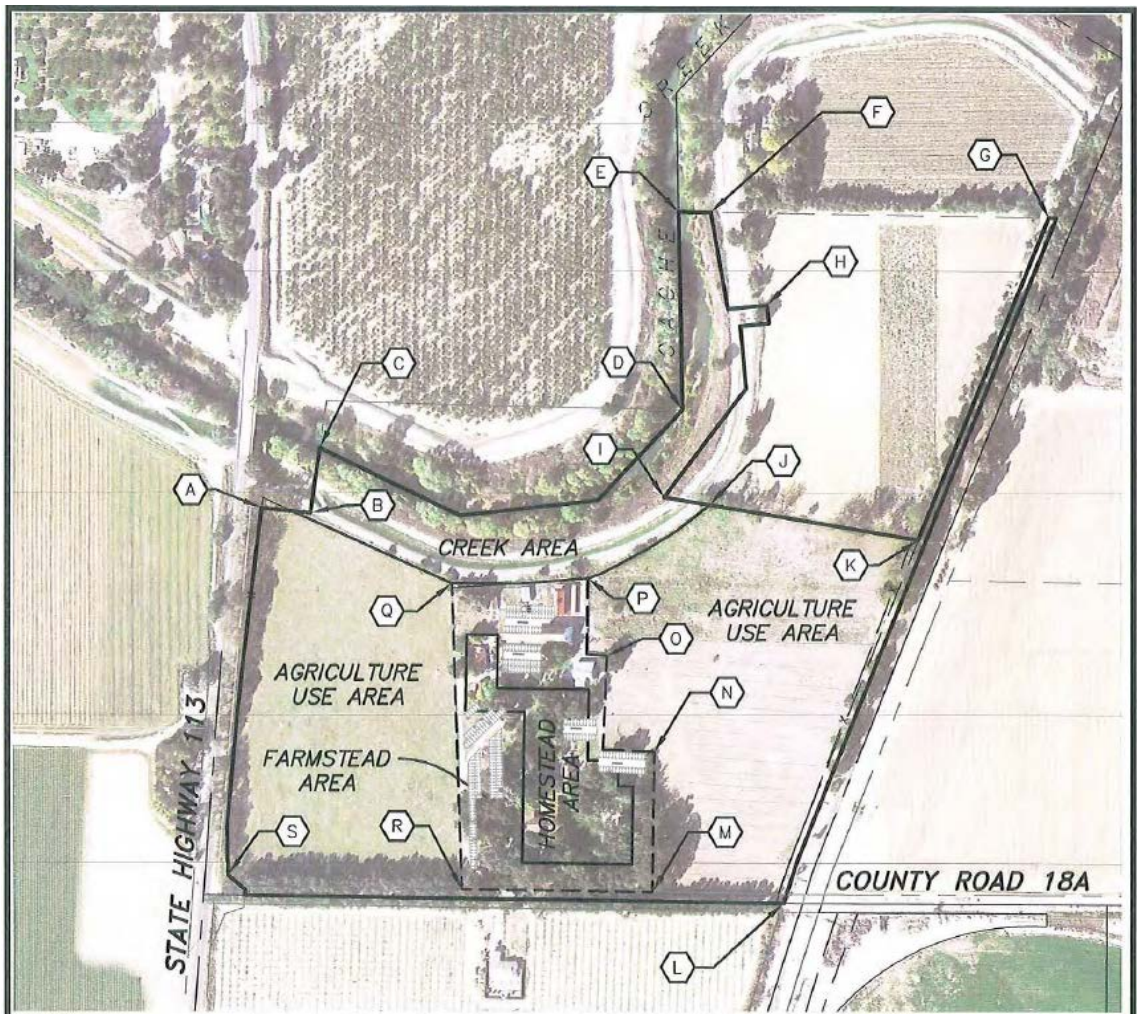
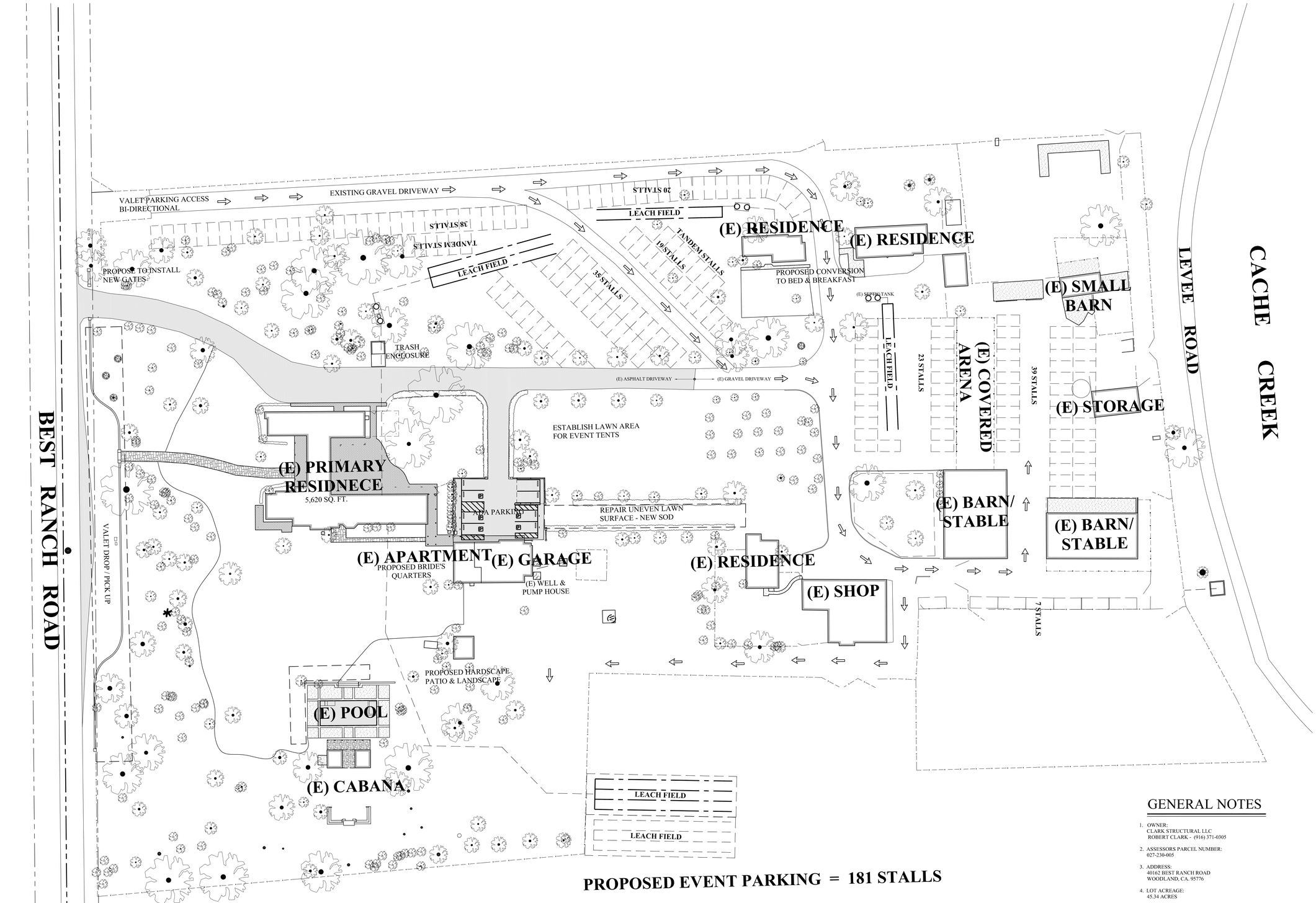

CREEK AREA
AGRICULTURE USE AREA
AGRICULTURE USE AREA
FARMSTEAD AREA
HOMESTEAD AREA
STATE HIGHWAY 113
COUNTY ROAD 18A
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S

Figure 2
Site Plan



OVERALL SITE PLAN

SCALE: 1" = 30'-0"

GENERAL NOTES

1. OWNER:
   CLARK STRUCTURAL LLC
   ROBERT CLARK - (916) 371-0305
2. ASSESSORS PARCEL NUMBER:
   027-230-005
3. ADDRESS:
   40162 BEST RANCH ROAD
   WOODLAND, CA. 95776
4. LOT ACREAGE:
   45.34 ACRES
5. BUILDING HEIGHT:
   TALLEST BUILDING IS A TWO STORY BARN WITH A HEIGHT OF APROX. 33'.
6. DRAINAGE:
   DRAINAGE SHEET FLOWS ACROSS PARCEL FROM NORTHWEST CORNER TO SOUTHEAST CORNER.

CLARK PACIFIC
Precast. Building for Life.

1980 SOUTH RIVER ROAD
W SACRAMENTO, CA 95691
TEL: (916) 371-0305
FAX: (916) 372-0323

13592 SLOVER AVENUE
FONTANA, CA 92337
TEL: (909) 823-1433
FAX: (909) 823-1361

PROJECT

CLARK PACIFIC

BEST RANCH EVENT CENTER

40162 BEST RANCH ROAD, WOODLAND, CALIFORNIA

DRAWING DESCRIPTION

MASTER PLAN SITE PLAN

REV.		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY:	
CHECKED BY:	LRC
DATE:	06-2-16
SCALE:	1"=20'-0"
JOB NO:	8393
SHEET NO:	AS1.02

K:\8393 - Best Ranch\2. CP Current\Best Ranch Conditional Use Site Plan 4-25-16 Parking use.dwg, 6/2/2016 9:53:41 AM

Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least one impact that is 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

Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least one impact that is 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.

Planner's Signature	Date	Planner's Printed name
SCormier	10.6.16	Stephanie Cormier

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?

No Impact. For purposes of determining significance under CEQA, a "scenic vista" is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. While there are no officially designated scenic vistas near the project area, the site does provide views of the rural landscape that is dotted with field crops, orchards, waterways, and other agricultural features. The site is also adjacent to Best Ranch Road (County Road 18A), which includes a row of olive trees approximately 1,600 feet long. These mature trees, presumably planted in 1860, are listed in the Yolo County 1986 Historical Survey as "The Maples" Arbor of Olive Trees. The trees, which are in proximity to the project site, are located on both sides of the roadway and described in the Historical Survey as "forming a veritable canopy from having grown together at the tops." In addition to the canopy of trees lining the roadway, the project site, itself, is nearly camouflaged with mature trees that surround the homestead.

The project includes use of the existing homestead and farmstead developed areas for the hosting of outdoor events, as well as use of the main residence for conferences, meetings, gatherings, the commercial kitchen, and classes. No additional development will occur at the site, other than some minor tenant improvements to existing structures and to define parking areas. Scenic vistas would not be obstructed by the proposed changes to the property and there will be no degrading aesthetic impacts.

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

Less than Significant Impact. There are no officially designated scenic highways near the project area, although, as described above, the project site is adjacent to Best Ranch Road, which contains a mature row of olive trees known as "The Maples" Arbor of Olive Trees. There are no County-designated scenic roadways within proximity to the project site. As identified in (a), above, the proposal includes no new construction to implement the project, but may include minor tenant improvements to existing structures and improvements to the landscape, including parking areas. However, all improvements will occur away from the roadway and out of public view. The proposal will not substantially damage scenic resources and impacts would be considered less than significant.

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

Less than Significant Impact. The project proposes use of the Maples Estates as a large event center that will provide a venue for an array of agri-tourism and agri-education activities, as well as weddings, private parties, corporate retreats, family reunions, charitable and community events, scout activities, conferences, and tastings, etc. Future uses include operating a bed and breakfast in one of the smaller existing residences. The project will be restricted to the homestead and farmstead developed portions of the 45-acre agriculturally-zoned parcel, which includes all onsite parking areas.

The property is bounded by Cache Creek to the north, an orchard with a rural residence in use as a 6-bed residential care facility to the south, agricultural uses to the east, and State Route 113 to the west. The Lawley Ranch Event Center is located to the northeast of the project site. The project is not expected to degrade the existing aesthetic character of the site and its surroundings, and moreover relies on the surrounding beauty of the property to attract visitors. The project is more or less screened from views from the public right-of-way (Best Ranch Rd) due to mature foliage on the property as well as the roadside olive trees that form a canopy along the roadway. Most of the project activities will occur in the main residence or in back of the residence and not within public view from the roadway. No trees will be removed for project construction. Impacts would be considered less than significant.

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 project proposes no new light sources, but could introduce new sources of temporary lighting to the project area during night-time operations and/or occasional lighting associated with vehicle traffic headlights. Much of the project site, however, is buffered by mature landscaping, including along both sides of Best Ranch Road, and the project activities will be on the north side of the main residence obscuring views from the roadway. The nearest neighboring residence is approximately 150 feet away from the project site on the south side of Best Ranch Road. The project will be conditioned to require that any outdoor lighting must include light fixtures that are low-intensity, shielded and/or directed away from adjacent properties and the roadway in order to minimize glare and overspill on adjacent parcels, the night sky, and the public right-of-way. Impacts from new light sources will be less than significant.

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 project will occupy the developed homestead and farmstead portions of the property, which include the main residence and four smaller single-family residences, one apartment building with garage, a private pool and cabana, a workshop, two barns, a covered riding arena, and miscellaneous sheds. This represents approximately 8.5 acres of the 45-acre property. The adjacent agricultural use and creek areas make up the remainder of the property and are not a part of the project. The agricultural area is currently lease farmed in watermelon seed crops and tomatoes (rotating crops).

The soil type within the project site is identified as Reiff very fine sandy loam, which is identified as an excellent, Class I soil by the U.S. Soil Conservation Service *Soil Survey of Yolo County*. The adjacent creek area consists of Riverwash, which is not rated for soil capability. The project

site (homestead and farmstead areas) and agricultural area to the east are designated as "Other Land" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Other Land is a designation given to land that is not included in any other mapping category. According to the Important Farmland Map Categories, common examples of Other Land include low density rural developments, and riparian areas not suitable for livestock grazing, as well as other areas unsuitable for typical agricultural production. The agricultural use area to the west is designated as "Prime Farmland." Prime Farmland is a designation given to land that has the best combination of physical and chemical features for maintaining long-term sustainable crop production, including a sustainable water source.

