



**YOLO COUNTY
COMMUNITY SERVICES DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION
FILE # 2016-0008**

COMMERCIAL AGRICULTURAL ZONING CODE AMENDMENTS

June 2017

Initial Environmental Study/ Negative Declaration

1. **Project Title:** Zone File No. 2016-0013
2. **Lead Agency Name and Address:**
Yolo County Community Services Department
292 West Beamer Street
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**
Eric Parfrey, Principal Planner
(530) 666-8043 or
eric.parfrey@yolocounty.org.
4. **Project Location:** Unincorporated Yolo County
5. **Project Sponsor's Name and Address:**
Yolo County
6. **General Plan Designation(s):** Agricultural, commercial, and some residential designations
7. **Zoning:** Agricultural, commercial, and some residential zones
8. **Description of the Project:** see "Project Description" below
9. **Surrounding Land Uses and Setting:** all
10. **Other public agencies whose approval is required:** none
11. **Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

PROJECT DESCRIPTION

The “project” analyzed in this Initial Study/Negative Declaration is adoption of a packet of proposed amendments to the Yolo County Zoning Code related to commercial and tourism uses in the agricultural zones, including substantive changes to the Zoning Code regulations for special event facilities, bed and breakfast uses, and other agricultural commercial uses. Special event facilities, and bed and breakfast uses, are also permitted in some commercial and residential zones.

Yolo County has been discussing the effectiveness of zoning regulations governing agricultural commercial uses for the last two years. Some of the issues that have been raised and discussed include the following:

- How to define “agri-tourism”
- How or whether to require that agricultural commercial and tourism-related uses be “incidental” to existing agriculture
- How to define what constitutes a “Special Event”
- The appropriate level of review (discretionary permit or non-discretionary permit) and whether to continue to allow “by right” special event facilities on large parcels
- How to ensure consistency with the Williamson Act
- Appropriate agricultural spray buffer setback standards

The latest version of the revised Zoning Code amendments is described below and included in the appendix to this Initial Study.

Definition of “Agri-tourism”

Descriptions and definitions for commercial agricultural uses, including agri-tourism uses, are found in two separate locations in the Zoning Code: Section 8-2.303 (Agricultural Use Types Defined) and Sec. 8-2.307 (Definitions).

The two sections have been edited to be consistent with each other and to distinguish between “commercial agricultural” uses, which is a broad category of activities, and “agri-tourism” uses, which include only some of the “commercial agricultural” uses.

Agricultural commercial uses “incidental” to existing agriculture

Revisions are proposed to require that large special event facilities, and large bed and breakfast/lodging uses, must be “incidental” to “the agricultural use of the parcel” (Section 8-2.306(k)(5)) or to “an existing agricultural operation (Section 8-2.306(l)(3)). The current definition of “incidental” that is included in another section of the Code has

been repeated in Section 8-2.307. Incidental “shall mean a use or activity that is accompanying but not a major part of a primary use.”

Definition of “Special Event”

A new definition of “special event” has been included in Section 8-2.307. It states that “A “special event” or “event” is a community or private gathering such as a harvest festival, wedding, farm dinner, corporate retreat, party, seasonal tasting, or rodeo that is held at a special event facility/tasting room. An event includes all such gatherings, whether paid or unpaid. However, an event does not include small informal gatherings of family members or personal friends of the special event operator/owner.”

Level of review

Tables 8-2.304(c) and 8-2.504(a), and the text in Sections 8-2.306(k)(5) and 8-2.306(l)(3), have been amended to require a higher level of review for large special event facilities and bed and breakfasts/lodging in the agricultural zones outside Clarksburg, and in some of the residential zones.

For large special event facilities and large bed and breakfasts/lodging in the two main agricultural zones (A-N and A-X), a Major Use Permit (public hearing before the Planning Commission) is required instead of the current Minor Use Permit (public hearing before the Zoning Administrator). For large special event facilities In the Agricultural Commercial (A-C) and Agricultural Industrial (A-I) zones, and for large bed and breakfasts/lodging in the A-C zone, a Minor Use Permit is required, instead of the current non-discretionary Site Plan Review (no public hearing).

For small special event facilities and small bed and breakfasts/lodging in the two main agricultural zones (A-N and A-X), the existing regulations (Site Plan Review required) have been retained. The existing permit requirements for large and small special event facilities and large and small bed and breakfasts/lodging (Minor Use Permit and Site Plan Review) also remain the same in the Clarksburg Agricultural District.

For the Rural Residential and Low Density Residential zones (RR-1, RR-5, and R-L), Table 8-2.504(a) has been amended to require a Major Use Permit for small or large special event facilities. A small or large bed and breakfast/lodging use is permitted in all of the residential zones through the issuance of a Minor or Major Use Permit, respectively.

“By right” special event facilities on large parcels

Section 8-2.306(k)(2) of the existing regulations allows a special event facility on a 40+ acre parcel “by right” (no zoning permits required) if the use holds no more than one event per month and no more than 8 events per year, attracts fewer than 150 attendees per event, and generates less than 100 vehicle trips per event. This existing section is proposed to remain as written now.

Consistency with the Williamson Act

Two new sections have been added that require any approval of large special event facilities and large bed and breakfasts/lodging facilities on land under a Williamson Act contract must be accompanied with findings in accordance with the Williamson Act statutes, including Government Code Section 51238.1. If a finding of consistency or compatibility with the Williamson Act cannot be made, the contract must be cancelled or must have exited the Williamson Act program through non-renewal prior to permit approval (Sections 8-2.306(k)(11) and 8-2.306(l)(3)).

Agricultural spray buffer

Two new sections have also been added that require small and large special event facilities and breakfasts/lodging facilities to “include a 300 to 500-foot agricultural spraying buffer or setback from any nearby established and active orchard or farm field that employs spraying, measured from the outdoor areas where participants may congregate. A buffer or setback may be reduced or eliminated with the approval of all owners of neighboring properties affected by the buffer” (Sections 8-2.306(k)(9) and 8-2.306(l)(3)). The requirement for a 300 to 500-foot buffer is recommended by the Agricultural Commissioner.

Other Changes

Other less substantive changes to the zoning regulations have been recommended, including the following:

- The adequacy of access to the site of a special events facility shall be reviewed for comment by the local fire district, CalFire, the County Sheriff’s Office, and the Highway Patrol, as appropriate (Section 8-2.306(k)(7));
- Approval of large special event facility applications shall include conditions that regulate potential impacts to adjacent agricultural operations and neighbors including noise, lighting, dust, spray buffers, crime/trespassing/ vandalism; and advance notification for large events over 150 participants (Section 8-2.306(k)(8));
- An application for a small and large special event facility located in a Fire Hazard Severity Zone shall include a public safety/fire and emergency evacuation plan. The Public Safety Plan shall require: a detailed fire plan, including evacuation; a staffing plan; employees/staff training in all safety procedures; a smoking policy; and a ban on all fireworks (Section 8-2.306(k)(10));
- All references to “bed and breakfast” have been amended to “bed and breakfast/lodging” facility to reflect the more recent trend of lodging rooms being offered without accompanying food served in the morning;
- Construction of any new cottages associated with a bed and breakfast/lodging facility shall require the issuance of a Major Use Permit and a new definition of “cottages” has been added (Sections 8-2.306(l)(3)(i) and 8-2.307); and

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- The regulations and definition for “other agri-tourism uses” have been deleted (Sections 8-2.306(n) and 8-2.307), because it is not needed (all of the anticipated agri-tourism activities have already been identified by specific uses in the tables and regulations).

Potential Impacts

The proposed changes to the Zoning Code outlined above will result in further restrictions to the approval and operations of special event facilities and large bed and breakfasts/lodging facilities in the unincorporated areas of Yolo County.

Some of the new regulations could result in better identification and mitigation of potential environmental impacts to adjacent properties and to public safety, e.g, the new requirements for view by fire and police agencies, the agricultural spray setback, the increased level of public review, etc.

In particular, the added requirement of the agricultural spray setback and the requirement that large special event facilities, and large bed and breakfast/lodging uses, must be “incidental” to “the agricultural use of the parcel” or to “an existing agricultural operation” may result in fewer applications for such uses being submitted for review and approval to the County, because individual properties cannot meet these new requirements.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant Impact” (before any proposed mitigation measures have been adopted) as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

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 in 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 a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, 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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature

Date

Planner's Printed name

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines 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 where 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, then 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 is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "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, pursuant to 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, where 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

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

Discussion of Impacts

- a) *No Impact.* As noted in the "Project Description," the proposed changes to the Zoning Code will result in further development standards and restrictions placed on the approval and operations of special event facilities and bed and breakfasts/lodging facilities in the unincorporated areas of Yolo County. It is expected that the increased restrictions will result in fewer applications for such facilities. Any new construction and operation of agricultural structures devoted to ag-tourism uses would be required to conform to all existing zoning and building regulations and should not have a substantial adverse effect on any existing scenic vistas.
- b) *No Impact.* Adoption of the Zoning Code Amendments would not damage any existing scenic resources.
- c) *No Impact.* The Code Amendments would not significantly affect the visual character of any site and surroundings. Development standards included in the existing and proposed Zoning Code ordinance and the Building Code already require construction of any new buildings in rural areas to reduce impacts to agricultural lands and operations, and the additional regulations will have no effect on the visual character and quality of the existing agricultural surroundings.
- d) *No Impact.* Development standards already require light impacts to adjacent properties to be addressed in zoning and building permits. The additional restrictions would not provide any additional light and glare that would spill over onto adjacent properties.

II. AGRICULTURAL AND FOREST RESOURCES:

In determining whether impacts to 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 as an optional model to use in assessing impacts on agriculture and farmland. 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:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Involve other changes in the existing environment which due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to nonforest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) and b) *Less than Significant or Beneficial Impact.* The proposed changes to the Zoning Code will result in further restrictions to the approval and operations of certain agricultural commercial uses such as special event facilities and bed and breakfasts/lodging facilities in the unincorporated areas of Yolo County. The adoption of the Zoning Code Amendment revisions likely will have the effect of decreasing the number of new applications for special event facilities and bed and breakfasts.

Since 2010, Yolo County has approved 19 applications for special event facilities, bed and breakfasts, and related uses. The list is included in the Appendix to this Initial Study. This total includes six wineries, breweries, or olive mills that hold events; one corn maze; one rodeo facility; one model airplane facility; two large B&Bs that hold events; and eight special event facilities that are not also associated with a winery or B&B. Almost all of the applications have been for lands under a Williamson Act contract.

The proposed changes to the Zoning Code will add a requirement for a 300- to 500-foot agricultural spray setback and a requirement that large special event facilities, and large bed and breakfast/lodging uses, located on lands under a Williamson Act contract must be “incidental” to “the agricultural use of the parcel” or to “an existing agricultural operation.”

Two new sections have been added that require large special event facilities and large bed and breakfast/lodging facilities under a Williamson Act contract make findings consistent with the Williamson Act statutes, including Government Code Section 51238.1. If a finding of consistency or compatibility with the Williamson Act cannot be made, the contract must be cancelled or must have exited the Williamson Act program through non-renewal prior to permit approval (Sections 8-2.306(k)(11) and 8-2.306(l)(3)).

These new requirements are expected to result in fewer applications submitted to the County for these uses because fewer individual agricultural properties will be able to meet these new requirements. For example, a proposed large event center or a large B&B may be located in an existing structure close to a roadway and property line, and may not be able to provide a 300- to 500 foot spray buffer from the nearest adjacent rows of orchard or crops. It could be argued by some that fewer applications received and approved by the County for these types of uses would benefit local agricultural operations.

Several of the proposed new regulations will result in less or greatly reduced potential environmental impacts to adjacent agricultural properties and to public safety. For example, Section 8-2.306(k)(8) of the proposed Zoning Code Amendments require conditions of approval that regulate potential impacts to adjacent agricultural operations and neighbors including noise, lighting, dust, spray buffers, crime/trespassing/ vandalism; and advance notification for large events over 150 participants. An application for a small and large special event facility located in a Fire Hazard Severity Zone shall include a public safety/fire and emergency evacuation plan. The Public Safety Plan shall require: a detailed fire plan, including evacuation; a staffing plan; employees/staff training in all safety procedures; a smoking policy; and a ban on all fireworks (Section 8-2.306(k)(10)).

The new regulations also include new development standards and regulations related to bed and breakfasts and associated cottages. The proposed Zoning Code Amendments require a greater level of public review for large B&Bs (up to 10 guest rooms, same as the current standard), which are proposed to be subject to a Major Use Permit (currently subject to a Minor Use Permit).

The proposed regulations include a new definition for “cottages”, defined as “Individual bungalows or cottages, attached or unattached, that are part of an approved bed and breakfast use, that are located within an agricultural area on agricultural-zoned lands, and that are appurtenant or incidental to permitted agritourism uses located on the parcel or in the immediate agricultural area.” Thus, the adoption of the Zoning Code Amendments could result in the construction of a limited number of new B&B cottages that conform to the new definition and development standards. However, the new cottages would conform to all other existing zoning and building regulations and should not have a substantial adverse effect on farmland, or conflict with existing zoning for agricultural use or Williamson Act contracts.

c), d) *No Impact.* The proposed ordinance would be applied to prime and non-prime farmlands, and would not affect any forest resources.

e) *No Impact.* The proposed project would not result in any other changes to forest or agricultural lands.

III. AIR QUALITY:

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:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) through e) *No Impact*. 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. Yolo County is within the Yolo-Solano Air Quality Management District (YSAQMD). The district is currently a non-attainment area for ozone (State and Federal ambient standards) and Particulate Matter (State ambient standards). While air quality plans exist for ozone, none exists (or is currently required) for PM₁₀.

As already noted above, adoption of the proposed Zoning Code Amendments would result in a greater level of review and more restrictive development standards that are applied to approved commercial agricultural uses such as special event facilities and bed and breakfasts/lodging facilities. Any new development allowed through zoning or Use Permits would be required to conform to all other existing zoning and building regulations and should not have a substantial adverse effect on air quality standards or contribute incrementally to the non-attainment of the air quality standards.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Discussion of Impacts

(a) through (f) *No Impact*. Discretionary projects in Yolo County are reviewed for their potential impacts to wildlife habitat, including Swainson’s hawk foraging habitat, wetlands, etc. Applicable mitigation programs would be applied to reduce any potential impacts during the application process and environmental review. Discretionary and non-discretionary projects must also conform to numerous General Plan policies that address the preservation and conservation of biological resources, such as setbacks from any waterways. Any new development would be required to conform to all other existing zoning and building regulations and should not have a substantial adverse effect on biological resources.

The passage of additional restrictions will likely result in fewer applications for the kinds of facilities in question. A decrease in such facilities will likely not have any negative impact on biological resources, or even if an impact were possible, it would be beneficial and therefore less than significant.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

(a) through (f) *No Impact*. Standard conditions attached to discretionary project approvals under the new zoning would ensure that any impacts to cultural resources would be avoided. Impacts related to the approval of non-discretionary projects, e.g., small B&Bs, would be limited to the use of existing, not new structures, and would not have any potential for disturbance of uncovered archaeological and cultural resources. The increased restrictions will therefore not have an impact on cultural resources.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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.				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) through e) *No Impact*. The construction of any new structures uses allowed by the Zoning Code Amendments would be required to conform to all other existing zoning and building regulations and would not have a substantial adverse effect related to geology and soils. All new development would be subject to building permit standards, and would be required to receive permits from the Environmental Health Department for adequate on-site wastewater and water systems. The increased restrictions will therefore not have an impact on geology and soils.

VII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?				

a) through c) *No Impact*.

Yolo County has adopted General Plan policies and a Climate Action Plan (CAP). 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:

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.

Adoption of the Zoning Code Amendments is consistent with all policies, land use designations, and population projections of the General Plan. The increased restrictions will therefore not increase emissions over the status quo. Thus, the amendments are determined to have less than significant GHG impacts.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) through j) *No Impact*. Construction of any new development allowed under the proposed zoning amendments that potentially involve any hazardous materials (such as new wineries or breweries in agricultural zones) would be subject to Environmental Health and State regulations which, among other requirements, would require Business Plans, etc. No new uses would be at increased risk from wildland fires. Adequate regulations are proposed to address fire safety issues. The increased restrictions will therefore not have an impact on hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Significantly 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 which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) through (j) *No Impact*. The construction of new uses allowed under the proposed zoning amendments would be subject to building permit standards, which should address any water quality or hydrologic issues that are specific to individual sites. Existing environment health standards related to well water quality tests, and percolation tests and design requirements for leachfields would ensure that no impacts to water quality would occur. The increased restrictions will therefore not have an impact on hydrology and water quality.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *No impact.* The project would not divide any established community.
- b) *No Impact.* Adoption of the Zoning Code Amendments is consistent with all policies, land use designations, and population projections of the General Plan.
- b) *No Impact.* The County does not have an adopted HCP or NCCP, although a draft plan is now being prepared by the Yolo County Joint Powers Agency. The proposed ordinance would not conflict with any of the existing mitigation requirements or policies of the Yolo County draft Draft HCP.

XI. MINERAL RESOURCES

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

Discussion of Impacts

- a) and b) *No impact.* The Zoning Amendments would not affect any known resource areas within the boundaries of the Cache Creek Off-Channel Mining Plan that are subject to existing mining operations.

XII. NOISE

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

Discussion of Impacts

(a) through (e) *No Impact*. Any new construction or operation of new events centers or B&Bs under the proposed zoning would be subject to building permit standards and noise standards included in the 2030 Yolo Countywide General Plan. The proposed agricultural spray setbacks would also ensure that noise impacts to adjacent properties would be minimized. The new zoning requires small and large special event facilities and breakfasts/lodging facilities to “include a 300/500-foot agricultural spraying buffer or setback from any nearby established and active orchard or farm field that employs spraying, measured from the outdoor areas where participants may congregate. A buffer or setback may be reduced or eliminated with the approval of all owners of neighboring properties affected by the buffer” (Sections 8-2.306(k)(9) and 8-2.306(l)(3)). Section 8-2.306(k)(8) of the proposed Zoning Code Amendments also require conditions of approval that regulate potential impacts to adjacent agricultural operations and neighbors including noise. The increased restrictions will therefore not have an impact on noise.

XIII. POPULATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

(a)(b)(c) *No Impact*. The proposed amendments would not induce substantial population growth in the area, would not displace any existing housing, and would not displace any people.

XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 time or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a), b) *Less Than Significant Impact*. The new code text includes new development standards that require applications for a small and large special event facility located in a Fire Hazard Severity Zone to include a public safety/fire and emergency evacuation plan. The Public Safety Plan shall require: a detailed fire plan, including evacuation; a staffing plan; employees/staff training in all safety procedures; a smoking policy; and a ban on all fireworks (Section 8-2.306(k)(10)). Similarly, the new regulations address potential impacts to police protection by requiring review of applications by the Sheriffs Department and the Highway Patrol (Section 8-2.306(k)(7)). Approval of fewer agricultural commercial uses as a result of increased restrictions, could affect police and fire services to a less than significant impact in terms of generating slightly fewer calls for fire and police service.

c) to e) *No Impact*. The proposed ordinance should not increase the need for any other public services.

XV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have been an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a), b) *No Impact.* The zoning proposal would not affect any recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Less Than Significant Impact.* The addition of new restrictions to proposed agricultural commercial uses would not contribute any noticeable trips to existing roadways and intersections, and would not increase hazards or affect emergency access. The proposed regulations address traffic increases by limiting the number of participants and auto trips allowed at special event facilities to no more than 150 participants and 100 auto trips (Section 8-2.306(k)(1) and (2)). Other development standards require a greater level of public review "if

there are any agricultural, residential, vehicle access, traffic, or other land use compatibility issues..." (Section 8-2.306(k)(4) and (5)).

b) and c) *No Impact*. Adoption of the Zoning Code Amendments would not conflict with an applicable congestion management program, level of service standard or travel demand measure, or other standards established by the county congestion management agency. Yolo County does not have a congestion management agency or plan. The Amendments would also not affect any existing air traffic patterns.

d) and e) *Less Than Significant Impact*. Adoption of the new zoning regulations would result in a greater level of review and more restrictive development standards that are applied to approved commercial agricultural uses such as special event facilities and bed and breakfasts/lodging facilities. A greater level of review (Major Use Permit instead of Minor Use Permit, or Minor Use Permit instead of non-discretionary Site Plan Review), plus the imposition of more detailed and restrictive development standards, for these types of uses would ensure that any potential impacts related to roadway design and access hazards, incompatible uses such as farm equipment, or emergency access, would be identified and mitigated appropriately through the approval process.

New standards require adequate on-site parking and review of the adequacy of access to any sites proposed for event centers or B&Bs by the Sheriffs Department and the Highway Patrol (Section 8-2.306(k)(6) and (7)).

During public review of some event centers in Yolo County in the recent past, resident farmers/ranchers that share use of rural County Roads providing access to the new uses have expressed concern that the projects will create conflicts with existing large agricultural vehicles. The 2030 Yolo Countywide General Plan contains Circulation Policy CI-3.13, which states that the primary role of county roads is to serve local and agricultural traffic.

In order to reduce the possibility of traffic hazards, the County has attached conditions of approval to recently applications for agricultural commercial uses for specific mitigation measures to reduce impacts. The types of conditions/measures that have been applied require better roadway signage; notification of neighbors in advance of events; and imposition of a "blackout period" during harvest season when events are not to be scheduled unless neighbor approval has been acquired in advance.

Conditions have also required applicants to prepare and implement an emergency access and circulation plan to show emergency vehicle access throughout the project site; prohibit parking and shuttle bus loading/unloading on the County right-of-way; and establish procedures to ensure that emergency access along the affected County Roads is maintained at all times.

Approval of similar conditions for any approved agricultural commercial uses would ensure that potential impacts related to roadway design and access hazards, conflicts with farm equipment, or emergency access, would be reduced to a less than significant level.

f) *No Impact*. Adoption of the Zoning Code Amendments would not conflict with any adopted policies, plans, or programs supporting alternative transportation systems.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) through (j) *No Impact*. The small amount of new agricultural commercial uses allowed under the zoning amendments would have no appreciable impacts related to public utilities and public services. On-site wastewater and water systems would be provided. Existing environment health standards related to well water quality tests, and percolation tests and design requirements for leachfields would ensure that no impacts to private water or wastewater systems would occur. The increased restrictions will therefore not have an impact on utilities and service systems.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

- a) *No Impact.* Based on the information provided in this Initial Study, the Zoning Amendments would have no impact on environmental resources. No important examples of major periods of California history or prehistory in California would be affected; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated.
- b) *No Impact.* Based on the analysis provided in this Initial Study, the amendments would have no significant cumulative impacts.
- c) *No Impact.* Based on the analysis provided in this Initial Study, no impacts to human beings would result from the proposed zoning changes. The changes as proposed would not have substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

Yolo County, 2009. *2030 Yolo Countywide General Plan*, November, as amended.

Yolo County, 2014. *Yolo County Code, Title 8 Land Development*, as amended.

Yolo Solano Air Quality Management District, 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*.

APPENDIX
PROPOSED ZONING CODE AMENDMENTS

PRELIMINARY DRAFT SUBJECT TO FURTHER REVISIONS

PROPOSED TEXT AMENDMENTS TO THE COMMERCIAL AG REGULATIONS

(shown in legislative font with ~~strikeouts~~ for deletion and underline for additional text)

Excerpts from Article 3: Agricultural Zones of the Yolo County Zoning Ordinance

Sec. 8-2.303 Agricultural Use Types Defined

(c) Agricultural Commercial and Rural Recreation Uses

This Use Type includes commercial uses incidental to the agricultural or horticultural operations of the area that preserve the rural lifestyle and stimulate the agricultural economy, as well as some tourism-related uses that may be the primary use of a particular property. These Use Type examples do not require the rezoning of the land to the Agricultural Commercial Zone, which is reserved for significant agricultural commercial uses that are the primary use of the property. Examples of this Use Type includes wineries, special events, lodging/bed and breakfasts, commercial horse stables, “Yolo Stores,” and farm-based tourism (~~i.e., working farms or ranches~~), which educate or entertain visitors, guests or clients, and generate income for the owner/operator. ~~This includes using the land for special events, festivals, lodging, horseshows, crop-based seasonal events, ancillary restaurants, educational experiences, agricultural technical tours, garden/nursery tours, historical agricultural exhibits, ranch/farm tours, and winery/vineyard tours.~~

This Use Type also includes commercial or non-commercial operations related to outdoor sporting or leisure activities that require large open space areas ~~which that~~ do not have any detrimental impact on adjacent agricultural lands.

