

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 did not appear to remove any trees from the existing orchard or other farmland in production. The units were also constructed in a 'clustered' formation proximate 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

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specific locations in a zone or only if such uses are designed or laid out on the site in a particular manner. The proposed 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 two units have 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: