



CAMPBELL FAMILY FARM

30633 THE HORSESHOE  
WINTERS, CA 95694

NOVEMBER 22, 2022

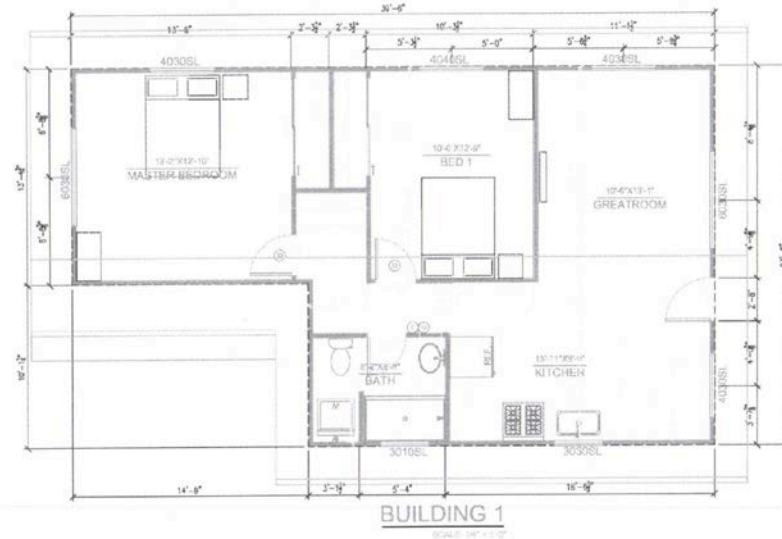
YOLO COUNTY BOARD OF  
SUPERVISORS MEETING

# **30633 THE HORSESHOE WINTERS, CALIFORNIA 95694**

- 22 Acre Walnut Orchard
- Owned and maintained by one family
- Currently, there is a single family home, garage, Guest house, and two additional units that are essentially a duplex attached to a large garage.
- The family continues to operate the Orchard and have no plans to cease production in the near future

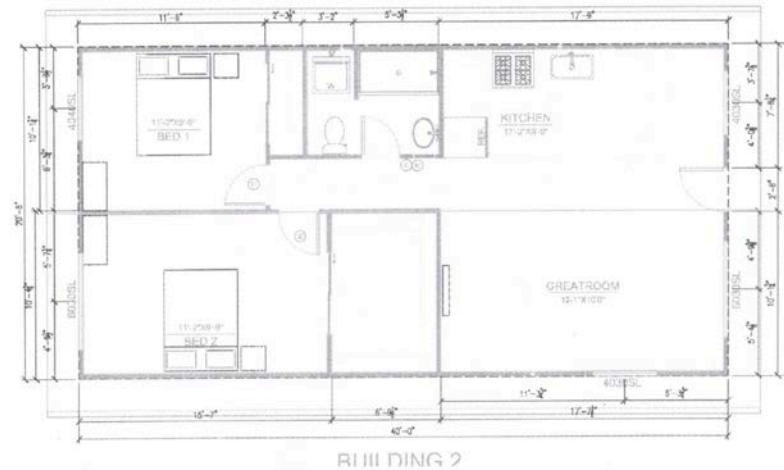
# ADDITIONAL UNITS

- The two additional units combined seek to add a total 1,601 square feet
- Each Unit:
  - Two Bedroom
  - One Bathroom
- Built connected to garage so as to reduce footprint and impact to Orchard Operations



*building 1*

FLOOR SPACE	AREA (SQ.FT.)
LIVABLE SQ FT	781



*building 2*

FLOOR SPACE	AREA (SQ.FT.)
LIVABLE SQ FT	820

# USE OF THE ADDITIONAL UNITS

- Not for rental purposes (e.g. long term rental, AirBNB, Vrbo, etc.)
- Will only house family members, all of whom live on the Property full time and contribute to the farm operations
- Minimal impact to the operations of the Orchard
- Relies on pre-existing roadways and structures close to the main street
- Generally, not visible from the main street

# AUTHORITY TO SEEK PERMIT

- CEQA
  - Seeking Class 3 Categorical Exemption and ‘common sense’ exemption as these are small structures, less than 2,500 sq. ft. and are only 2 units.
- Does not undermine purpose of Premises
  - Zoning code allows agriculturally-related support uses (Yolo County Zoning Code, Title 8, Chapter 2, Article 3, Section 8-2.302(a))
  - Is only 1,601 square feet of living space
- Campbell Family okay with family restriction.

# AUTHORITY TO SEEK PERMIT

- Continued
- Well below the 2,500 sq.ft. size restriction for new dwelling units (Yolo County Zoning Code, Title 8, Chapter 2, Article 3, Table 8-2.303(e) and Yolo County Zoning Code, Title 8, Chapter 2, Article 4 8-2.306(y)) [Both provisions exclude garage space in the calculation]

# GENERAL THOUGHTS

- Have already been built with the intent to house family;
- Have been constructed in a well-built manner, using high quality materials;
- Will not be rented out to any new individuals, therefore no increase in traffic;
- Amenable to family only restriction;
- Preserves the goal of the county to protect the family farm.