Sec. 8-2.306 Specific Use Requirements or Performance Standards

(k) Special event facilities

- (1) Special event facilities include farm and residential land and structures that are used for ~~for-profit, paid~~ special events such as weddings, tastings, special or seasonal celebrations, rodeos, and other gatherings, and may include tasting rooms. A “special event” or “event” is defined in Sec. 8-2.307. Special event facilities are characterized as “small” or “large” depending on construction of new structures, the number of events that are held in a given year, the number attendees, and the amount of traffic that is generated. “Small special event facilities” are those that do not involve the construction of substantial new structures used by the public, hold no more than ~~one event per month, or~~ twelve events per year, attract fewer than 150 attendees at each event, and each event generates less than 100 vehicle trips. “Large special event facilities” are those that involve construction of substantial new structures used by the public, hold more than twelve events per year, or the events attract more than 150 attendees or generate more than 100 vehicle trips. Large special event facilities receive a greater level of review to ensure that any potential impacts are addressed. Different development standards apply within the Clarksburg Agricultural District (see Sec. 8-2. 401).

- (2) A special event facility located on a parcel that is ~~greater than a minimum of 40 acres~~ **is allowed by right, so long as the facility** holds no more than one (1) event per month not to exceed eight (8) events per year, and ~~generates less than 100 vehicle trips or fewer than 150 attendees per event, whichever is less, attracts fewer than 150 attendees at each event, and each event generates less than 100 vehicle trips.~~ **is allowed by right.** At the discretion of the Planning Director, a Site Plan Review or Minor Use Permit may be required if there are any agricultural, residential, vehicle access, traffic, or other **land use** compatibility issues, or if any of the development standards are not met.
- (3) Any structures used by the public, i.e., barns, indoor riding arenas, etc., are required to be fully permitted, and shall be classified with respect to the occupancy group and the listed use, as determined by the Chief Building Official. Agriculturally exempt structures shall not be used by the public **unless the structures are reclassified through the issuance of a new building permit.**
- (4) Small special event facilities are allowed **in the A-N and the A-X agricultural zones and in the RR-5 residential zone** with the issuance of a Site Plan Review ~~in the A-N and A-X agricultural zones and in the RR-5 residential zone~~. Small special event facilities are allowed with a Minor Use Permit in the A-R zone and in the RR-1 and R-L residential zones. Small special events facilities are allowed by right with building **and environmental health** permits **only** in the A-C and A-I zones, provided that the project **is designed to be compatible with any adjoining agricultural operations and single family residences meets all development standards.** At the discretion of the Planning Director, a Minor Use Permit may be required for a small **event facility** if there are any agricultural, residential, vehicle access, traffic, or other **land use** compatibility issues, or if any of the development standards are not met. A Minor Use Permit shall be required if the project involves noise generating activities after 10 p.m.
- (5) Large special event facilities require the issuance of a ~~Minor Major~~ Use Permit in the A-N, ~~and A-X, and A-R~~ zones, **except in the A-C and A-I zones, and the Clarksburg Agricultural District, where a Minor Use Permit is required.** At the discretion of the Planning Director, a Major Use Permit may be required for a large project **in the A-C and A-I zones and the Clarksburg Agricultural District,** if there are any agricultural, residential, vehicle access, traffic, or other **land use** compatibility issues, or if any of the development standards are not met. A Major Use Permit shall be required if the project involves noise generating activities after 10 p.m. **Large special event facilities located on land under a Williamson Act contract must be found to be incidental to the agricultural use of the parcel.**
- (6) Special event facilities shall provide adequate on-site parking for all attendee's vehicles, including service providers. Permanent parking spaces, either of gravel or other permeable surface, shall be provided for all sales, gift, handicraft and food service areas. Paved handicapped spaces shall be provided as required. Parking for special events, weddings, marketing promotional events, and similar functions may utilize temporary, overflow parking areas. Limitations on the number of guests may be based on availability of off-street parking. Overflow parking areas may be of dirt, decomposed granite, gravel or other permeable surface, provided that the parking area is fire safe **and not located on any leachfields.** On-street parking shall not be permitted.
- (7) Access to ~~a any tourist or sales~~ **special event** facility shall be connected directly to a public road ~~and Where a facility is located on a private road,~~ access shall be subject to the review and approval of the Director, and **all jurisdictional authorities including the local Fire District and CalFire. The adequacy of access to the site shall also be reviewed for comment by the County Sheriff's Office and the Highway Patrol, as appropriate.**

- (8) ~~The project~~ A special event facility must be designed to be compatible with any adjoining agricultural operations and single family residences, including appropriate setbacks, landscaping, and parking. Adequate land area must be available for the provision of on-site services, e.g., leachfields, to accommodate the projected number of attendees. Approval of large special event facility applications shall include conditions that regulate potential impacts to adjacent agricultural operations and neighbors including noise, lighting, dust, spray buffers, crime/trespassing/vandalism; and advance notification for large events over 150 participants.
- (9) Small and large special event facilities shall include a 300 to 500-foot agricultural spraying buffer or setback from any nearby established and active orchard or farm field that employs spraying, measured from the outdoor areas where participants may congregate, which may be modified by the Agricultural Commissioner. A buffer or setback may be reduced or eliminated with the approval of all owners of neighboring properties affected by the buffer.
- (10) An application for a small and large special event facility located in a Fire Hazard Severity Zone shall include a public safety/fire and emergency evacuation plan. The Public Safety Plan shall require: a detailed fire plan, including evacuation; a staffing plan; employees/staff training in all safety procedures; a smoking policy; and a ban on all fireworks.
- (11) A large special event facility located on lands under a Williamson Act contract or in a Williamson Act Agricultural Preserve must be incidental to an agricultural operation and found to comply with the Williamson Act statutes, including Government Code Section 51238.1. If a finding of consistency or compatibility with the Williamson Act cannot be made, the land must have exited the Williamson Act program prior to permit approval.

