

**COUNTY RECORDER**

**Filing Requested by:**

**Yolo County Community Services**

Name

**292 West Beamer Street**

Address

**Woodland, CA 95695**

City, State, Zip

Attention: Tracy Gonzalez, Assistant Planner



**Notice of Exemption**

To: Yolo County Clerk  
625 Court Street  
Woodland, CA 95695

To: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title: ZF# 2021-0026 (Campbell Family Units)**

**Applicant/Owner: Ryan & Michele Campbell  
30633 The Horseshoe  
Winters, CA 95694**

**Project Location:** Subject property is located southwest of the City of Winters (APN: 030-280-005), south of State Route 128 in the unincorporated area of the County.

**Project Description:** A Use Permit to legalize the construction of additional dwelling units on an Agricultural Intensive (A-N) zoned parcel, approximately 22-acres, in the unincorporated area of Yolo County.

**Exempt Status:**

**Exemption based on Section 15061(b)(3) of the California Environmental Quality Act (CEQA), known as the ‘common sense’ exemption.**

**Exemption based on Section 15303(b) of the California Environmental Quality Act (CEQA) Guidelines, a Class 3 Exemption for New Construction or Conversion of Small Structures.**

**Reasons why project is exempt:**

The project falls under the ‘common sense’ exemption [per Section 15061(b)(3)] that states: A project is exempt from CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The dwelling units were constructed immediately adjacent to an existing agricultural exempt structure and in a ‘clustered’ formation proximate to the to the ancillary dwelling.

§ 15303, Class 3 consists of construction and location of limited numbers or new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Yolo County Code Section 8-2.306(y)(3) allows for the construction of more than two dwelling units, as well as the legalization of more than two existing units, through the issuance of a Use Permit, upon finding that the residential use is compatible and appurtenant with the principal agricultural use of the property.

The purpose of a Use Permit shall be to allow the proper integration into the community of uses which may be suitable only in specific locations in a zone or only if such uses are designed or laid out on the site in a particular manner. The proposed

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project seeks to benefit the overall agricultural use of the property and has been constructed in a manner that did not significantly impact or remove agricultural land from production, as the one unit has been constructed immediately adjacent to the development footprint of the ancillary residence.

**Lead Agency Contact Person:** Tracy Gonzalez, Assistant Planner

**Telephone Number:** (530) 666-8803

Signature (Public Agency): \_\_\_\_\_ Date: