

To: Tracy Gonzalez, Yolo County Planning
From: Debbie Anderson, Yolo County Environmental Health (YCEH)
File Number: ZF2021-0026 – Minor Use Permit Review
[FA0017068] [SR0021104]
APN: 030-280-005
Site: 30633 The Horseshoe, Winters
Applicant: Ryan and Michele Campbell
Owner: (same as applicant)
Date: June 20, 2022

Yolo County Environmental Health (YCEH) Division reviewed project ZF 2021-0026, a minor use permit review, requesting approval to legalize the construction of an existing duplex with an attached garage – The duplex was built without permit.

The following have been determined:

- There are 2 existing houses on this site - both supported by an onsite wastewater treatment system (OWTS; i.e., septic system) and an onsite water well.
 - The Assessor’s Office shows that the original house was built in 1920.
 - YCEH has on file the following applicable permits:
 - #04-122 Septic permit – issued on 7/1/2004, but does not appear to be finalized. It appears that this permit is associated with the southern house.
 - #15-022 Well (domestic) permit – finalized on 3/2015.
 - #19-074W Well (irrigation) permit – finalized 11/2021.
 - A YCEH review of BP2019-1092, an ag-exempt structure which is the “garage” associated with this project.
 - YCEH has reviewed Building Permit BP2021-0183. This building permit is the corresponding building permit for this duplex. It began as a code compliance case – built without permit.
 - There is a complete Site Evaluation Report on file in support of this project.
 - There are water samples on file with YCEH that support this project.
 - YCEH has reviewed a corresponding Septic Permit (22-013S) for an alternative OWTS.
 - This septic permit has not yet been issued.
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YCEH has the following comments/conditions regarding this project at this time:

WASTEWATER:

- OWTS / Septic System Installation: Prior to building permit final occupancy approval, a new OWTS shall be installed and finalized under YCEH Septic Installation Permit #22-013S.
 - This permit proposes an advanced alternative (supplemental treatment) OWTS. This type of OWTS will require an ongoing annual OWTS Operating Permit and annual service reports.
 - This permit has not yet been issued for the following reasons, as communicated to the owner/applicant in an email dated 4/1/22:
 - Planning and Building approvals for the existence of this duplex.
 - The septic tank was installed without permit and does not meet standards.
 - Building sewer pipe information.

**PUBLIC WORKS DIVISION STANDARD REQUIREMENTS
ZF2021-0026, Campbell Family Units**

1. Applicant shall secure and pay for a County encroachment permit to improve the residential driveway connection to County Road 87A (The Horseshoe) and bring it into conformance with the Yolo County Improvement Standards (see attached Drawing # 4-23, Sheet 1 of 2). The Applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection (County Zone File No. ZF2021-0026).
2. The Applicant shall provide ongoing maintenance of gravel parking areas and access roads, including but not limited to, stabilizing any areas that have eroded, preventing the downstream conveyance of sediment, and providing dust control.
3. County roads shall not be used for event/business/operations parking.
4. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing # 4-13 at a minimum. Please note attached letter to county landowners regarding tree maintenance guidelines along County roads (dated May 17, 2021). Applicant shall maintain trees along County Road 16 frontage per these tree maintenance guidelines.
5. If the development disturbs one acre or more of land, the developer must obtain coverage under California's "National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (State General Permit)" for controlling construction activities that may adversely affect water quality. State General Permit coverage requires preparation of a Storm Water Pollution Prevention Plan (SWPPP). The developer shall provide Yolo County the State-issued Waste Discharge Identification Number (WDID #) and pay the associated fees prior to issuance of a County building or grading permit.



Memo

To: Michele Campbell

From: Jim Estep, Estep Environmental Consulting

Date: June 14, 2022

Subject: Results of Planning Level Survey of Property at 30633 The Horseshoe (County Road 87A), Yolo County

This brief memo summarizes my June 7, 2022 survey of the property located at 30633 The Horseshoe (County Road 87A), Yolo County. The 22-acre agriculturally zoned parcel (APN: 030-280-005), is located 0.8 miles west of the City of Winters, and 0.36 miles south of State Route 128 (Figure 1). The parcel includes approximately 20 acres of walnut trees, two single family residences, and a barn (Figure 2).

The landowner has constructed a duplex immediately adjacent to the barn. The two small units (781 square feet and 820 square feet, respectively), will provide additional housing and storage space (Figure 3). The landowner has requested approval from Yolo County (County) to legalize the construction of the duplex. The County has determined that a Minor Use Permit is required and is currently under review (Zone File #2021-0026 Campbell Duplex). Because the project is subject to a Minor Use Permit, it is also subject to review per the Yolo County Habitat Conservation Plan/Natural Resources Conservation Plan (HCP/NCCP) and potentially subject to applicable fees and avoidance and minimization measures. Therefore, to comply with permit requirements, the County is also requiring retroactive compliance with the HCP/NCCP.

This planning level survey was conducted to assess land cover and related biological resources at and adjacent to the project site, including the presence/absence of suitable habitat for and occurrences of species covered under the HCP/NCCP.

The project includes the construction of two small units totaling 1,600 square feet (0.04 acres). There are no new roads or appurtenant structures or facilities associated with the two units. Both structures are immediately adjacent to the existing barn and are within or immediately adjacent to the developed footprint of one of the existing residences (Figure 3) (Plates 1 and 2). Several walnut trees from the surrounding orchard were removed to allow for the construction of the structures; however, the entire orchard remains intact.