(l) Bed and breakfasts/lodging

- (1) A “small” bed and breakfast/lodging is defined as one which has six (6) guest rooms or less; ~~and that holds less than twelve special events per year and the events have less than 150 attendees; and which generates less than 100 vehicle trips on any given day of operations (such as a wedding).~~ A “large” bed and breakfast has more than six guest rooms and not more than ten (10) guest rooms, ~~and/or holds more than one event per month, or twelve special events per year, and/or generates more than 100 vehicle trips on any given day of operations.~~ Different thresholds apply within the Clarksburg Agricultural District (see Sec. 8-2. 401). A bed and breakfast/lodging of any size that holds “special events” shall also comply with all applicable requirements for special event facilities found in Sec. 8-2.306(k).
- (2) Small bed and breakfasts/lodging are allowed by right within the Clarksburg Agricultural District, with the issuance of a Site Plan Review in ~~all of the~~ A-X, A-N, and A-C agricultural zones and the RR-5, R-L, R-M, and R-H residential zones, with the exception of the A-I zone and with the issuance of a Minor Use Permit in the A-R zone, provided that the project ~~is~~ includes no newly constructed cottages or buildings.
- (3) Large bed and breakfasts/lodging are subject to a Minor Use Permit in all of the residential zones, the A-C agricultural zone, and the Clarksburg Agricultural District, and a Minor Major Use Permit in the A-X and A-N zones.
- (4) At the discretion of the Planning Director, a Minor Use Permit may be required for a small bed and breakfast/lodging, or a Major Use Permit may be required for a large bed and breakfast/lodging, if there are any agricultural, residential, vehicle access, traffic, or other land use compatibility issues, or if any of the following development standards are not met:

- (i) All guest rooms must be located within and accessible through the main single-family dwelling. Alternatively, ~~a minority of~~ guest rooms may be located outside the primary residence in ~~ancillary dwelling(s) cottages, or other buildings~~ **(newly constructed or renovated structures or existing buildings that are renovated for habitable use), provided that any newly constructed cottages require with** the issuance of a Major Use Permit.
- (ii) Food service **for a traditional bed and breakfast** must be restricted to breakfast or a similar early morning meal. The price of food must be included in the price of overnight accommodation. **Lodging other than a traditional bed and breakfast is not required to serve breakfast for guests.**
- (iii) Adequate parking and access must be provided, as set forth in Sec.8-2.306(k)(5) and (6), above.
- (iv) The project must be designed to be compatible with any adjoining agricultural operations and single family residences, including appropriate setbacks, landscaping, and parking.
- (v) Adequate land area is available for the provision of on-site services, e.g., leachfields, to accommodate the number of guests and employees, if the project is not connected to public services.
- (vi) Bed and breakfast inns/**lodging** shall comply with all CCDEH (California Conference of Directors of Environmental Health) guidelines and CURFFL (California Uniform Retail Food Facilities Law) requirements.

(5) Small and large bed and breakfasts/lodging shall include a 300 to 500-foot agricultural spraying buffer or setback from any nearby established and active orchard or farm field that employs spraying, measured from the outdoor areas where participants may congregate, which may be modified by the Agricultural Commissioner. A buffer or setback may be reduced or eliminated with the approval of all owners of neighboring properties affected by the buffer.

(6) A large bed and breakfast/lodging facility located on lands under a Williamson Act contract or in a Williamson Act agricultural preserve must be incidental to an agricultural operation, and must be found to comply with the Williamson Act statutes, including Government Code Section 51238.1. If a finding of consistency or compatibility with the Williamson Act cannot be made, the contract must be cancelled or must have exited the Williamson Act program through non-renewal prior to permit approval.

(m) Farm stays

- (1) A “farm stay” includes six (6) or fewer guestrooms or accommodates no more than 15 guests, in a single family dwelling, or main farm house, or accessory guest house, provided as part of a working farm or ranch operation. A farm stay may hold farm dinners for guests. A farm stay may hold no more than four special events per year, attended by no more than 50 attendees. A farm stay that exceeds these performance standards shall be processed as either a Special Event Facility or a Bed and Breakfast, **as applicable.**
- (2) Farm stays are allowed in all of the agricultural zones, with the exception of the A-I zone, and in the RR-5 residential zone, provided that the project is designed to be compatible with any adjoining agricultural operations and single family residences. At the discretion of the Planning Director, a Minor Use Permit may be required for a project if there are any compatibility issues, or if any of the following development standards are not met:
 - (i) An agricultural/farm stay must be located on and be a part of a farm or ranch that produces agricultural products as its primary source of income. An on-site farmer or rancher must be in residence on the property. Lodging and meals must be incidental to, and not the primary function of, the farm stay.
 - (ii) The price of food must be included in the price of overnight accommodation.
 - (iii) Adequate parking and access must be provided, as set forth in Sec. 8-2.306(k)(5) and (6), above.

- (iv) The project must be designed to be compatible with any adjoining agricultural operations and single family residences, including appropriate setbacks, landscaping, and parking.
- (v) Adequate land area must be available for the provision of on-site services, e.g., leachfields, to accommodate the number of guests and farm employees, if the project is not connected to public services.
- (vi) Farm stays shall comply with all CCDEH (California Conference of Directors of Environmental Health) guidelines and CURFFL (California Uniform Retail Food Facilities Law) requirements, if applicable.

~~(n)~~ Other agri-tourism uses

- ~~(1) Income-generating agri-tourism uses other than special event facilities, bed and breakfasts, farm stays, and wine and olive tasting may be conducted on a working farm or ranch, or other agricultural operation or agricultural facility, for the enjoyment and education of visitors, guests, or clients. Other agri-tourism includes activities and uses found to be appurtenant to the agricultural operations.~~
- ~~(2) Other agri-tourism uses are allowed through the Site Plan Review process, provided that the proposed use is consistent with the performance thresholds and meets the development standards established for special event facilities (Section 8.2-306(k)), bed and breakfasts (Section 8.2-306(l)), farm stays (Section 8.2-306(m)), and rural recreation facilities (Section 8.2-306(p)).~~
- ~~(3) Agricultural commercial uses directly related to agri-tourism that are proposed on Williamson Act (WA) land in the A-N and A-X zones may require a Major Use Permit, subject to the terms of each individual WA land use agreement. Such uses shall be appurtenant to and incidental to agriculture, or directly dependent upon a unique natural resource or feature.~~
- ~~(4) For agri-tourism projects that hold more than twelve no more than one event per month, not to exceed eight (8) special events per year, or events of more than 150 attendees; and/or events which generate more than 100 vehicle trips on any given day of operations (such as a wedding), a Minor Use Permit shall be required.~~

~~(o)~~(n) Rural restaurants

Rural restaurants must be appurtenant to the primary agricultural use of the area. Rural restaurants are allowed only in the A-C zone. New rural restaurants may not be established as the only or single use on a parcel in a predominantly agricultural area.