The property is subject to an agricultural conservation easement that restricts use of the property. In particular, the project is limited to the developed portions of the homestead and farmstead use areas and is prohibited from encroaching into the agricultural use area, with the exception of specified temporary farm-related uses, such as harvest activities. According to the Yolo Land Trust, the purpose of the conservation easement is to enable the property to remain in productive agricultural use by preventing uses of the property prohibited by the provisions of the easement, or that will substantially impair or diminish the property's agricultural productive capacity, its soils, and its agricultural character, values, and utility, and to preserve the property in its existing, unfragmented state (Yolo Land Trust, 2016). As per the Yolo Land Trust, the conservation easement allows weddings, events, conferences and/or meetings for any business or charitable purpose, within the homestead and farmstead areas, and the proposed project improvements are allowed. The project will not convert any Prime Farmland to non-agricultural uses, as all uses are restricted to the developed portions of the property. Impacts resulting in the conversion of prime farmland would be considered less than significant.

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

Less than Significant Impact. The proposed project is located on A-N (Agricultural Intensive) zoned property. The property is also enrolled in the Williamson Act. The purpose of the Agricultural Zones is to provide for land uses that support and enhance agriculture as the predominant land use in the unincorporated area of the County. Such uses shall be compatible with agriculture, and may include uses that support open space, natural resource management, outdoor recreation, and enjoyment of scenic beauty. The A-N Zone is applied to preserve lands best suited for intensive agricultural uses typically dependent on higher quality soils, water availability, and relatively flat topography. Uses in the A-N Zone are primarily limited to intensive agricultural production and other activities compatible with agricultural uses.

The proposed project is a request for a large special events facility (holds more than 12 events per year) and a future small bed and breakfast for lodging (up to six rooms) as classified under Section 8-2.304 of the County Code. This code section references specific use requirements or performance standards for event centers in Section 8-2.306(k) and bed and breakfasts in Section 8-2.306(l). In accordance with the relevant zoning regulations, the discretionary review shall consider if there are any agricultural, residential, vehicle access, traffic, or other compatibility issues.

The project proposes to operate a large event center for agri-tourism and agri-education uses to host weddings, private parties, corporate retreats, family reunions, charitable and community events, scout activities, PreK-12 farm education, conferences, food and beer/wine tastings, and other activities such as cooking and canning classes and 4H and FFA, in accordance with the property's conservation easement. The project also includes future use of up to two of the existing smaller residences as a small bed and breakfast (for a total of not more than six guest rooms). The project will not result in the construction of new structures or buildings, and will not encroach into the agricultural use areas of the property, which are strictly prohibited from development or other project-related uses under the terms of the conservation easement.

The Department of Conservation (DOC) has indicated that there does not appear to be a direct supporting relationship between the proposed facilities and the agricultural uses on the property (DOC agency response letter dated, April 26, 2016). The DOC's primary concern centers on the effects the combined scope of permanent facilities and proposed number of attendees will have on the property. However, the project proposes no new construction of facilities, other than tenant improvements to modify existing structures and to define parking areas, and is confined to the developed portions of the site that have not been in agricultural production for decades. The temporary increase of visitors at the site will primarily occur on weekends during large events which will be held in the various lawn areas, behind the main residence, that surround the homestead. The agricultural use areas are significantly buffered by a farm road and the farmstead portions of the property which contain a stable, two barns, and a riding arena once used for equestrian purposes. The homestead and farmstead areas are also dense with mature trees and other foliage, particularly around the perimeters that separate the homestead and farmstead areas from the agricultural use area. In addition, visitors generally will be arriving via State Highway 113, a well-maintained two-lane road, with the exception of a few hundred feet traveled on Best Ranch Road to the south or the levee road to the north. As a result, the increase in use on the local roads will not conflict with existing agricultural uses.

The project site will be located within the homestead and farmstead portions of the property, which are currently developed with the main residence and three smaller residences, a private pool and cabana, barns, a riding arena and stable, and other rural residential uses. The scope of the project will be limited to the developed portions of the property as per the terms of the property's conservation easement. The main residence is approximately 150 feet away from Best Ranch Road. The developed areas encompass approximately 8.5 acres of the 45-acre parcel and are limited in use so as not to impact the adjacent agricultural use areas. No new development is proposed to implement the project other than minor tenant improvements to existing structures to accommodate new indoor spaces and to define outdoor parking areas. However, most of the large events are expected to take place in the outdoor lawn and garden areas, which are located behind the main house and approximately 200 feet away from the edge of the adjacent orchard. The edge of the project site is buffered and concealed with mature trees and landscaping, and Best Ranch Road is lined with a row of olive trees that form a canopy along both sides of the roadway in the project vicinity. Additionally, the rural residence across located on the orchard property is currently in use as a residential care facility, which could already restrict spraying operations. As proposed, use of the lawn area in front of the main residence will be used for greeting visitors, but will not be used as an event venue.

As described above, the productive agricultural use areas and creek area will be preserved through the terms of the agricultural conservation easement, which has been placed on the property in perpetuity. The primary purpose of the easement is to preserve the agricultural capability of the land by restricting uses in the agriculturally-productive areas and limiting the project to the developed portions of the property. In accordance with the terms of the conservation easement, long-term productive capability of the agricultural use area will not be compromised, nor will any existing agricultural uses be displaced or impaired, which is as effective as or more effective than the terms of the Williamson Act contract. Use of the homestead area for events and other activities will not preclude ongoing operations in the agricultural use areas since they are buffered from the project area by mature landscaping and the farmstead area, and largely well outside typical spray buffers for neighboring agricultural operations. Existing uses at the project site include business meetings, conferences, and tours related to the adjacent Clark Pacific industrial operation, as well as the hosting of personal events. The property has also been used for equestrian-related purposes in the farmstead area. The project is not expected to conflict with the property's A-N zoning or Williamson Act contract. Impacts to agricultural operations are expected to be less than significant as a result of project implementation.

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 project would not conflict with existing zoning for, or cause rezoning of, or result in the loss or conversion of forest or timberland.

e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

Less than Significant Impact. As identified in (a), above, the project site has been shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency as "Other Land" and the adjacent agricultural use area to the west has been shown as "Prime Farmland." The surrounding area has similarly been mapped, but also includes areas mapped as "Urban and Built-up Land." Much of the surrounding farmland is under active agricultural production, including orchards and rotating field crops.

Typically, the Yolo County Agricultural Commissioner's Office recommends maintaining a 500-foot buffer from adjacent agricultural operations to allow for the application of crop protection materials. The Office's primary concerns relate to spraying or other application operations that could occur within a few hundred feet of a project site. However, considering that the project site is buffered with dense foliage, including trees along both sides of the roadway, buffering at the project site is already in place. Further, the landowner can coordinate spraying activities with its own event schedule, and neighboring agricultural operations are sufficiently removed from where most project activities will take place. Project activities, including large events, will take place in the outdoor lawn areas that are located behind the main residence and away from the roadway and adjacent agricultural operations. Impacts to agricultural resources would be considered less than significant.

III.	AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
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 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 ($PM_{2.5}$). Operation of the event facility and future bed and breakfast would not contribute significantly to air quality impacts, but could generate minor amounts of PM_{10} and $PM_{2.5,}$ during temporary grading activities to improve parking areas. However, grading activities at the site are expected to be minimal. To address the potential for short-term impacts related to any additional grading activities, standard dust and emissions control measures which are recommended by the Yolo Solano Air Quality Management District will be attached as Conditions of Approval to the Use Permit, and 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 2010 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 4 engines in all construction equipment, if available; if Tier 4 engines are not available then Tier 3 engines shall be used.

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

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 request to use the existing property grounds as a large special events center. No additional improvements, other than defining parking areas and minor tenant improvements to existing structures, will be required to implement the project as the property is already established with outdoor garden, shade and lawn areas. Most events will take place in the outdoor lawn areas. The main residence has also been converted with an office, a conference room, bride's quarters, ADA restrooms, and an upgraded commercial kitchen to accommodate additional "agri-tourism" and "agri-education" uses. Large event facilities are conditionally permitted uses in the agricultural zones.

Temporary project emissions from any additional grading activities would be negligible as no new construction is proposed. Long-term mobile source emissions from the proposed special events 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 primarily on weekends for event rental and catering deliveries, approximately two trucks per event, up to twice per weekend during the peak event season from May through October. Project vehicle trips would also be associated with guests and vendors accessing the facility, which may include up to 10 round-trip vehicle trips per day during the week for tours, small conferences, and classes, and up to 150 round-trip vehicle trips twice per weekend May through October for large events, which assumes most cars carry up two passengers. Not more than once per year, a large event may include up to 500 people, as parking allows (up to 181 onsite parking spaces). Up to five employees are expected to run operations during events, which could generate an additional five round-trips twice per weekend during event season; however, during the week it is expected that two full time employees and a landscaping crew will access the site daily. This traffic would create air emissions that are lower than the significance thresholds set by the YSAQMD, and does not include agricultural traffic already occurring at the project site in the adjoining farm fields.

Hours of operation during the week will be from 9:00 am to 5:00 pm to accommodate tours, meetings, and classes. Weekend hours to accommodate large events will vary, but are typically expected to occur on a 10-hour basis, with events lasting six hours plus two hours for setup and two hours for takedown. Lodging for the future small bed and breakfast is not expected to generate significant daily vehicle trips above and beyond that already anticipated for event and other facility operations. Although the proposed project will increase daily use of the project site, particularly on weekends from May through October, 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 an agricultural area of the County, approximately 1.5 miles north of the City of Woodland, with relatively few sensitive receptors within proximity to the project site. The closest residence, other than the main residence and three smaller residences located at the project site, is located approximately 150 feet south of the project site on the opposite side of Best Ranch Road on a 40-acre agriculturally-zoned parcel planted in tree crops.

"Sensitive receptors" are defined in the County General Plan as residentially designated land uses; hospitals, nursing/convalescent homes, and similar board and care facilities; hotels and

lodging; schools and day care centers; and neighborhood parks. The rural residence is currently in use as a six-bed residential care facility that is operated by Woodland Residential Services. Isolated rural homes are typically not considered "sensitive receptors," while a concentrated group of rural residences may be considered a "sensitive receptor." Although small residential care facilities that include no more than six beds are allowed "by-right" in the agricultural zones (and are generally considered the same as single-family residences in accordance with state law), the adjacent rural residence could be considered a sensitive receptor given its current use.

The adjacent rural residence is surrounded by an existing orchard, which presumably undergoes seasonal harvest activity in addition to daily agricultural activities, such as use of heavy equipment and spraying. The property also appears to be in use for bus parking/storage. The other nearby rural residence, not a sensitive receptor, is approximately 1,500 feet northeast of the project site where the Lawley Ranch Event Center is located. Lawley Ranch is currently permitted to hold up to 16 outdoor events per year, and would not be considered a sensitive receptor. Agricultural operations located at the project site and surrounding vicinity, including at the adjacent board and care residence, include harvest, trucking, spraying, and other daily activities common in the agricultural areas of rural Yolo County.

Short term air quality impacts due to any minimal grading activities to implement the project would not have an adverse impact on the adjacent rural home sites and the proposed project will not expose sensitive receptors to pollutant concentrations in excess of standards. Long-term project impacts would be from vehicles, including passenger cars and delivery trucks, accessing the site for daily tours, conferences and classes, and for large weekend events from May through October (in addition to ongoing agricultural activities). However, as addressed in (c), above, the project is not expected to generate a significant amount of pollutants, even with increased weekend use May through October.

Any future construction activities to further develop the event facility will be required to control dust through effective management practices. However, no new construction is proposed at the site. Nevertheless, as a condition of project approval, the following list of best management practices will be required to control dust, as applicable:

- 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.

Implementation of the project is not expected to generate substantial pollutants and thus will not expose sensitive receptors to substantial pollutant concentrations, particularly in light of the currently existing agricultural activities that surround the project site and adjacent board and care facility. 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 event facility is not expected to generate objectionable odors. The project includes commercial food service, which may create new odors in the area; however, these impacts are expected to be less than significant.

IV.	BIOLOGICAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
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?	☐	☐	☐	☒

BIOLOGICAL SETTING

Description of the Project Site

The Maples Estate is the home and ranch headquarters of an historic working farm in Yolo County. Over the last several years, the grounds and existing structures have been upgraded and restored. The property includes the main house, several smaller houses, two large barns, corrals, and several other outbuildings. The property also includes a pool, barbeque area, lawns, gardens, pathways and arbors. Farmland is included in the ownership, but only the existing grounds associated with the homestead/farmstead site are included in the proposed project. The project does not include construction of additional buildings or modifications to the homestead or farmstead grounds other than restoration-related and aesthetic improvements. The proposed project will increase the existing use of the site due to the increased frequency of scheduled events (excerpted from a biological site assessment prepared by Estep Environmental Consulting, 2016).

The project site occurs within an intensively-farmed agricultural landscape in a primarily row, grain, and hay crop rotation, with an increasing extent of orchards. Lands adjacent to the west and east are annually cultivated irrigated cropland and lands bordering the south side of the

project site across Best Ranch Road and north of Cache Creek are orchards. Natural habitats are limited to stream corridors, such as Cache Creek, roadside and isolated trees, and small remnant oak groves. The area also includes scattered rural residences, farmyards, and other farm-related structures, including the former sugar beet processing facility 0.25 miles southeast of the project site. Urban development within the City of Woodland is about 1.25 miles south of the project site

The majority of the 45-acre Maples Estates property consists of agricultural use areas, which are primarily planted in seed and rotating crops. The exceptions are the previously addressed developed homestead and farmstead areas located in the south-central portion of the property, and Cache Creek, which borders the northern boundary of the property. The proposed project will occur entirely within the existing homestead farmstead developed areas. Mature landscaping and dense foliage create a canopy enveloping the homestead and farmstead areas to create a buffer between the adjacent agricultural use areas to the west and east. Cache Creek is immediately adjacent to the project site at the property's northern boundary. The agricultural use areas and creek area are excluded from the project proposal.

DISCUSSION

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact. The site of the proposed project is located in a relatively flat, predominantly agricultural area of unincorporated rural Yolo County north of Woodland. The property is bounded by Cache Creek at its northern border. According to the conservation easement that encumbers the property, the agricultural use areas and creek areas are to be retained in their respective agricultural and open space uses, and the project is explicitly prohibited from those areas. A majority of the 45-acre property is planted in field and seed crops; the developed portions of the property include the homestead and farmstead areas where the project will occur. The property is adjacent to other large agricultural parcels that are in active production, including field crops and orchards. The project components will not encroach into nor impact the agricultural use or creek areas, and no additional development will occur in the existing homestead and farmstead areas, which have long been established with rural residential and equine-related uses, including outdoor lawn and garden areas.

The project site is the homestead and farmstead areas of the historic ranch. The entire project site is developed with homes, barns, corrals, outbuildings, roadways, and landscaping. The landscaped areas include heritage-sized valley oak (*Quercus lobata*) and black walnut (*Juglans hindsii*) trees, several of which have been present for many decades. The southern end of the project site is the entrance to the main house off of Best Ranch Road. In addition to the main house and secondary dwellings, the homestead area also includes the pool and cabana house, workshops, manicured lawns and pathways with numerous ornamental plantings, and a grove of valley oak and walnut trees.

The central portion of the project site also mainly consists of manicured beds and ornamental plantings with a valley oak upper canopy. Additional outbuildings, a ranch house, and dirt or graveled open areas are also present, which will serve as vehicle parking areas during scheduled events. The northern third of the property extends to the toe of the Cache Creek levee. This area includes two large barns, corrals, outbuildings, and additional open areas that will be used for parking during scheduled events.

.

The proposal primarily includes use of the outdoor grounds in the homestead area for the hosting of large events. These areas have previously been established with lawn, garden, shade,

hardscape, and other landscaping improvements to accommodate personal events and Clark Pacific-related business conferences. Other project amenities include tenant improvements to the main residence to accommodate a conference room, ADA restrooms, bride's quarters, and an upgraded commercial kitchen. Future improvements include conversion of an existing carport to accommodate caterers and use of one of the smaller residences as a bed and breakfast. A total of 181 parking spaces have been defined throughout the farmstead portions of the property.

According to the Yolo Habitat Conservancy (YCH), there are four documented Swainson's hawk nest sites within one mile of the proposed project site, and several Swainson's hawk and a couple of White-tailed kite nest sites within 10 miles of the project. In addition to nesting raptor habitat, there is suitable habitat for eight species of concern within one mile of the project site, seven of which have suitable habitat within proximity to the project site's parcel boundaries. This information has also been confirmed by referencing the California Natural Diversity Data Base. In addition to the Swainson's hawk, a state threatened species, and the White-tailed kite, a federally-protected species, the other six species include the burrowing owl, a California species of special concern, the Western pond turtle, a California species of special concern, the Tricolored blackbird, a California species of special concern, Least Bell's vireo, a state and federally endangered species, the Valley elderberry longhorn beetle (VELB), a federally-threatened species, and the Yellow-billed cuckoo, a federally-threatened species.

As a result of existing habitat and the potential for special status species to occur within proximity to the project site, a biological survey was conducted. The following includes excerpts from the 2016 biological assessment prepared by Jim Estep, as summarized below:

A field assessment of the project site was conducted on August 23, 2016, where the project site was inspected entirely on foot to characterize land use, biological resources, and presence of plant communities and wildlife species on the site and in the surrounding landscape. Using binoculars and spotting scope, species occurrences were documented focusing on the potential presence of special-status species. All trees on and within 0.5 miles of the site were searched for evidence of nesting Swainson's hawks (*Buteo swainsoni*), white-tailed kites (*Elanus leucurus*), and other raptors. The potential for and magnitude of impacts from implementation of the proposed project was assessed.

According to the assessment, since the project site has been occupied and subject to substantial human activity for many decades, wildlife use of the site includes primarily those species that are associated with open farmland landscapes and that are habituated to rural and working farm activities and disturbances. Because of the proximity to Cache Creek and the many mature valley oak and black walnut trees on the site, a variety of birds likely occur on and around the site. During the site visit, common species that were recorded include Nuttall's woodpecker (*Picoides nuttallii*), scrub jay (*Aphelocoma californica*), mourning dove (*Zenaida macroura*), house finch (*Haemorhous mexicanus*), northern flicker (*Colaptes auratus*), and oak titmouse (*Baeolophus inornatus*). Many additional resident and migratory species are likely found on the site. Signs (primarily feathers and pellets) were also found indicating the presence of great-horned owls (*Bubo virginianus*) and barn owls (*Tyto alba*), particularly in the southern end and southeast corner of the property.

Mammals and reptiles common to the surrounding agricultural and riparian habitats also likely occur on the perimeter and occasionally in the interior of the project site. These species include desert cottontail (*Sylvilagus audubonii*), black-tailed jackrabbit (*Lepus californicus*), California ground squirrel (*Otospermophilus beecheyi*). Coyote (*Canis latrans*), striped skunk (*Mephitis mephitis*), opossum (*Didelphis virginiana*), gopher snake (*Pituophis catenifer*), western fence lizard (*Sceloporus occidentalis*) and several rodent species such as meadow vole (*Microtus californicus*) and Botta's pocket gopher (*Thomomys bottae*).

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 in the vicinity of the project site.

Species	Status State/ Federal	Habitat Association	Habitat Availability on the Project Site	Observed Onsite During Survey	Reported Occurrence on the Project Site
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	-/T	Elderberry shrubs	None	No	No
Western pond turtle *Actinemys marmorata*	CSC/-	Streams, ponds, water conveyance channels	None	No	No
White-tailed kite *Elanus leucurus*	FP/-	Nests in trees, hunts in fields, grasslands, and wetlands	Suitable nest trees, no foraging habitat	No	No
Swainson's hawk *Buteo swainsoni*	T/-	Nests in trees, hunts in grassland and cultivated fields	Suitable nest trees, no foraging habitat	No	No
Mountain plover *Charadrius montanus*	CSC/PT	Short grassland, plowed fields	None	No	No
Northern harrier *Circus cyaneus*	CSC/-/-	Grasslands, pastures, fields, seasonal wetland	None	No	No
Burrowing owl *Athene cunicularia*	CSC/-/-	Grasslands, field edges with ground squirrel activity	Marginally suitable habitat on the perimeter of the property	No	No
Loggerhead shrike *Lanius ludovicianus*	CSC/-/-	Grasslands, agricultural areas	Suitable nest trees, no foraging habitat	No	No
Tricolored blackbird *Agelaius tricolor*	CSC/-/-	Marsh, bramble, thickets, silage, grasslands,	None	No	No

		pastures			
Palid bat *Antrozous pallidus*	CSC/-/-	Grasslands, shrub lands, woodlands.	Suitable roosting trees and aerial foraging	No	No
Townsends big-eared bat *Corynorhinus townsendii*	CSC/-/-	Caves, bridges, buildings, rock crevices. tree hollows	Suitable for aerial foraging	No	No
Western red bat *Lasiurus blossevillii*	-/CSC/-	Large trees, woodlands, grasslands and cultivated fields	Suitable roosting trees and aerial foraging	No	No
Rose mallow *Hibiscus lasiocarpus*	-/-/2	Freshwater marshes, riparian	None	No	No

T=threatened; E=Endangered; PE=Proposed Threatened; CSC=California species of species concern; FP=state fully protected; 2=CNPS List 2.

Valley Elderberry Longhorn Beetle. The valley elderberry longhorn beetle (VELB) (*Desmocerus californicus dimorphus*) is a medium-sized woodboring beetle, about 0.8 inches long. Endemic to California's Central Valley and watersheds that drain into the Central Valley, this species' presence is entirely dependent on the presence of its host plant, the elderberry shrub (*Sambucus spp*.). VELB is a specialized herbivore that feeds exclusively on elderberry shrubs, the adults feeding on leaves and flowers, and the larvae on the stem pith. Habitat for VELB consists of elderberry shrubs with stems greater than 1 inch in basal diameter. Elderberry grows in upland riparian forests or savannas adjacent to riparian vegetation, but also occurs in oak woodlands and savannas and in disturbed areas. It usually co-occurs with other woody riparian plants, including valley oak, Fremont cottonwood, various willows, and other riparian trees and shrubs (Barr 1991, U.S. Fish and Wildlife Service 1984, Collinge et al 2001).

There are no elderberry shrubs on or immediately adjacent to the project site and therefore no potential for VELB occurrence.

Western 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 aquatic prey. Western pond turtles also require upland habitat that is suitable for building nests and to overwinter. Nests are constructed in sandy banks immediately adjacent to aquatic habitat or if necessary, females will climb hillsides and sometimes move considerable distances to find suitable nest sites (Jennings and Hayes 1994).

There are no water bodies, streams, or suitable conveyance channels (e.g., permanent water) on the project site and therefore no potential for western pond turtle to occur. The nearest potential habitat for western pond turtles is along Cache Creek, approximately 200 feet north of the project boundary.

Mountain Plover. Unlike 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 November through December where it remains through March. The wintering habitat of mountain plovers in the Central Valley has been described as pastureland nearly devoid of vegetation, sparsely vegetated fields, grazed grasslands and disked agricultural fields The species occurs only in areas either devoid of or with very sparse and short vegetation (Stoner 1942, Manolis and Tangren 1975, Hunting et al. 2001, Hunting and Edson 2008).

Mountain plovers are uncommon, localized winter visitors to Yolo County. Small flocks have been observed in recently-plowed agricultural fields near Woodland and Davis, especially along County Roads 16, 25, 27, and 102 and in unflooded portions of the Yolo Bypass. The project site does not support habitat typical of this species and therefore there is no potential for occurrence.

Swainson's Hawk. The Swainson's hawk is a medium-sized raptor associated with generally flat, open landscapes. In the Central Valley 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 Yolo County due to the availability of nest trees and the agricultural crop patterns that are compatible with Swainson's hawk foraging. Numerous nest sites have been documented in Yolo County (Estep 2008).

Many nesting Swainson's hawks occur in this part of Yolo County. The abundance of suitable nest trees and high value agricultural foraging habitat supports a dense nesting population of Swainson's hawks and other raptors. There are at least 12 reported nest sites within 1 to 2 miles of the project site, the nearest of which is approximately 0.5 miles from the project site (Estep 2008). Although there are no reported occurrences on the project site, there are numerous nesting opportunities in the mature valley oak and walnut trees, particularly on the southern end of the project site. Swainson's hawks can be tolerant of human activities and sometimes nest in urban or rural residential areas (England et al. 1995). There are also numerous nesting opportunities surrounding the project site, including along Cache Creek, in the trees bordering Best Ranch Road, and other tree row and isolated valley oak trees in the area. The project site does not support suitable foraging habitat for Swainson's hawk, but abundant suitable foraging habitat occurs in the vicinity.

White-tailed kite. The white-tailed kite is a highly specialized and distinctively-marked raptor associated with open grassland and seasonal wetland landscapes. It typically nests in riparian forests, woodlands, woodlots, and occasionally in isolated trees, primarily willow, valley oak, cottonwood, and walnut) and some nonnative trees. It 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 Yolo County, but in low breeding densities (Dunk 1995, Erichsen 1995, Estep 2008).

Like the Swainson's hawk, many of the mature valley oak and walnut trees on the project site are suitable for white-tailed kite nesting. This species also is known to occasionally nest in urban or rural residential areas and so the project site would be considered potential nesting habitat. The abundance of potential nest trees and suitable agricultural patterns in the area maintain suitable nesting and foraging habitat for this species. However, relatively few nesting white-tailed kites have been reported from the immediate area and none have been reported from the project site. The project site does not support suitable foraging habitat for white-tailed, but the surrounding area supports abundant suitable foraging habitat.

Northern 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 (MacWhirter and Bildstein 1996).

The project site does not support nesting or foraging habitat for this species and there are no nesting records from the project site. However, the species has potential to occur on immediately adjacent farmlands.

Western Burrowing Owl. The western burrowing owl (*Athene cunicularia*) occurs in open, dry grasslands, agricultural and range lands, and desert habitats. In the Central Valley, 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 urbanizing areas. Historically 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 squirrels (*Otospermophilus 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. Key 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 exceeds 12 inches in height (Gervais et al. 2008).

In Yolo County, burrowing owls occur mainly in the grassland and pasture habitats of the southern panhandle and in cultivated and ruderal habitats in the Davis area. Nesting and wintering occurrences have also been reported from the area immediately north of Winters and elsewhere and along the grassland foothills on the west side of the valley. Isolated occurrences have also been reported from cultivated lands in the interior of the county. There is no suitable habitat for burrowing owls within the project site. However, the open, ruderal edges on the perimeter of the project sites on the west, north, and east sides could support this species. There are no records of occurrence from the project or the surrounding area (CNDDB 2015).

Loggerhead Shrike. The loggerhead shrike (*Lanius ludovicianus*) occurs in open habitats with scattered trees, shrubs, posts, fences, utility lines, or other perches. It nests in small trees and shrubs and forages for small rodents, reptiles, and insects in pastures and agricultural lands. It has been reported from numerous locations in Yolo County (CNDDB 2015), including the grassland and oak savannah foothills along the western edge of the valley. .

The loggerhead shrike could potentially nest in some of the trees around the perimeter of the project site. However, no nesting occurrences have been reported and neither the species nor evidence of nesting were detected during the site visit.

Tricolored Blackbird. Although currently designated as a state species of special concern, the legal status of the tricolored blackbird (*Agelaius tricolor*) 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. They have three basic requirements for selecting their breeding colony sites: open accessible water; a protected nesting substrate, including either flooded or thorny or spiny vegetation; and a suitable foraging space providing adequate insect prey within a few miles of the nesting colony. Nesting 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 Hamilton 1999).

The project site does not support nesting or foraging habitat for tricolored blackbird. Therefore, there is no potential for this species to occur.

Special-status Bats. 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. Pallid 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. Pallid 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 infrequently inhabited. Western red bat usually roosts in large trees (Pierson and Rainey 1998, Pierson 1998, Fellers and Pierson 2002, Pierson et al. 2006)

Special-status bats could potentially roost in some of the larger valley oak trees on the project site and hunt above the project site.

Special-Status Plants. No special-status plant species have potential to occur on the project sites. Rose mallow (*Hibiscus lasiocarpus*) occurs in marshes and riparian habitats, and could occur nearby along Cache Creek.

Survey Conclusions:

Loss of Habitat
The proposed project will not result in loss, conversion, or modification of natural vegetation or habitat. Other than landscaping and maintenance activities, as well as ongoing restoration of existing structures, there are no project-related activities that would result in the removal of natural vegetation or wildlife habitat.

Wildlife Displacement from Project-Related Disturbances
Impacts to biological resources from the proposed project are limited to the potential for displacement of wildlife species due to the increase in human activity during scheduled events. Because the project site has been occupied and has functioned as a working farm for many decades, there is an expectation that use of the project site by wildlife is limited to those species that are sufficiently habituated to human disturbances. Periodic use of the property to hold weddings and other public gatherings may cause temporary avoidance of the site by some species but is not expected to increase the level of noise or other human disturbances that would result in a substantial reduction of wildlife use of the site.

Potential Impacts to Special-status Species:

Valley Elderberry Longhorn Beetle, Western Pond Turtle, Mountain Plover, Northern Harrier, Tricolored Blackbird. The project site does not support habitat for these species and therefore would not result in impacts to this species.