Plate 1. 820 square foot structure on the west side of the barn.



Plate 2. 781 square foot structure on the north side of the barn.

Because several walnut trees were removed, impacted land cover may be considered agricultural; however, because the structures are small, were constructed immediately adjacent to the existing barn, and immediately adjacent to the development footprint of the existing residence, land cover is assumed to have been largely disturbed and may also be defined within the Developed land cover category. Surrounding land use is entirely agricultural, and there are no sensitive natural communities or habitats for covered species on or near the site. However, there are suitable nest trees in the vicinity for Swainson's hawk and white-tailed kite, both HCP/NCCP covered species.

Due to the small acreage of the project (0.04 acres), and its proximity to existing structures, the project qualifies as exempt from fees (See attached HCP/NCCP Screening Form, Box C, #1). However, because there are suitable nest trees for Swainson's hawk and white-tailed kite within 1,320 feet of the project site (the nearest approximately 1,000 feet from the project site), adherence to AMM16 would have been required. Because the project is complete, further disturbance to nesting Swainson's hawks and white-tailed kites is not relevant. However, I nonetheless conducted a survey of potential nest trees within 1,320 feet of the project on June 7, 2022. Neither species was detected. As a result, the project does not qualify for or require permit coverage under the HCP/NCCP (See attached HCP/NCCP Screening Form, Box C, #7 and Box D, #2). An HCP/NCCP Application is not required.

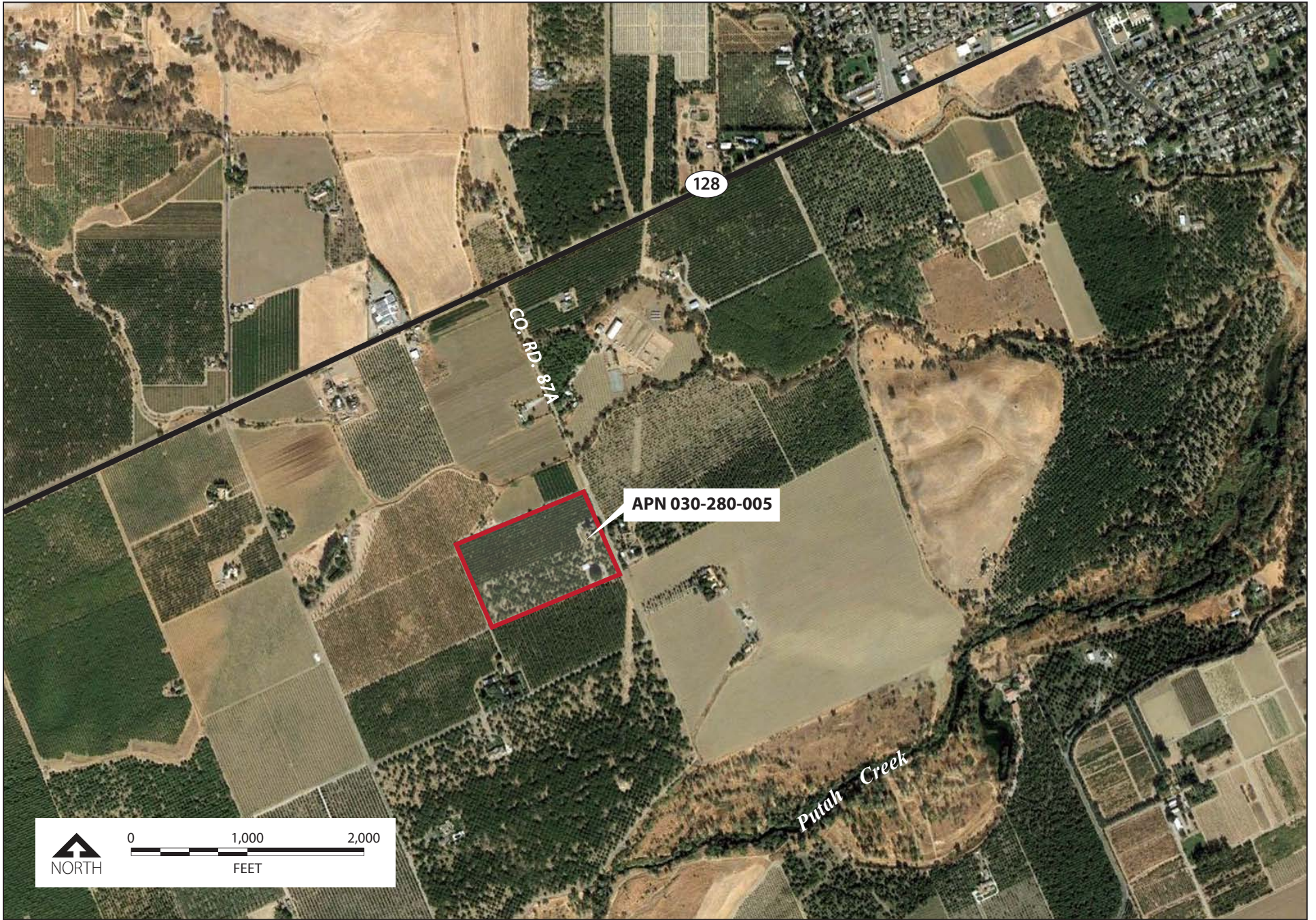


Figure 1
Location of Campbell Property



6/10/2022

Figure 2
Location of Campbell Project Site



Figure 3
Project Structures