~~(p)~~(o) Rural recreational facilities

- (1) Activities on Williamson Act-contracted land in the A-N and A-X zones shall require issuance of a Major Use Permit for any rural recreational uses requiring any new construction, including significant grading, and/or generating in excess of 100 vehicle trips per use or per day. Such uses shall be found to meet the following standards:
 - (i) The use will not substantially modify the land's natural characteristics or change them beyond those modifications already related to current or previous agricultural uses;
 - (ii) The use will not require permanent cessation of agriculture on the subject lands or preclude conversion back to agriculture if desirable in the future; and
 - (iii) The use will not be detrimental to surrounding agricultural uses in the area.
- (2) In addition to the above findings, proposed uses such as health resorts, spas, and retreat centers must be found to benefit from locating in a quiet, sparsely-populated, agricultural or natural environment.

Sec. 8-2.307 Definitions

Agri-tourism

An income-generating activity conducted on a working farm or ranch, or other agricultural operation or agricultural facility, for the enjoyment and education of visitors, guests, or clients. ~~Agricultural~~ tourism refers to the act of visiting a working farm or ranch, or any agricultural or horticultural operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or ranch or agricultural operation that also adds to the economic viability of the agricultural operation. Agri-tourism includes activities and uses that are ~~appurtenant~~ incidental to the agricultural operations. Agri-tourism also includes uses that benefit from locating in a quiet, sparsely-populated, agricultural or natural environment, which may not be directly tied to, or incidental to, on-site agricultural operations, but nevertheless enhance the agricultural economy in the region. ~~and that~~ Such uses do not include commercial or retail uses and activities that are not directly related to agriculture such as sales of goods and services typically found in urban areas. Agri-tourism uses include, but are not limited to, wine, beer, and olive oil tasting, sale of local agricultural products, seasonal and permanent farm stands, "Yolo Stores," farm tours, lodging (bed and breakfasts and farm stays), and event centers that accommodate weddings, music, and limited dining including farm dinners.

Bed and Breakfast (B&B)/lodging

A single-family dwelling, and accessory buildings, cottages and bungalows, with an owner or manager in residence or on-site, containing no more than ten (10) guest rooms used, let or hired out for transient night-to-night lodging, and that meets all of the standards in Section 8-2.306(l). ~~A majority of the guest rooms must be located within and accessible through the main single-family dwelling.~~ Food service, if provided, is restricted to breakfast or a similar early morning meal, subject to applicable County Health Department regulations.

Cottages

Bungalows or cottages, attached or unattached, that are part of an approved bed and breakfast use, that are located within an agricultural area on agricultural-zoned lands, and that are incidental to permitted agri-tourism uses located on the parcel or in the immediate agricultural area. Cottages may be newly constructed structures or existing buildings that are renovated for habitable use. Cottages are not motel rooms and are not used to house permanent, year-round residents.

Farm stay

A form of agricultural tourism where a farmer or rancher hosts guests or tourists at his/her working farm or ranch to familiarize the visitors with the daily activities associated with farming or ranching. Farm stays include six (6) or fewer guestrooms, or accommodations for no more than 15 guests, in a single family dwelling, or main farm house, or accessory guest house, provided as part of a farming operation, with an on-site farmer in residence, that includes all meals provided in the price of the lodging, and that meets all of the standards in Section 8-2.306(m).

Incidental

"Incidental" shall mean a use or activity that is accompanying but not a major part of a primary use.

Rural recreation

Outdoor sporting or leisure activities that require large open space areas and do not have any significant detrimental impact on agricultural use of lands that are in the general vicinity of the rural recreation activity. Rural recreation activities shall include, but are not limited to: the shooting of skeet, trap, and sporting clays; archery; gun, hunting, or fishing, clubs; sport parachuting; riding; picnicking; nature study; viewing or enjoying historical, archaeological, scenic, natural or scientific sites; health resorts, rafting, hiking, backpacking, bicycling, or touring excursions; or camping.

Special event

A “special event” or “event” is a community or private gathering such as a harvest festival, wedding, farm dinner, corporate retreat, party, seasonal tasting, or rodeo, that is held at a special event facility/tasting room. An event includes all such gatherings, whether paid or unpaid. However, an event does not include farm tours by school children, FHA groups, small informal gatherings of family members or personal friends of the special event operator/owner, or one-time annual events such as festivals or Day in the Country, etc.

Special event facility/tasting room

The use of land and/or facilities, for which a fee is **normally** charged, for a community or private event that is held on the premises of an agricultural property, ~~such as harvest festivals, weddings, seasonal tastings, or rodeos~~. A special event facility can include a tasting room, in which the general public, customers or guests may taste and purchase wine, beer, olive oil, cider, food items, or other incidental products commonly sold at such tasting rooms. A tasting room may be located at a vineyard, orchard, or other agricultural property, without the need for a winery, brewery, distillery, or olive mill facility or other processing facility to be located upon the premises.

Winery

A building, or portion thereof, used for the crushing of grapes, the fermenting and/or processing of grape juice, the aging, processing, storage, and bottling of wine, or the warehousing and shipping of wine. It shall also include accessory uses, such as: related office, laboratory, wholesale, and retail sales activities and wine tasting and winery tours.