Swainson's Hawk and White-tailed Kite. The proposed project will not remove nesting or foraging habitat for these species. Swainson's hawks and white-tailed kites regularly nest in urban and rural residential areas and are tolerant of human disturbances if suitable nest trees are available to provide sufficient cover. The additional disturbance caused by the project is not expected to affect nesting Swainson's hawks or white-tailed kites, should they occur onsite in the future.

Western Burrowing Owl. There is limited potential for burrowing owls to occupy the open ruderal areas around the north, west, and east edges of the project site. The only activities occurring in these areas is vehicle parking. No burrowing owls or evidence of burrowing owl activity was found during surveys, so the project would not result in impacts to this species. Any

future occupancy of the perimeter of the project site by burrowing owls would occur under the proposed project conditions and thus sufficient habituation of these conditions is assumed.

Loggerhead Shrike. The proposed project will not remove nesting or foraging habitat for this species. Although it does not current occur onsite, it could potentially nest in trees around the perimeter of the project site. Any future occupancy would occur under the proposed project condition and thus sufficient habituation of these conditions is assumed.

Special-Status Bats. Potential roosting habitat will not be disturbed by project activities. If these species are sensitive to noise and other human disturbances, then the existing disturbance levels has likely precluded their occurrence. The increase in the level of disturbance from the proposed project is not expected to further influence the potential for occurrence of these species beyond which currently exists. .

Special-Status Plants. The proposed project will not result in impacts to special-status plants.

In summary, the proposed project will not remove or alter existing habitat conditions. The project does not include construction activities other than renovation of existing structures that have already largely occurred. Project impacts are therefore limited to a periodic increase in the number of visitors to the site. The property is currently occupied by several caretaker families and has been a working farm for many decades. It is also used for Clark Pacific-related business events and conferences, and more recently for personal events. The project will create additional localized noise disturbance and an increase in the number of vehicles onsite during scheduled events. However, events are single day activities that will end at 10 PM with no additional nighttime activities. Although there will likely be some temporary wildlife displacement during these scheduled events, the project is not expected to have a substantial impact on the overall biological values of the site or the wildlife use of the site. Additional periodic noise or other disturbance–related impacts do not represent a significant impact pursuant to CEQA and would not be in conflict with any General Plan Policy. There would be no impacts to resident or migratory wildlife movement, no substantial degradation of the quality of the environment or reduction of habitat, and the project would not cause wildlife populations to drop below self-sustaining levels (Estep, 2016).

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 standard Condition of Approval, the project will be required to maintain a minimum 100-foot setback from Cache Creek in order to minimize impacts to aquatic and riparian features, including habitat. However, the project site, which is confined to the homestead and farmstead areas, is well beyond 100 feet from the creek and separated by a farm road that extends along the south side of the channel. Furthermore, the conservation easement excludes project elements from the creek area. 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 Cache Creek that borders the property on its northern boundary. Cache Creek is identified as a riverine system that includes wetlands and deepwater habitats contained within a channel, as indicated by the Wetlands Mapper provided by the U.S. Fish and Wildlife Service. The project's adopted

Conditions of Approval will ensure that no future construction or project activity will occur within 100 feet of the creek. The project site is confined to the homestead and farmstead areas that are beyond 100 feet from the creek and separated by a farm road that extends along the south side of the channel. (A wetlands delineation has not been prepared for the project.)

The project proposes use of the developed portions of the homestead and farmstead areas for events and "agri-tourism" and "agri-education" related uses. Most of the large weekend events will be held in the outdoor lawn and shaded garden areas within the homestead (behind the main house). The edge of the project site, i.e., parking located within the farmstead area, is approximately 200 feet away from Cache Creek and includes use of existing disturbed areas used for equine-related operations.

As defined in (a), above, the County prohibits new construction or development within 100 feet of any water course in order to limit impacts to aquatic and riparian features (General Plan Conservation Policy CO-2.22). Thus, the project will be required, through adopted Conditions of Approval, to maintain a minimum 100-foot buffer from Cache Creek for any project operations. Although the project proposes no additional development, 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.

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 in agricultural use, with the exception of the developed areas in the homestead and farmstead. The property has been farmed for decades in rotating crops and is currently planted in watermelon seed crops and tomatoes (a rotating crop). Project activities, such as large events, will primarily occur in the outdoor lawn and garden areas located behind the main house. The project site, i.e., the developed homestead and farmstead, offers very little habitat value for wildlife due to its historical rural residential and equine-related uses that have reduced the habitat value of the immediate area. The agricultural use and creek areas will not be used for project activities and will remain in their respective uses, i.e., agricultural production and open space. 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 project development within 100 feet of Cache Creek 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. There are no proposed oak or other 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 within vicinity of the project site. However, a biological assessment prepared for the project revealed that project impacts affecting special status species would be less than significant. The project will not conflict with the development of the NCCP/HCP.

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. With the exception of the roadway olive trees ("The Maples" Arbor of Olive Trees), the project site is not recognized as an historical resource. According to the 1986 Yolo County Historical Survey, the row of olive trees along Best Ranch Road (aka County Road 18A) east of State Route 113 is well over 155 years old. The survey states that the beautiful row of olive trees is significant for its age and association with early pioneer Camilus Nelson, who arrived in Yolo County in 1858 and is said to have planted the trees after his arrival. According to the Survey, Nelson was one of the important early ranchers instrumental in the agricultural development of the rural Woodland area.

As a property owner with significant foliage and tree growth adjacent to the roadway, the applicant has been notified of their responsibility for keeping the foliage/trees maintained on the property. Regular maintenance ensures a safe roadway and healthy trees, and will prevent damage and ultimate removal. 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 Impact. The majority of the project site property is currently restricted to agricultural uses, and the project site is restricted to the developed homestead and farmstead areas, which was established in the early 1860s. No new development is proposed as the project will make use of the existing grounds behind the main house that are improved with lawn, garden, shade and landscaped areas. 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. In a letter dated May 12, 2016, Yocha Dehe Cultural Resources indicated a concern that the project could impact archaeological/cultural sites, and requested mitigation measures be put in place for any discoveries. Planning staff attempted to contact the Cultural Resources Site Protection Manager to further discuss the project and arrange for a site visit, but received no response (e-mail and voicemail left for Cultural Resources Manager and Site Protection Manager on 5-25-16).

As identified elsewhere in this Initial Study, General Plan policies prohibit new development within 100 feet of water courses; thus, the area around Cache Creek will not be impacted by project operations, and the creek area is restricted from project use by the property's

conservation easement. Additionally, conservation policies in the 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. Therefore, a standard Condition of Approval will require that should subsurface cultural resources be encountered during any future project construction, including grading and land clearing activities, construction shall be halted until a professional archaeologist can be consulted 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. However, as proposed, the project will not result in any additional development or ground disturbing activities, including grading and ground clearing, since the homestead and farmstead portions of the site that make up the project area are already improved and have operated as such for decades. Thus, staff has concluded that impacts to archaeological resources are expected to be less than significant.

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

Less than Significant Impact. See discussion in (b), above. Project implementation is not expected to affect any paleontological resources known or suspected to occur on the project site and no additional development will occur.

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 also not in the vicinity of the proposed project. 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, albeit remote, 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 future 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. However, no new development is proposed to implement the project. 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 does not include construction of new facilities or any other development, other than minor tenant improvements that would be required to comply with all applicable Uniform Building Code and County Improvement Standards to ensure 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 project site is relatively flat and is in an area of low landslide susceptibility due to the slope class and material strength. The project site is bounded by Cache Creek on its northern boundary. The project site is limited to the homestead and farmstead portions

of the property which are more than 500 feet and 200 feet away from Cache Creek, respectively. Any future development at the project site would be required to comply with all applicable Uniform Building Code and County Improvement Standards; however, no additional construction is proposed. 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?

No Impact. The land surface at the project site is relatively flat and no grading or construction activities are proposed as the project is limited to the developed portions of the homestead and farmstead areas of the property. The project is not expected to lose topsoil and substantial soil erosion or loss of topsoil is unlikely to occur.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No Impact. The project site is not located in an area of unstable geologic materials, and the project is not expected to affect the stability of the underlying materials, which could potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project proposes no additional development and is restricted from activities near Cache Creek through the property's conservation easement and implementation of General Plan policies that require a buffer from the creek. The project 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?

No Impact. The existence of substantial areas of expansive and/or corrosive soils has not been documented at the project site. The proposed project proposes no new development, and all implementation of the project will be restricted to the developed portions of the homestead and farmstead areas. Risks to life and property from project development on expansive soils would not occur.

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 project will be served by an onsite septic system. As per Yolo County Environmental Health, the project requires an approved Site Evaluation Report from Yolo County Environmental Health for onsite sewage disposal prior to project implementation. An Onsite Wastewater Treatment System Site Evaluation & Design Report was submitted for the event center on March 16, 2016, and the applicant continues to coordinate with Environmental Health to meet permitting requirements. These required Environmental Health regulations will ensure impacts are less than significant.

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 project is consistent with the Countywide General Plan as it contains allowed and conditionally permitted uses 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 agricultural commercial and agricultural tourism uses are projected in the agricultural and rural areas of the County. The project would not create GHG emissions due to temporary construction activities since no new development is proposed to implement the project.

Long-term GHG impacts from the anticipated event facility would be caused by truck deliveries up to twice per event (assume two events per weekend from May through October), daily vehicle traffic generated from employees (assume two full-time employees and one landscaping crew during the week, with an additional three part-time employees during large events), and from guests and vendors attending weekend events. Weekday traffic generated by the project is expected to be minimal, and is estimated at approximately 10 roundtrip vehicle trips per day, in addition to the two employees and landscaping crew, during the week. Weekend traffic generation is estimated at 150 vehicle trips per event, twice per weekend May through October. See traffic generation information in Section III Air Quality. This is a worse-case scenario which assumes that a large event is held twice per weekend, every weekend, during the wedding season. This traffic assumption does not include existing traffic generated at the site for ongoing agricultural operations, or Clark Pacific-related business meetings or conferences. 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 project would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including the numerous policies of the adopted 2030 Yolo Countywide General Plan and Climate Action Plan.

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

No Impact. The project is not located in an area of risk for fire or sea level rise. No impacts are expected due to climate change.

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. Operation of the project would not include significant storage or handling of hazardous materials. The transport, use, and disposal of any 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?

No 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. These airstrips may provide aerial crop dusting services to those agricultural areas adjacent to the project site. As with most event centers approved through a Use Permit in the County, an adopted condition of approval requires the applicant to notify event facility clients of the agricultural practices in the area, including crop dusting and spraying applications. This notification process includes informing customers of Yolo County's Right-to-Farm Ordinance that is put in place to protect existing agricultural uses, including those practices that otherwise may be considered "nuisances" to those unfamiliar with agricultural activities. However, the project would not result in a safety hazard related to private airstrips that would endanger 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?

Less than Significant Impact. The location of the project would not affect any adopted emergency response plan or emergency evacuation plan. The project site is located in a rural area of the County north of the City of Woodland with adequate access off Best Ranch Road (CR 18A), which is an approximately one-mile long 50-foot wide right-of-way that extends east-west from State Route (SR) 113 to approximately a quarter mile past County Road (CR) 100B. The project site can accessed from either SR 113 or CR 100B via CR 18C. An adopted project Condition of Approval will require that the applicant develop a site specific emergency plan that identifies facility information, owner and local emergency contact information, gathering or refuge locations, fire extinguisher locations, and other pertinent emergency response information. 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?

No Impact. The project site is not located in a designated Fire Hazard Severity Zone, and is furthermore located in an area rich in vegetation and surrounded by irrigated farmland and Cache Creek. Impacts will be negligible.

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 site is served by an onsite well and septic system. Domestic wells and onsite wastewater treatment systems are required to meet construction requirements and standards as per Yolo County Environmental Health. The site has recently undergone the review and approval of a sewage disposal site plan/evaluation report, as well as a water source plan, through Environmental Health. At this time, the applicant has retained an existing well for agricultural uses and has received a permit for a new well for domestic use that meets the requirements for a public water system in accordance with Environmental Health standards and regulations. Likewise, the applicant has also repaired an existing septic system

and installed an additional new system, both under permit with Environmental Health. 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 proposes to add a new domestic well that will meet the requirements of a public water system, and the applicant has recently completed the permitting process with Yolo County Environmental Health. At the writing of this Initial Study, the well system has been reviewed by and has been determined to meet all the requirements of the Environmental Health Division for the construction and operation of a public water supply system to ensure long-term sustainability and compliance with drinking water laws and regulations. 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 otherwise 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?

No Impact. The proposed project is located in an area of relatively level ground on an agricultural property that has contained a homestead since the early 1860s. Cache Creek lies adjacent to the property at its northern boundary. Additional improvements to the property include minor tenant improvements to existing structures and defining parking areas. No new development is proposed as the project will be restricted to the already developed homestead and farmstead portions of the property that contain lawn, shade, and garden areas improved with hardscape and other landscaping features. The project will not alter the existing drainage pattern of the site will not 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?

No Impact. See discussion in (c) and (d), above. Impacts to water quality are expected to be negligible.

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?

Less than Significant Impact. The project is located within a 100-year flood plain (Flood Zone AE) as mapped by FEMA (Federal Emergency Management Agency). Flood Zone AE is a designation given to areas located in a flood hazard area where the base flood level has been determined. The project does not propose any additional housing to accommodate the project, but does include future plans to convert an existing dwelling, currently occupied, into a small bed and breakfast. Any tenant improvements to the home will be required to address local and

FEMA regulations for new or substantial development within a floodplain. Impacts will be less than significant.

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

Less than Significant Impact. See discussion in (g), above. The project is located within a 100-year flood plain and will be required to address flood protection regulations and standards to ensure any future new or substantial development does not impede any flood flows or subject individuals on the project site to risk from flooding. However, the project proposes no additional development other than minor tenant improvements to existing structures. Adherence to flood protection measures will ensure impacts remain less than significant.

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?

Less than Significant Impact. See discussion in (h), above. The project site is located in a dam inundation zone and adjacent to a levee system that could expose people to flooding. The policy framework in the Health and Safety Element of the 2030 Countywide General Plan includes policies and measures for achieving General Plan Goal HS-2: flood hazard protection. These actions are implemented through the County's Flood Protection Ordinance codified in Chapter 4 of Title 8 of the Yolo County Code. Any new construction would be required to adhere to the standards of construction for providing flood protection. These standards ensure that the design and construction of a project will not significantly contribute to cumulative flooding that could pose a hazard to surrounding landowners and/or or the public. With the implementation of these standard requirements for development within a floodplain, risk of exposing people or structures to hazards due to flooding will be less than significant.

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 north of the City of Woodland in unincorporated Yolo County. The property is surrounded by other agricultural uses within the rural area of northern Woodland, including some adjacent industrial uses, as well as rural residences. 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. The project site's AG designation supports agriculturally-related commercial and industrial uses in the agricultural areas. Specifically, the AG designation defines agricultural commercial uses as including roadside stands, wineries, farm-based tourism, and crop-based seasonal events that serve the rural areas.

Policies in the Countywide General Plan allow for additional agricultural commercial and agricultural industrial land uses in any designated agricultural area, where appropriate, and are implemented through the development regulations of the Agricultural Zones (Section 8-2.301 through 8-2.307 of the Yolo County Code).

The project implements the following Policies of the 2030 Countywide General Plan:

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

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

- Community Character Policy CC-1.2 calls for the preservation and enhancement of the rural landscape as an important scenic feature of the County.

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

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

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

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

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

- Economic Development Policy ED-4.14 encourages agricultural recreation (including farm stays, dude ranches, equestrian facilities, etc.) and other types of outdoor recreation.

- Economic Development Policy ED-4.19 supports programs that promote the history and culture of Yolo County.

- Conservation Policy CO-2.22 prohibits development within a minimum of 100 feet from the top of banks for all lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams.

The project conforms to the County's General Plan and zoning ordinance, and 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)).

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.

In order to address the use of outdoor speakers (amplified system) in proximity to an adjacent rural residence currently in use as a board and care facility, the applicant retained a consulting firm to prepare a noise impact assessment, which is summarized in the below discussion sections, and attached to this Initial Study as Exhibit 2 (Acoustical Engineering Consultants, September, 2016).

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?

Less than Significant Impact. The project site is surrounded by active agricultural land uses and includes a few rural home sites that are within proximity to the project site, in addition to the

single-family residences located on the project site. One such residence, located on the adjacent parcel to the south, has been identified as a potential sensitive receptor, given its current use as a small board and care facility (see discussion in (c), below). 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 farm fields, harvest activity in nearby fields and orchards, as well as other farm vehicles and traffic along Best Ranch Road and State Route 113. The project site is also in proximity to a portion of the Southern Pacific rail line, as well as industrial-related uses at the Clark Pacific industrial plant and Graymont transloading station. Typical noise levels for tractors are approximately 80 dB at 50 feet away. Because the project site is located in a rural area of the County, noise levels for Best Ranch Road are not available and there are no recorded traffic counts for the roadway. Thus, noise levels from the road are expected to be relatively minor in the project vicinity.

Existing noise sources at the project site, and in the vicinity of the project site, include typical agricultural activities, including harvest and planting activities. The Final EIR for the 2030 Countywide General Plan notes that typical noise levels for tractors conducting farming activities ranges from 78 dBA Lmax to 106 dBA at 50 feet, with an average of about 84 dBA.

The proposed project is located in a rural agricultural area and there is potentially one sensitive receptor in the vicinity of the project sit, as identified above. The 2030 Countywide General Plan defines a sensitive receptor as: residentially designated land uses; hospitals, nursing/convalescent homes, and similar board and care facilities; hotels and lodging; schools and day care centers; and neighborhood parks. Typically, individual rural homes are not considered sensitive receptors; the adjacent rural residence is located approximately 150 feet south of the project site and is surrounded by an existing orchard, where harvest and other agriculturally-related activities regularly occur. The property also appears to be used for bus storage/parking. The rural residence is currently in use as a six-bed residential care facility operated by Woodland Residential Services. Small residential care facilities, six beds or less, are allowed to operate in rural residences as a “by-right” use, in accordance with State law. Large or commercial residential care facilities, on the other hand, would require further Planning review and approval to determine compatibility with surrounding agricultural uses. Given the close proximity of the rural residence and its current use, the applicant retained a noise consultant to prepare a noise impact assessment to address potential impacts to a sensitive receptor.

Policies in the Countywide General Plan promote compatibility of permitted land use activities with applicable noise standards and encourage new discretionary development to use best-available noise reduction measures in project design. The General Plan’s Health and Safety Policy HS-7.4 encourages reducing new outdoor noise levels to 60 dB or less using practical application of the best-available noise reduction measures (Yolo County, 2009).

Long-term noise sources from operation of the project will come from truck deliveries up to twice per event, and visitors accessing the site during the week anywhere between the hours of 9:00 AM to 5:00 PM for conferences, meetings, and classes. Large weekend events are expected to run until 10:00 PM.

Large weekend events, such as weddings, will most likely include amplified music. There are four potential areas that have been identified by the applicant to be used for setting up a sound system. These areas include the courtyard on the north side of the main residence; the cabana area east of the pool; a decomposed granite area between the apartment and pool; and the covered arena at the main barn/stable. As per the terms of each rental contract, a sound check shall be performed and all amplified sound will be required to cease at 10:00 PM. Due to the introduction of these noise sources and the proximity of the board and care residence to the south, a noise impact assessment was prepared by Acoustical Engineering Consultants (AEC).

According to AEC, the statistical descriptor of sound applicable to the use of an amplified music noise source is unclear in the Yolo County General Plan and Code of Ordinances absent a Noise Ordinance. Thus, the noise impact assessment assumed that using the hourly average L_{eq} metric would be the most appropriate and most stringent statistic to apply to amplified music. Field sound tests were conducted at the project site to observe the drop off of sound with distance including the influence of shielding, speaker directivity, vegetation, etc., on sound propagation.

Measurements were made using three of the four proposed locations for outdoor speakers by using a continuous pink noise sound source running through a powered loudspeaker at levels of approximately 90 dBA measured at a reference distance of 50 feet. These locations included the courtyard area on the north side of the main residence, the cabana area, and the barn/covered arena. Sound levels were measured at all source locations and at locations along the northern property line of the adjacent board and care residence to the south. Background measurements were also made with the speaker source off. See Exhibit 2 for further details.

The assessment revealed that sound levels were highest from the cabana area test site directly across from the speaker at the nearest point along the property line of the adjacent parcel to the south. They were lowest at measurement positions closer to the residence and farther from the speaker. According to the assessment, background sound levels also influenced the measurements during all three tests. Presumably, existing agricultural operations occurring at the project site and adjacent southern parcel could also affect sound levels.

An average sound level of 90 dBA at 50 feet from the speaker is a conservative expectation for a typical DJ/music sound system. Thus, the assessment proposed that a conservative limit of an hourly L_{eq} of 85 dBA should be set for speakers at the cabana area to limit potential noise impacts and to ensure average sound levels remain below 60 dBA at the property line. Speakers should also be set to face north at the cabana area or area between the apartment and pool. Measures recommended by AEC to reduce noise impacts are further addressed in (c), below.

Overall, noise levels will not expose nearby receptors in excess of standards adopted by the County's General Plan, including the State-recommended Community Noise Exposure standards for the agricultural zones. However, ambient noise levels could be affected and mitigation is proposed in (c), below, as per the results of the noise impact assessment and noise reduction recommendations.

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

No Impact. As previously noted above, the project will not require any construction or grading activities since the project proposes no new development and is limited to the developed homestead and farmstead areas of the property. Impacts will be negligible.

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

Less than Significant with Mitigation Incorporated. See discussion in (a), above. Noise sources in the project vicinity include daily activities related to farming, such as day and nighttime diesel pump operations, day and nighttime harvesting, planting, etc. Given the relatively low traffic use in the area, traffic noise levels along Best Ranch Road at the project site are presumably not currently contributing to significant noise levels throughout the day. Existing agricultural operations at the site, the adjacent orchard to the south, and other nearby agricultural fields most likely include 24-hour harvest and other daily activities that generate noise sources throughout a 24-hour period.

Noise sources generated by operation of the project will include a slight increase in daily visitor traffic for weekly classes, meetings, and tours, as well as an increase in traffic generated on the weekends for large events. While an increase in ambient noise levels due to the increase in vehicle trips to the project site is likely, the increase in traffic levels is not expected to result in a substantial permanent increase in noise levels, since events, the primary traffic generator, will primarily occur on weekends, May through October. Although daily traffic generation at the site is anticipated to be up to 20 vehicle trips per day, weekend events could include up to 150 round trips per event, twice per weekend, May through October. However, most of these vehicle trips will occur within a short time frame during a six-hour event, i.e., at the start and at the end of each event.

Additional noise sources during events will be due to amplified music, which is expected to occur during weddings and other large weekend events. The applicant proposes four different locations for staging a sound system during events. One location is in the courtyard area of the main residence, which would be completely surrounded by the house to provide adequate buffering/shielding. Another location is near the cabana adjacent to the private pool, and a third location is in between the pool area and unoccupied apartment building. These two areas are more exposed and less buffered by other buildings, with the exception of the mature foliage that surrounds the project site including along the perimeter of the property and along the roadway. A fourth location would be under the covered arena, which is several hundred feet away from the property's southern boundary line at Best Ranch Road, and well away from other rural residences.

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. As addressed in (a), above, the consideration of noise generation impacts from the use of amplified sound on the rural residence to the south resulted in the following recommendations for noise control (AEC, 2016):

1. Barn/arena with speakers near the west face of the barn aimed to the west.
2. Courtyard immediately north of the main house with speakers facing north. Speakers should be placed relatively close to the north face of the house to maximize the barrier effect.
3. Decomposed granite area between the apartment and pool. Speakers should face north.
4. Cabana area with speakers facing north.

Additional recommended measures include:

5. Limiting hourly average L_{eq} sound levels at the cabana area and decomposed granite area to 85 dBA at a reference distance of 50 feet from the speakers.
6. Inform DJs and musicians about speaker set up and the presence of receptors to the south.
7. Terminate events at 10 pm to reduce potential disturbances during sleeping hours.
8. Consider limiting bass (subwoofer) sound levels separately.

In accordance with the above recommendations, use of amplified sound during events will be conditioned to comply with maintaining a 60 dBA at the nearest adjacent residence's property line, through speaker location and sound limitation, and shall be required to cease at 10:00 PM through proposed mitigation addressed below. Additionally, the applicant has agreed, through the terms of each event contract, to require that clients limit the use of bass sound levels during evening hours. Although the project may increase the ambient noise levels in the project vicinity during a large weekend event, with mitigation incorporated, this increase is not expected to significantly affect the permanent ambient noise levels in the area.

Mitigation Measure NOI-1:

(a) Use of amplified music shall be mindful of nearby residents and noise levels shall not exceed 60dBA at the nearest property line(s) containing a residence. Speakers and other sound system sources shall be turned away from Best Ranch Road and the closest residence to the south. The applicant shall be required to conceal amplified noise sources by locating within interior spaces, as specified in (b), below. In all instances, outdoor amplified music shall cease at 10:00 PM. Hired DJs, musicians, and other sound system vendors shall be made aware of speaker set up limits, as defined below, and the presence of nearby receptors. Noise levels shall be measured at the nearest property line during events, recorded and logged, and shall be made available for review by County staff or residents upon request. Such measurements may be performed by use of a cell phone application or other sound measuring device.

(b) The following noise control requirements shall apply to location and/or sound limitation of an outdoor speaker system for each area specified below:

(1) Barn/Arena area shall have speakers located near the west face of the barn and aimed to the west.

(2) Courtyard area immediately north of the main house shall have speakers facing north. Speakers should be placed relatively close to the north face of the house to maximize the barrier effect.

(3) Decomposed granite area between the apartment and pool shall have speakers facing north. The hourly average L_{eq} sound levels shall be limited to 85 dBA at a reference distance of 50 feet from the speakers.

(4) Cabana area shall have speakers facing north. The hourly average L_{eq} sound levels shall be limited to 85 dBA at a reference distance of 50 feet from the speakers.

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. Operational noise levels of the project would not be adverse to the nearest residence with implementation of the above mitigation that restricts amplified sound systems. The nearest residence is located approximately 150 feet away to the south and is surrounded by existing agricultural activities. Since sound attenuates as it leaves the source, it is unlikely that the closest residents will be experiencing noise sources, i.e., amplified music, at substantial levels with implementation of Mitigation Measure NOI-1. Impacts from periodic increases in ambient noise levels are expected to be less than significant. Details from a noise impact assessment are available for reference in Exhibit 2.

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. 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 small daily tours, meetings, and classes, as well as during large weekend events, and/or through future 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 Woodland Fire Department, located less than three miles south of the project site, provides fire protection services to the property and surrounding area. The applicant has indicated that the two wells on the property and the existing private pool can be used as water supply for fire-fighting needs. Implementation of the proposed project could increase the risk for fire, and thus, the demand for fire protection services. Therefore, as a standard condition of project approval, fire site and water supply requirements shall be as per Fire District approval. Thus, operation of the project will ensure an adequate water supply is secured onsite for fire-fighting purposes, as approved by the Woodland Fire Department. Impacts to fire protection services will be less than significant.

b) Police Protection?

Less than Significant Impact. Implementation of the project may increase the need for law enforcement at the project site and along the roadways, but would not result in the construction of new or modified facilities in order to maintain adequate service levels. Impacts will be less than significant.

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

No Impact. The proposed project 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 for tenant improvements 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 tourism in the County by providing a venue for business meetings and conferences, cooking classes, farm tours, youth-oriented farming programs, 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 north of the City of Woodland, in the rural and agricultural northern area of unincorporated Woodland, and is accessed off Best Ranch Road (County Road 18A). Best Ranch Road is not a designated “General Plan roadway” in the 2030 Countywide General Plan, but is accessed off State Route 113 or County Road 100B (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.

Best Ranch Road, which provides access to the project site, has not been measured for level of service. The nearest major roadway is State Route 113, which is classified as a Conventional Two-Lane Highway within the project vicinity and lies approximately 700 feet west of the project site. State Route 113 has an established LOS C, with a projected LOS D (within the vicinity of the project site) upon build-out of the 2030 Countywide General Plan. The nearest Two-Lane Minor Arterial is County Road 17, which is approximately 1.25 miles north of the project site (on the north side of Cache Creek). County Road 17 currently has an established and projected LOS B within the project vicinity and an average daily vehicle trip count of 1,100 vehicles. State Route 113, from CR 17 to the City of Woodland, has an average daily trip count of 3,200 vehicles (Yolo County, 2009).

DISCUSSION

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?; *and*

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less than Significant Impact. The proposed project requires no construction activity to prepare the site since the project scope is limited to the developed homestead and farmstead areas of the property already improved with lawn, garden, and shade areas. Access to the site will be provided off Best Ranch Road by an established driveway approach west of the main residence driveway. Weekday operation of the project could generate up to 20 daily roundtrip vehicle trips, which assumes up to 20 people visit the site individually, in addition to two full-time employees and a landscaping crew. Large weekend events are expected to generate up to 150 cars per event, with up to 300 people in attendance, and could occur up to two times per weekend May through October. On rare occasions, i.e., not more than once per year, a very large event may include up to 500 people (as parking allows), with parking provided for up to 181 cars. These assumptions include up to three people per car, which is typical for large events. Vehicle trips generated by any future lodging operations are not expected to exceed the overall traffic count assumed on a daily basis.

Agricultural uses related to commercial agriculturally-related uses were considered in the 2030 Countywide General Plan and corresponding traffic assumptions have already been accounted for in the EIR prepared for the General Plan. Although there are no service levels for Best Ranch Road, build-out of the General Plan assumed additional traffic generation from agricultural tourism related uses in the unincorporated area of the County, among other uses, bringing the levels of service from LOS C to LOS D on State Route 113, the nearest major roadway to the project site. State Route 113 is also a designated truck traffic route that provides access to the major interstate freeways, such as Interstate 5. Impacts from traffic generated as a result of the project will be less than significant.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Less than Significant Impact. The project site is not located within the vicinity of a public airport, but is within regional proximity to a few private landing/airstrips. However, 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.

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

Less than Significant Impact. See discussion in (a), (b), above. The site is accessed off Best Ranch Road (County Road 18A), east of State Route 113, a designated Conventional Two-Lane Highway. A dedicated driveway approach will lead to an internal roadway that will encircle the project site and provide for parking areas with up to 181 stalls, including accessible parking. The existing dirt road already serves large trucks accessing the site for agriculturally-related and equine-related activities. A substantial increase in hazards is expected to be less than significant.

e) Result in inadequate emergency access?

Less than Significant Impact. The project would not result in inadequate emergency access. See discussion in (d), above. The site is accessed from Best Ranch Road (CR 18A), which is an approximately one-mile long 50-foot wide right-of-way that extends east-west from State Route (SR) 113 to approximately a quarter mile past County Road (CR) 100B. The project site can be accessed from SR 113 or CR 100B via CR 18C. The project site includes a dedicated driveway approach to the main residence, as well as a driveway and internal roadway that leads to the farmstead area. This driveway and internal roadway will be used to access the project site, with valet parking for events that include more than 100 guests. The driveway/roadway will be improved to serve the project site. Parking areas will be provided throughout the farmstead portions of the project site for up to 181 cars. The project will be conditioned to prohibit parking on the County right-of-way (Best Ranch Rd). Impacts to emergency access will be less than significant.

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 served by a private septic system that has recently undergone improvements under review and approval from Yolo County Environmental Health, the regulating agency for the design and monitoring of private onsite septic systems. Additionally, a new septic system has also been permitted under authority of Environmental Health, based on a site evaluation and sewage disposal site plan. The proposed project includes use of the homestead and farmstead areas as a large event facility for the hosting of weddings, private parties, corporate retreats, family reunions, charitable and community events, scout activities, PreK-12 farm education, conferences, food and beer/wine tasting, and other agri-tourism and agri-education venues, such as 4H and FFA activities. The project also proposes the future use of the smaller residences as a small bed and breakfast. A site evaluation and sewage disposal site plan, as well as a water source plan, has been reviewed and approved by Yolo County Environmental Health as of the writing of this Initial Study. The project is not expected to exceed wastewater treatment requirements from improper wastewater disposal; 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 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 site is served by a public water system and an onsite wastewater disposal system, which have been reviewed and approved by Yolo County Environmental Health. The future addition of any new wells and septic systems would require additional review and approval. With the required standards from Environmental Health already approved, 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 project 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, i.e., only minor modifications will be made to the site, such as improving graveled parking areas. All other use areas have been previously established. 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 project is served by a domestic well that has recently been approved by Yolo County Environmental Health as a public water system. Any future new well will require review and approval from Yolo County Environmental Health, as described above. Impacts are less than significant.

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. Yolo County Environmental Health recently reviewed and approved a site map and site evaluation for the project's use of the onsite septic system (one repaired system and one new system). Use of the onsite septic system has been determined to 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 project. 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, the project would not degrade the quality of the environment. General Plan policies limit the project footprint within 100 feet of any water course to ensure protection to riparian and aquatic habitat. Impacts to biological resources will be less than significant.

No important examples of California history or prehistory will be eliminated due to project implementation. Adopted Conditions of Approval will require that surveys be performed if any previously undiscovered cultural resources are unearthed during any future ground disturbing activities. However, no significant development is proposed. 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 will contribute incrementally to an increase in cumulative energy demand, traffic levels, and greenhouse gas (GHG) emissions in the region and globally. These cumulative impacts are associated with growth allowed under the 2030 Yolo

Countywide General Plan. 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 uses proposed by the project have been studied and evaluated as part of the 2030 Yolo Countywide General Plan. 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, including sensitive receptors, either directly or indirectly, and would be required to comply with Conditions of Approval to manage: glare from new sources of outdoor lighting; amplified sound system-related noise; 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 Section VII (Noise). Overall impacts from implementation of the project will be less than significant.

References

- Acoustical Engineering Consultants, 2016. *Noise Impact Assessment of Outdoor Speakers at The Maples Event Facility, 40162 Best Ranch Road in Woodland, California,* September, 2016
- Estep Environmental Consulting, 2016. *Biological Site Assessment of the Best Ranch Events Center Project,* August, 2016
- Project description and application materials provided by applicant
- Project comments submitted by Responsible Agencies, 2016. *Agencies include: California State Department of Conservation, Yolo Habitat Conservancy*
- USDA Natural Resource Conservation District maps and materials provided by District Conservationist
- 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 Land Trust, 2016. *Analysis of Use Permit for Best Ranch*, March 2016
- 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

Attachments:
Exhibit 1 – Biological Site Assessment
Exhibit 2 – Noise Impact Assessment

EXHIBIT 1

ESTEP
Environmental Consulting

Biological Site Assessment of the Maples Estate Event Center, Yolo County

September 8, 2016

Introduction

Clark Pacific, owners of the Maples Estate property in rural Yolo County, are proposing to expand the use of the existing homestead and ranch headquarters for public events, primarily weddings. To do so, Clark Pacific is seeking a Minor Use Permit from Yolo County to increase the frequency of these periodic scheduled events. Although the project would not change the development footprint of the existing homestead site, it will increase public use of the site, which could potentially affect nearby special-status species. To address this and other biological issues associated with the project, Yolo County has asked Estep Environmental Consulting to conduct a biological site assessment of the property, the results of which will be included in the Initial Study/Mitigated Negative Declaration (IS/MND) currently being prepared for the project by the Yolo County pursuant to the California Environmental Quality Act (CEQA).

Project Location

The Maples Estate is located 40162 Best Ranch Road, 1.25 miles north of the City of Woodland on the south side of Cache Creek (Figure 1). The project site is approximately 0.2 miles east of State Route 113 and 0.5 miles west of County Road 100b, and borders the south side of Cache Creek on the north and Best Ranch Road on the south (Figure 2).

Project Description

The Maples Estate is the home and ranch headquarters of an historic working farm in Yolo County. Over the last several years, the grounds and existing structures have been upgraded and restored. The property includes the main house, several smaller houses, two large barns, corrals, and several other outbuildings. The property also includes a pool, barbeque area, lawns, gardens, pathways and arbors. Adjacent farmland is included in the ownership, but only the existing grounds associated with the homestead site are included in the proposed project (Figure 2). The project does not include construction of additional buildings or modifications to the homestead grounds other than restoration-related and aesthetic improvements. The proposed project will increase the existing use of the site due to the increased frequency of scheduled events.

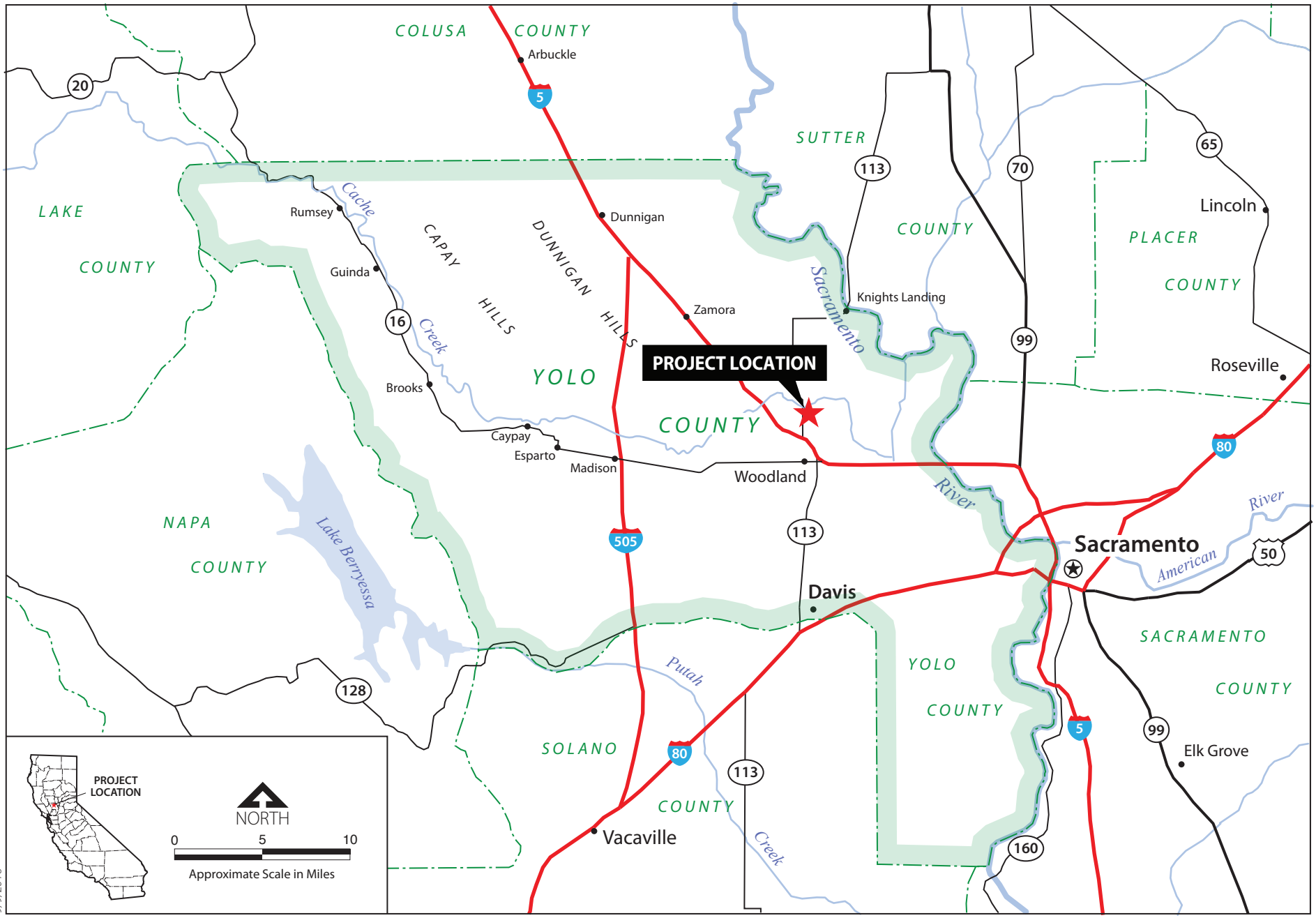


Figure 1
Location of Maples Estate Event Center

Figure 2
Maples Estate Event Center Project Site

Objectives

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.

Methods

Presurvey Investigation

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 Base;
- Yolo County Habitat Conservation Plan/Natural Community Conservation Plan species accounts and maps;
- Yolo County General Plan,
- Other published and unpublished biological reports, accounts, and research.

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 project sites between approximately 1300 and 1600 hours on August 23, 2016. I inspected the project site entirely on foot to characterize land use, biological resources, and presence of plant communities and wildlife species on the site and in the surrounding landscape. Using binoculars and spotting scope, I documented species occurrences focusing on the potential presence of special-status species. I searched all trees on and within 0.5 miles of the site for evidence of nesting Swainson's hawks (*Buteo swainsoni*), white-tailed kites (*Elanus leucurus*), and other raptors. I assessed the potential for 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 G 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 CDFG 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 Migratory Bird Treaty Act (MBTA)

The federal Migratory Bird Treaty Act (MBTA) (Title 16, United States Code [USC], Part 703) enacts the provisions of treaties between the United States, Great Britain, Mexico, Japan, 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 703, 50 CFR 21, 50 CFR 10). Specifically, the MBTA 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 Endangered 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." Harm 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.

California Endangered Species Act

The California Endangered Species Act (CESA) prohibits take of wildlife and plants listed as threatened or endangered by the California Fish and Game Commission. *Take* is defined under the California Fish and Game 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 Game 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.

California Fish and Game Code 3503.5 (Birds of Prey)

Section 3503.5 of the Fish and Game 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.

Yolo County General Plan

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

- Policy CO-2.1. Consider and maintain the ecological function of landscapes, connecting features, watersheds, and wildlife movement corridors.
- Policy CO-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 CO-2.38. Avoid adverse impacts to wildlife movement corridors and nursery sites (e.g., nest sites, dens, spawning areas, breeding ponds).
- Policy CO-2.41. 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 CO-2.42. Projects that would impact Swainson's hawk foraging habitat shall participate in the Agreement Regarding Mitigation for Impacts to Swainson's Hawk Foraging Habitat in Yolo County entered into by the CDFG and the Yolo County HIP/NCCP Joint Powers Agency, or satisfy other subsequent adopted mitigation requirements consistent with applicable local, State, and federal requirements.

Biological Setting

Description of the Project Site

The project site is the homestead and headquarters of this historic ranch. The entire site is currently developed (e.g., homes, barns, corrals, outbuildings, roadways, etc.) or landscaped (Figure 2). The landscaped areas include heritage-sized valley oak (*Quercus lobata*) and black walnut (*Juglans hindsii*) trees, several of which have been present for many decades. The southern end of the project site is the entrance to the main house off of Best Ranch Road. In addition to the main house and a secondary house, this area also includes the pool and cabana house, workshops, manicured lawns and pathways with numerous ornamental plantings, and a grove of valley oak and walnut trees (Plates 1 through 3).

The central portion of the project site also mainly consists of manicured beds and ornamental plantings with a valley oak upper canopy. Additional outbuildings, a ranch house, and dirt or graveled open areas are also present, which will serve as vehicle parking areas during scheduled events (Plates 4 and 5).

The northern third of the property extends to the toe of the Cache Creek levee. This area includes two large barns, corrals, outbuildings, ranch houses, and additional open areas that will be used for parking during scheduled events. This area is not intended for uses other than vehicle parking during scheduled events (Plates 6 and 7).

Plate 1. Looking west toward the front entrance of the property. Best Ranch Road is out of view to the left and the main house is partially pictured on the right.

Plate 2. Looking south toward the front entrance through manicured landscaping..

Plate 3. Grove of mature valley oak and walnut trees in the southeast corner of the property.

Plate 4. Manicured beds and a combination of native and ornamental landscaping in the interior of the property between the main house and the barns.

Plate 5. Looking northwest from the western side of the property. The open dirt area will be used for vehicle parking during events.

Plate 6. Barns, other out buildings, corrals, two ranch houses, and other structures occupy most of the northern part of the property. These areas are not intended for use by the public, but some parking areas are nearby.

Plate 7. Looking north toward the northern end of the property. Houses in the foreground are occupied by caretakers of the property.

Description of the Surrounding Area

The project site occurs within an intensively-farmed agricultural landscape in a primarily row, grain, and hay crop rotation, with an increasing extent of orchards. Lands adjacent to the west and east are annually cultivated irrigated cropland and lands bordering the south side of the project site across Best Ranch Road and north of Cache Creek are orchards. Natural habitats are limited to stream corridors, such as Cache Creek, roadside and isolated trees, and small remnant oak groves. The area also includes scattered rural residences, farmyards, and other farm-related structures, including the former sugar beet processing facility 0.25 miles southeast of the project site. Urban development within the City of Woodland is about 1.25 miles south of the project site (Figure 2, Plates 8 through 10).

Plate 8 Looking northwest from the western edge of the property. The field in the foreground is planted with cucumbers. The taller trees in the center and left background are along State Route 113. The trees in the right background are along Cache Creek.

Plate 9. Looking south east from the eastern edge of the property toward adjacent cultivated fields and the former sugar beet processing facility on the right background..

Plate 10. Looking north from the northeast corner of the property. Riparian woodland along Cache Creek is in the background. The foreground is a small patch of ruderal habitat on the perimeter of the property. The adjacent cultivated field is to the right.

General Wildlife Use

Because the project site has been occupied and subject to substantial human activity for many decades, wildlife use of the site includes primarily those species that are associated with open farmland landscapes and that are habituated to rural and working farm activities and disturbances. Because of the proximity to Cache Creek and the many mature valley oak and black walnut trees on the site, a variety of birds likely occur on and around the site. During the site visit, common species that were recorded include Nuttall's woodpecker (*Picoides nuttallii*), scrub jay (*Aphelocoma californica*) , mourning dove (*Zenaida macroura*), house finch (*Haemorhous mexicanus*), northern flicker (*Colaptes auratus*), and oak titmouse (*Baeolophus inornatus*). But many additional resident and migratory species are likely found on the site. Sign (primarily feathers and pellets) were also found indicating the presence of great-horned owls (*Bubo virginianus*) and barn owls (*Tyto alba*), particularly in the southern end and southeast corner of the property.

Mammals and reptiles common to the surrounding agricultural and riparian habitats also likely occur on the perimeter and occasionally in the interior of the project site. These species include desert cottontail (*Sylvilagus audubonii*), black-tailed jackrabbit (*Lepus californicus*), California ground squirrel (*Otospermophilus beecheyi*). Coyote (*Canis latrans)*, striped skunk (*Mephitis mephitis*), opossum (*Didelphis virginiana*), gopher snake (*Pituophis catenifer*), western fence lizard (*Sceloporus occidentalis*) and several rodent species such as meadow vole (*Microtus californicus*) and Botta's pocket gopher (*Thomomys bottae*).

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 Department of Fish and Wildlife, U.S. Fish and Wildlife Service) or by private research or conservation groups (e.g., National Audubon Society, California Native Plant 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 extent 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 toxins.

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

- Species that are listed, proposed, or candidates for listing under the federal Endangered Species Act (50 CFR 17.11 – listed; 61 FR 7591, February 28, 1996 - candidates);
- Species that are listed or proposed for listing under the California Endangered Species Act (Fish and Game Code 1992 Sections 2050 et seq.; 14 CCR Sections 670.1 et seq.);
- Species that are designated as Species of Special Concern by CDFW;
- Species that are designated as Fully Protected by CDFW (Fish and Game Code, Section 3511, 4700, 5050, and 5515;

- Species included on Lists 1B or 2 by the California Native Plant Society;
- Species that meet the definition of rare or endangered under CEQA (14 CCR Section 15380).

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 in the vicinity of the project site.

Species	Status State/ Federal	Habitat Association	Habitat Availability on the Project Site	Observed Onsite During Survey	Reported Occurrence on the Project Site
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	-/T	Elderberry shrubs	None	No	No
Western pond turtle *Actinemys marmorata*	CSC/-	Streams, ponds, water conveyance channels	None	No	No
White-tailed kite *Elanus leucurus*	FP/-	Nests in trees, hunts in fields, grasslands, and wetlands	Suitable nest trees, no foraging habitat	No	No
Swainson's hawk *Buteo swainsoni*	T/-	Nests in trees, hunts in grassland and cultivated fields	Suitable nest trees, no foraging habitat	No	No
Mountain plover *Charadrius montanus*	CSC/PT	Short grassland, plowed fields	None	No	No
Northern harrier *Circus cyaneus*	CSC/-/-	Grasslands, pastures, fields, seasonal wetland	None	No	No
Burrowing owl *Athene cunicularia*	CSC/-/-	Grasslands, field edges with ground squirrel activity	Marginally suitable habitat on the perimeter of the property	No	No
Loggerhead shrike *Lanius ludovicianus*	CSC/-/-	Grasslands, agricultural areas	Suitable nest trees, no foraging habitat	No	No
Tricolored blackbird *Agelaius tricolor*	CSC/-/-	Marsh, bramble, thickets, silage, grasslands, pastures	None	No	No
Palid bat *Antrozous pallidus*	CSC/-/-	Grasslands, shrub lands, woodlands.	Suitable roosting trees and aerial foraging	No	No
Townsends big-eared bat *Corynorhinus townsendii*	CSC/-/-	Caves, bridges, buildings, rock crevices. tree hollows	Suitable for aerial foraging	No	No

Species	Status State/ Federal	Habitat Association	Habitat Availability on the Project Site	Observed Onsite During Survey	Reported Occurrence on the Project Site
Western red bat *Lasiurus blossevillii*	-/CSC/-	Large trees, woodlands, grasslands and cultivated fields	Suitable roosting trees and aerial foraging	No	No
Rose mallow *Hibiscus lasiocarpus*	-/-/2	Freshwater marshes, riparian	None	No	No

T=threatened; E=Endangered; PE=Proposed Threatened; CSC=California species of species concern; FP=state fully protected; 2=CNPS List 2.

Valley Elderberry Longhorn Beetle. The valley elderberry longhorn beetle (VELB) (*Desmocerus californicus dimorphus*) is a medium-sized woodboring beetle, about 0.8 inches long. Endemic to California's Central Valley and watersheds that drain into the Central Valley, this species' presence is entirely dependent on the presence of its host plant, the elderberry shrub (*Sambucus* spp.). VELB is a specialized herbivore that feeds exclusively on elderberry shrubs, the adults feeding on leaves and flowers, and the larvae on the stem pith. Habitat for VELB consists of elderberry shrubs with stems greater than 1 inch in basal diameter. Elderberry grows in upland riparian forests or savannas adjacent to riparian vegetation, but also occurs in oak woodlands and savannas and in disturbed areas. It usually co-occurs with other woody riparian plants, including valley oak, Fremont cottonwood, various willows, and other riparian trees and shrubs (Barr 1991, U.S. Fish and Wildlife Service 1984, Collinge et al 2001).

There are no elderberry shrubs on or immediately adjacent to the project site and therefore no potential for VELB occurrence.

Western 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 aquatic prey. Western pond turtles also require upland habitat that is suitable for building nests and to overwinter. Nests are constructed in sandy banks immediately adjacent to aquatic habitat or if necessary, females will climb hillsides and sometimes move considerable distances to find suitable nest sites (Jennings and Hayes 1994).

There are no water bodies, streams, or suitable conveyance channels (e.g., permanent water) on the project site and therefore no potential for western pond turtle to occur. The nearest potential habitat for western pond turtles is along Cache Creek, approximately 200 feet north of the project boundary.

Mountain Plover. Unlike 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 November through December where it remains through March. The wintering habitat of mountain plovers in the Central Valley has been described as pastureland nearly devoid of vegetation, sparsely vegetated fields, grazed grasslands and disked agricultural fields The species occurs only in areas either devoid of or with very sparse and short vegetation (Stoner 1942, Manolis and Tangren 1975, Hunting et al. 2001, Hunting and Edson 2008).

Mountain plovers are uncommon, localized winter visitors to Yolo County. Small flocks have been observed in recently-plowed agricultural fields near Woodland and Davis, especially along County Roads 16, 25, 27, and 102 and in unflooded portions of the Yolo Bypass. The project site does not support habitat typical of this species and therefore there is no potential for occurrence.

Swainson's Hawk. The Swainson's hawk is a medium-sized raptor associated with generally flat, open landscapes. In the Central Valley 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 Yolo County due to the availability of nest trees and the agricultural crop patterns that are compatible with Swainson's hawk foraging. Numerous nest sites have been documented in Yolo County (Estep 2008).

Many nesting Swainson's hawks occur in this part of Yolo County. The abundance of suitable nest trees and high value agricultural foraging habitat supports a dense nesting population of Swainson's hawks and other raptors. There are at least 12 reported nest sites within 1 to 2 miles of the project site, the nearest of which is approximately 0.5 miles from the project site (Estep 2008). Although there are no reported occurrences on the project site, there are numerous nesting opportunities in the mature valley oak and walnut trees, particularly on the southern end of the project site. Swainson's hawks can be tolerant of human activities and sometimes nest in urban or rural residential areas (England et al. 1995). There are also numerous nesting opportunities surrounding the project site, including along Cache Creek, in the trees bordering Best Ranch Road, and other tree row and isolated valley oak trees in the area (Figure 2). The project site does not support suitable foraging habitat for Swainson's hawk, but abundant suitable foraging habitat occurs in the vicinity. .

White-tailed kite. The white-tailed kite is a highly specialized and distinctively-marked raptor associated with open grassland and seasonal wetland landscapes. It typically nests in riparian forests, woodlands, woodlots, and occasionally in isolated trees, primarily willow, valley oak, cottonwood, and walnut) and some nonnative trees. It 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 Yolo County, but in low breeding densities (Dunk 1995, Erichsen 1995, Estep 2008).

Like the Swainson's hawk, many of the mature valley oak and walnut trees on the project site are suitable for white-tailed kite nesting. This species also is know to occasionally nest in urban or rural residential areas and so the project site would be considered potential nesting habitat. The abundance of potential nest trees and suitable agricultural patterns in the area maintain suitable nesting and foraging habitat for this species. However, relatively few nesting white-tailed kites have been reported from the immediate area and none have been reported from the project site. The project site does not support suitable foraging habitat for white-tailed, but the surrounding area supports abundant suitable foraging habitat.

Northern 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 (MacWhirter and Bildstein 1996).

The project site does not support nesting or foraging habitat for this species and there are no nesting records from the project site. However, the species has potential to occur on immediately adjacent farmlands.

Western Burrowing Owl. The western burrowing owl (*Athene cunicularia*) occurs in open, dry grasslands, agricultural and range lands, and desert habitats. In the Central Valley, 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 urbanizing areas. Historically 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 squirrels *(Otospermophilus 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. Key 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 exceeds 12 inches in height (Gervais et al. 2008).

In Yolo County, burrowing owls occur mainly in the grassland and pasture habitats of the southern panhandle and in cultivated and ruderal habitats in the Davis area. Nesting and wintering occurrences have also been reported from the area immediately north of Winters and elsewhere and along the grassland foothills on the west side of the valley. Isolated occurrences have also been reported from cultivated lands in the interior of the county. There is no suitable habitat for burrowing owls within the project site. However, the open, ruderal edges on the perimeter of the project sites on the west, north, and east sides could support this species. There are no records of occurrence from the project or the surrounding area (CNDDB 2015).

Loggerhead Shrike. The loggerhead shrike (*Lanius ludovicianus*) occurs in open habitats with scattered trees, shrubs, posts, fences, utility lines, or other perches. It nests in small trees and shrubs and forages for small rodents, reptiles, and insects in pastures and agricultural lands. It has been reported from numerous locations in Yolo County (CNDDB 2015), including the grassland and oak savannah foothills along the western edge of the valley. .

The loggerhead shrike could potentially nest in some of the trees around the perimeter of the project site. However, no nesting occurrences have been reported and neither the species nor evidence of nesting were detected during the site visit.

Tricolored Blackbird. Although currently designated as a state species of special concern, the legal status of the tricolored blackbird (*Agelaius tricolor*) 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. They have three basic requirements for selecting their breeding colony sites: open accessible water; a protected nesting substrate, including either flooded or thorny or spiny vegetation; and a suitable foraging space providing adequate insect prey within a few miles of the nesting colony. Nesting 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 Hamilton 1999).

The project site does not support nesting or foraging habitat for tricolored blackbird. Therefore, there is no potential for this species to occur.

Special-status Bats. 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. Pallid 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. Pallid 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 infrequently inhabited. Western red bat usually roosts in large trees (Pierson and Rainey 1998, Pierson 1998, Fellers and Pierson 2002, Pierson et al. 2006)

Special-status bats could potentially roost in some of the larger valley oak trees on the project site and hunt above the project site.

Special-Status Plants. No special-status plant species have potential to occur on the project sites. Rose mallow (*Hibiscus lasiocarpus*) occurs in marshes and riparian habitats, and could occur nearby along Cache Creek.

Project Impacts

Loss of Habitat

The proposed project will not result in loss, conversion, or modification of natural vegetation or habitat. Other than landscaping and maintenance activities, as well as ongoing restoration of existing structures, there are no project-related activities that would result in the removal of natural vegetation or wildlife habitat.

Wildlife Displacement from Project-Related Disturbances

Impacts to biological resources from the proposed project are limited to the potential for displacement of wildlife species due to the increase in human activity during scheduled events. Because the project site has been occupied and has functioned as a working farm for many decades, there is an expectation that use of the project site by wildlife is limited to those species that are sufficiently habituated to human disturbances. Periodic use of the property to hold weddings and other public gatherings may cause temporary avoidance of the site by some species but is not expected to increase the level of noise or other human disturbances that would result in a substantial reduction of wildlife use of the site.