Table 8-2.304(c)
Allowed Land Uses and Permit Requirements
for Agricultural Commercial and Rural Recreational Uses

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP(m) = Minor Use Permit required UP(M) = Major Use Permit required N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	A-N	A-X	A-C	A-I	A-R	

AGRICULTURAL COMMERCIAL AND RURAL RECREATIONAL USES

Commercial Uses						
Commercial farm equipment sales	N	N	SP	SP	N	1 annual sale event in A-N, A-X
Farm equipment repair, light manufacturing	See "agricultural support services" in Table 8-2-304(d)					
<u>Agricultural animal feed stores</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>N</u>	
Christmas trees/pumpkin patches, over 100 daily customers	SP	SP	SP	SP	N	
Corn mazes	SP	SP	SP	SP	N	
Nurseries and landscaping materials	UP(m)	UP(m)	SP	SP	N	See definition
Permanent roadside/produce stands, farmers markets, U-pick farms, etc.	SP	SP	A	SP	SP	See Table. 8-2.506 (must meet parking requirements)
Seasonal roadside/produce stands	A	A	A	A	SP	
"Yolo Stores," less than 100 daily customers	SP	SP	SP	SP	N	
"Yolo Stores," over 100 daily customers	UP(m)	UP(m)	SP	SP	N	See definition
Wineries, breweries, distilleries, olive mills, small	SP	SP	SP	A	UP(m)	
Wineries, breweries, distilleries, olive mills, large	UP(m)	UP(m)	SP	SP	N	See Sec. 8-2.306(j)
Special event facilities, over 40 acres, 8 events per year, less than 150 attendees	A	A	N	A	N	
Special event facilities, small	SP	SP	A	A	UP(m)	
Special event facilities, large	<u>UP(m)</u> <u>UP(M)</u>	<u>UP(m)</u> <u>UP(M)</u>	<u>SP</u> <u>UP(m)</u>	<u>SP</u> <u>UP(m)</u>	UP(M)	See Sec. 8-2.306(k) and Table 8-4.401
Private stables w/ events	SP	SP	SP	SP	N	
Commercial stables, small	SP	SP	SP	SP	N	
Commercial stables, large	UP(m)	UP(m)	SP	SP	N	See Sec. 8-2.306(i)
Bed and breakfasts/ lodging , small	SP	SP	SP	N	UP(m)	
Bed and breakfasts/ lodging , large	<u>UP(m)</u> <u>UP(M)</u>	<u>UP(m)</u> <u>UP(M)</u>	<u>SP</u> <u>UP(m)</u>	N	N	Sec. 8-2.306(l) and Table 8-4.401
Farm stays, farm dinners	A	A	SP	N	UP(m)	See Sec. 8-2.306(m)
<u>Other agri-tourism uses</u>	<u>SP/UP(m)</u>	<u>SP/UP(m)</u>	<u>SP</u>	<u>N</u>	<u>SP/UP(m)</u>	See Sec. 8-2.306(n)
Hotels, motels	N	N	N	N	N	
Rural restaurants	N	N	UP(m)	N	N	See Sec. 8-2.306(o)
Cottage food operation	A	A	A	A	A	See Sec. 8-2.506(k)
Rural Recreational						
Campground	N	UP(M)	UP(m)	N	N	See definition and Sec. 8-2.306(p)
Primitive campground	UP(M)	UP(m)	N	N	N	
Recreational vehicle parks	N	N	UP(M)	N	N	
Parks, golf courses, country clubs	N	N	N	N	N	
Fisheries, game preserves,	UP(m)	UP(m)	N	N	N	
Sport shooting, hunting, gun and fishing >50	UP(m)	UP(m)	N	N	N	
Off-road vehicle courses	N	UP(M)	N	N	N	
Commercial pools, ponds, or lakes	UP(M)	UP(m)	UP(M)	N	N	See Sec. 8-2.306(p)
Health resorts, spas, and retreat centers	UP(M)	UP(M)	UP(M)	N	N	
Rural sports activities, hiking, biking	UP(m)	UP(m)	N	SP	N	

Table 8-2.504(a)

**Allowed Land Uses and Permit Requirements
for Residential Zones**

A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone					Specific Use Requirements or Performance Standards
	RR-5	RR-1	R-L	R-M	R-H	

Residential Uses						
Single family detached home including duplex	A	A	A	A	N	See Table 8-2.505 and Sec. 8-2.506(a), (l), and (m)
Second or “granny” unit	See Table 8-2.504(b) and Secs. 8-2.506(b), (l), (m)					
Triplex, four-plex	N	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Table 8-2.505 and Sec. 8-2.506(c), (l), and (m)
Multi-family (condominiums, townhouses, apartments)	N	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Group or co-housing	SP	SP	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.506(d)
Farm worker housing	A/SP	A/SP	A/SP	SP/UP(m)	SP/UP(m)	
Emergency shelters	N	N	N	N	N	See Sec.8-2.606(m)
Mobile home parks	N	N	UP(M)	UP(M)	UP(M)	See Sec. 8-2.1014
Home Occupation/Care						
Home occupation	A	A	A	A	A	See Sec. 8-2.506(e)
Group/home care (6 or less beds)	A	A	A	A	A	See Sec. 8-2.506 (f)
Group/home care (7 or more beds)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	
Child care (<9 children)	A	A	A	A	A	See Sec. 8-2.506(g)
Child care (9 to 14 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	
Child care centers (>14 children)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	SP/UP(m)	See Sec. 8-2.506(h)
Mixed Residential/Commercial/Public and Quasi-Public Uses						
Small winery/olive mill (> 1 acre)	SP/UP(m)	N UP(m)	N UP(m)	N	N	See Sec. 8-2.306(j)
Small special events facility (on > 1 acre parcel)	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	N	See Sec. 8-2.306(k)
Small/large bed and breakfast/lodging	SP/UP(m) UP(m)/ UP(M)	SP/UP(m) UP(m)/ UP(M)	SP/UP(m) UP(m)/ UP(M)	SP/UP(m) UP(m)/ UP(M)	SP/UP(m) UP(m)/ UP(M)	See Sec. 8-2.306(l)
Farm stay	SP/UP(m)	N	N	N	N	See Sec. 8-2.306(m)
Other agri-tourism uses	SP/UP(m)	N	N	N	N	See Sec. 8-2.306(n)
Rural recreation	N	N	N	N	N	
Small ancillary commercial uses	N	N	SP	SP	SP	See Sec. 8-2.506(i)
Cottage food operation	A	A	A	A	A	See Sec. 8-2.506(k)
Churches, religious assembly	UP(M)	UP(M)	UP(M)	UP(M)	N	
Animal Keeping						
Small domestic animals (cats, dogs, birds)	A	A	A	A	A	See Sec. 8-2.506(j)
Large domestic animals (fowl, horses, swine, goats)	A	A	A	A	N	
Wild, exotic, dangerous animals	A	N	N	N	N	
Kennels/animal boarding	UP(m)	N	N	N	N	See definition in Sec. 8-2.307

* An “allowed use” does not require a land use permit, but is still subject to permit requirements of other Yolo County divisions such as Building, Environmental Health, and Public Works.