Special-status Species

Valley Elderberry Longhorn Beetle, **Western Pond Turtle**, **Mountain Plover, Northern Harrier, Tricolored Blackbird**. The project site does not support habitat for these species and therefore would not result in impacts to this species.

Swainson's Hawk and White-tailed Kite. The proposed project will not remove nesting or foraging habitat for these species. Swainson's hawks and white-tailed kites regularly nest in urban and rural residential areas and are tolerant of human disturbances if suitable nest trees are available to provide sufficient cover. The additional disturbance caused by the project is not expected to affect nesting Swainson's hawks or white-tailed kites, should they occur onsite in the future.

Western Burrowing Owl. There is limited potential for burrowing owls to occupy the open ruderal areas around the north, west, and east edges of the project site. The only activities occurring in these areas is vehicle parking. No burrowing owls or evidence of burrowing owl activity was found during surveys, so the project would not result in impacts to this species. Any future occupancy of the perimeter of the project site by burrowing owls would occur under the proposed project conditions and thus sufficient habituation of these conditions is assumed.

Loggerhead Shrike. The proposed project will not remove nesting or foraging habitat for this species. Although it does not current occur onsite, it could potentially nest in trees around the perimeter of the project site. Any future occupancy would occur under the proposed project condition and thus sufficient habituation of these conditions is assumed.

Special-Status Bats. Potential roosting habitat will not be disturbed by project activities. If these species are sensitive to noise and other human disturbances, then the existing disturbance levels has likely precluded their occurrence. The increase in the level of disturbance from the proposed project is not expected to further influence the potential for occurrence of these species beyond which currently exists. .

Special-Status Plants. The proposed project will not result in impacts to special-status plants.

Conclusions

The proposed project will not remove or alter existing habitat conditions. The project does not include construction activities other than renovation of existing structures. Project impacts are therefore limited to a periodic increase in the number of visitors to the site. The property is currently occupied by several caretaker families and has been a working farm for many decades. The project will create additional localized noise disturbance and an increase in the number of vehicles onsite during scheduled events. Events are single day activities that end at 10 PM and with no overnight activities or accommodations. Although there will likely be some temporary wildlife displacement during these scheduled events, is it not expected to have a substantial impact on the overall biological values of the site or the wildlife use of the site. Additional periodic noise or other disturbance–related impacts do not represent a significant impact pursuant to CEQA and would not be in conflict with any General Plan Policy. There would be no impacts to resident or migratory wildlife movement, no substantial degradation of the quality of the environment or reduction of habitat, and the project would not cause wildlife populations to drop below self-sustaining levels

Literature Cited

Barr, C. B. 1991. The distribution, habitat, and status of the valley elderberry longhorn beetle *Desmocerus californicus dimorphus* Fisher (Insecta: coleoptera: cerambycidae). U.S. Fish and Wildlife Service. Sacramento, CA.

Beedy, E. C., and W. J. Hamilton III. 1999. Tricolored Blackbird (*Agelaius tricolor*). *In* The Birds of North America, No. 423 (A. Poole and F. Gill, eds.). The Academy of Natural Sciences, Philadelphia, and The American Ornithologists' Union, Washington, D.C.

California Natural Diversity Data Base. 2015. Search of Yolo County quadrangles. California Department of Fish and Game, Sacramento, CA.

Collinge, S. K., M. Holyoak, C. B. Barr, and J. T. Marty. 2001. Riparian habitat fragmentation and population persistence of the threatened valley elderberry longhorn beetle in Central California. Biological Conservation. 100: 103-113.

Dean, E. 2009. Woodland Regional Park Special-Status Plants Survey. Prepared by UC Davis Center for Plant Diversity in cooperation with Tuleyome, Woodland, CA.

Dunk, J.R. 1995. White-tailed Kite (*Elanus leucurus*). *In* The Birds of North America, No. 178 (A. Poole and F. Gill, eds.). The Academy of Natural Sciences, Philadelphia, and The American Ornithologists' Union, Washington, D.C.

Erichsen, A. L. 1995. The White-tailed kite (*Elanus leucurus*): nesting success and seasonal habitat selection in an agricultural landscape. Thesis. University of California at Davis, Davis, California.

Estep, J.A. 2008. The Distribution, Abundance, and Habitat Associations of the Swainson's Hawk (*Buteo swainsoni*) in Yolo County. Prepared for Technology Associates International Corporation and the Yolo County Habitat/Natural Community Conservation Plan JPA.

Fellers, G. M., and E. D. Pierson. 2002. Habitat use and foraging behavior of Townsend's big-eared bat (*Corynorhinus townsendii*) in coastal California. Journal of Mammalogy, 83(1):167-177.

Gervais, J.A., D.R. Rosenberg, and L.A. Comrack. 2008. Burrowing Owl in Shuford, W. D., and Gardali, T., eds. 2008. California Bird Species of Special Concern: A Ranked Assessment of Species, Subspecies, and Distinct Populations of Birds of Immediate Conservation Concern in California. Studies of Western Birds 1. Western Field Ornithologists, Camarillo, California, and California Department of Fish and Game, Sacramento.

Hunting, K., and L. Edson. 2008. Mountain Plover in Shuford, W. D., and Gardali, T., eds. 2008. California Bird Species of Special Concern: A Ranked Assessment of Species, Subspecies, and Distinct Populations of Birds of Immediate Conservation Concern in California. Studies of Western Birds 1. Western Field Ornithologists, Camarillo, California, and California Department of Fish and Game, Sacramento.

Hunting, K. W., S. Fitton, and L. Edson. 2001. Distribution and Habitat Associations of the Mountain Plover (*Charadrius montanus*) in California. Trans. West. Sect. Wildl. Soc. 37: 37-42.

Jennings, M.R. and M.P. Hayes. 1994. Amphibian and reptile species of special concern in California. California Department of Fish and Game, Sacramento, CA.

MacWhirter, R.B. and K.L. Bildstein. 1996. Northern Harrier (*Circus cyaneus*). In: The Birds of North America, No. 210 (A. Poole and F. Gill [eds.]). The Academy of Natural Sciences, Philadelphia, PA, and The American Ornithologists' Union, Washington, D.C.

Manolis, T. and G. V. Tangren. 1975. Shorebirds of the Sacramento Valley, California. Western Birds 6: 45-54.

Pierson, E. D. 1988. The status of Townsend's big-eared bats in California: Preliminary results 1987–1988. Unpublished Progress Report, Wildlife Management Division, California Department of Fish and Game, Sacramento, CA.

Pierson, E. D., and W. E. Rainey. 1998. Pallid bat, *Antrozous pallidus*. In Terrestrial Mammal Species of Special Concern in California, Bolster, B. C., editor. Draft Bird and Mammal Conservation Program Report No. 98-14, California Department of Fish and Game.

Pierson, E.D., W.E. Rainey and C. Corben. 2006. Distribution and status of Western red bats (Lasiurus blossevillii) in California. Calif. Dept. Fish and Game, Habitat Conservation Planning Branch, Species Conservation and Recovery Program Report 2006-04, Sacramento, CA 45 pp.

Stoner, E. A. 1943. Mountain Plover in Solano County, California. Condor 43: 158.

U.S. Fish and Wildlife Service. 1984. Recovery plan for the valley elderberry longhorn beetle. Portland, OR.

EXHIBIT 2

AEC

ACOUSTICAL ENGINEERING CONSULTANTS

ACOUSTICS • NOISE & VIBRATION CONTROL • AUDIOVISUAL SYSTEM DESIGN

September 19, 2016

Jennifer Yee
Clark Pacific
1980 South River Road
West Sacramento, CA 95691

Subject: Noise Impact Assessment of Outdoor Speakers at The Maples Event Facility, 40162 Best Ranch Road in Woodland, California

Dear Jennifer:

A noise impact assessment was completed for the potential use of outdoor speaker systems at The Maples event facility at 40162 Best Ranch Road in Woodland. The Maples is a wedding and private event facility on a 50-acre ranch featuring a main house, pool/cabana area, barns, and other buildings. There are four potential areas for setting up a sound reinforcement system for events: the courtyard on the north side of the main residence, the cabana area east of the pool, a decomposed granite area between the apartment and pool, and the covered arena at the main barn/stable. The Maples has a self-imposed cut off time of 10 pm for all events. Surrounding property is mostly agricultural use. Clark Pacific owns the property directly east and west of The Maples, the property to the north is owned by Cache Creek, and the property directly south across Best Ranch Road is agricultural use with a single family residence near the road. Yolo County is concerned about potential noise impacts to the residence to the south. Not only is there a single family residence near the road, the property at 40145 Best Ranch Road also has multiple transport busses parked on site and could be used to house people with disabilities.

Noise regulations for the County of Yolo are found in the Health and Safety Element of the General Plan[1] and in various sections of the County Code of Ordinances[2]. The noise section of the General Plan does not adequately address non-transportation sound sources such as amplified music and instead suggests adopting a comprehensive Noise Ordinance (within the County Code) to address such sources. The County Code of Ordinances has noise regulations spread throughout the code, but unfortunately does not specifically address amplified music with an objective noise limit. Yolo County Planning stated in an email[3] that the noise level goal at the nearest property line to the south should be 60 dBA (if feasible) and allowable up to 70 dBA. The statistical descriptor of sound applicable to the amplified music noise source is unclear. Three different statistics are referenced, the Day-Night Average L_{dn}, the Community Noise Equivalent Level (CNEL), and the average L_{eq} (presumably over an hour). The first two statistics are intended for transportation sound sources and land use compatibility where daytime (7 am to 10 pm), evening (7 pm to 10 pm), and nighttime (10 pm to 7 am) levels are averaged (including penalties for evening and/or nighttime sources) over a full 24-hours. Non-transportation sources such as amplified music are typically judged against the hour in which they occur and are not averaged over a full 24-hours where most of the time the source is off. Although not explicitly dictated in any County noise regulations, it was assumed that of the three, the hourly average L_{eq} metric is the most appropriate and most stringent statistic to apply to amplified music.

Instead of relying solely on acoustical modeling and prediction, field sound tests were conducted on site to observe the drop off of sound with distance including the influence of shielding, speaker directivity, vegetation, etc. on sound propagation. Measurements were made on September 9, 2016 using three of the four proposed locations for outdoor speakers. A continuous pink noise sound source was run through a powered loudspeaker at levels of approximately 90 dBA measured at a reference distance of 50′. Sound levels were measured at all source locations and at several locations along the receiver property line to the south. Background measurements were also made with the speaker source off. Measurement positions were as follows:

- Site 1: One or more positions along the north property line of 40145 Best Ranch Road.
- Site 2: 50′ from the speaker at the courtyard immediately north of the main house. The speaker was facing north.
- Site 3: 50′ from the speaker at the cabana. The speaker was set at the south end of the decomposed granite area facing north.
- Site 4: 50′ from the speaker at the barn/arena. The speaker was set near the west face of the barn facing the covered arena (west).

Receiver sound pressure levels depended on where the measurement position was along the property line relative to the speaker location. In particular for Site 3, sound levels were highest directly across from the speaker at the nearest point along the property line as opposed to lower levels at measurement positions closer to the residence (and farther from the speaker). The results of field sound tests are provided in Table 1 below:

TABLE 1. Measured Sound Levels and Attenuation for Outdoor Loudspeaker Sound Tests at The Maples in Woodland.

Source Site	Source SPL at 50′, dBA	Background SPL @S1, dBA	Receive SPL @S1, dBA	Attenuation, dBA
Site 2: Courtyard	91.0	47.5	51.5-53.5	37.5+
Site 3: Cabana	89.5	47.5	54.0-62.0	27.5-35.5+
Site 4: Barn/Arena	93.5	45.0	48.0	45.5+

Background sound levels influenced the measurements during all three tests. Any background level within 10 dBA of the receiver level measured at Site 1 contributed to the overall measured level. Therefore, receiver sound pressure levels would be lower and attenuation levels would be higher without the influence of background sources. All three speaker locations can produce sound levels at or below 60 dBA at the property line with minimal limits. Highest sound levels were measured at a position directly across from Site 3. An average sound level of 90 dBA or greater at 50′ from the speaker is on the upper end of what would be expected for a typical DJ setup. A conservative limit of an hourly L_{eq} of 85 dBA should be set for speakers at the cabana to limit potential noise impacts and ensure average sound levels remain below 60 dBA at the property line. Speakers also should be setup to face north at the cabana or DG area between the apartment and pool (not directly measured). Requirements and additional recommendations for speaker noise control are outlined below:

I. Outdoor Speaker System Noise Control

A. The following is a list of preferred outdoor speaker locations based on the attenuation levels measured at each site, starting with the most preferred location:

1. Barn/Arena with speakers near the west face of the barn aimed to the west.

2. Courtyard immediately north of the main house with speakers facing north. Speakers should be placed relatively close to the north face of the house to maximize the barrier effect.
3. Decomposed granite area between the apartment and pool. Speakers are to face north.
4. Cabana area with speakers facing north.

B. Limit hourly average L_{eq} sound levels at the decomposed granite area and cabana area to 85 dB(A) at a reference distance of 50 ft. from the speakers. Higher sound levels can be used for the other two locations, but it is best to be conservative to limit potential disturbances. Hired DJs and musicians need to be aware of speaker setup limits and the presence of sensitive receptors to the south.
C. Continue to terminate events at 10 p.m. to reduce potential disturbances during sleeping hours.
D. Low frequency sound, particularly the "bass beat" common in certain types of music, is not well captured by A-weighted sound level limits. Low frequency sound is omni-directional, more easily passes through building facades, and can be particularly annoying to sensitive receptors despite easily meeting A-weighted limits. Consider limiting bass (subwoofer) sound levels separately, especially as the event approaches 10 pm.

Please contact me with any questions or comments regarding the results and recommendations presented in this report.

Sincerely,

Brian R. Smith

Brian R. Smith, INCE Board Certified
Principal

[1] *2030 Countywide General Plan 2030, Chapter 8: Health and Safety Element,* County of Yolo, Adopted November 2009 Resolution No. 09-189. Pages HS-37 thru HS-68

[2] *Yolo County, CA Code of Ordinances,* County of Yolo, American Legal Publishing Corporation, Cincinnati, Ohio; Local legislation current through Ord. 1470 effective July 14, 2016; http://library.amlegal.com/nxt/gateway.dll/California/yolocounty_ca/yolocountycacodeofordinances?f=templates$fn=default.htm$3.0$vid=amlegal:yolocounty_ca

[3] Cormier, Stephanie. "Re: noise levels." Messages to/from Jennifer Yee. August 22, 2016 E-mail.