

ATTACHMENT D: FINDINGS

FINDINGS FOR OLD SUGAR MILL EVENT CENTER USE PERMIT ZF2022-0003

Upon due consideration of the facts presented in the staff report and at the public hearing for Zone File #2022-0003, the Planning Commission approves the proposed Use Permit to allow a large event center at the property located at 35265 Willow Avenue in Clarksburg, CA. In support of this decision, the Planning Commission makes the following findings:

California Environmental Quality Act

That the proposed project is determined not to have significant effects on the environment and that it is declared categorically exempt pursuant to Article 19 Section 15323 of the California Environmental Quality Act, which grants a Class 23 Categorical Exemption for Normal Operations of Facilities for Public Gatherings.

Zoning Code

That the proposal is consistent with applicable standards for the issuance of a Use Permit set forth in Section 8-2.217(e) of the Yolo County Code:

- 1. The requested use is listed as a conditional use in the zone regulations or elsewhere in this Chapter.**

The purpose of the General Commercial (C-G) zone is to allow for a full range of retail, service, and office uses in proximity to residents in rural areas of the County and to reduce the need for residents of remote communities to drive long distances to meet basic needs. An event center is considered "Public/Quasi-Public and Recreation Uses," which requires a use permit according to Table 8-2.604 of the Yolo County Zoning Code.

- 2. The requested use is essential or desirable to the public comfort and convenience.**

The Old Sugar Mill has been a popular draw for visitors to Clarksburg for over a decade. It is seen as an economic benefit by many in the community. The proposed project would continue the benefits of the facility while implementing improvements to ameliorate conditions that have been seen as negative impacts.

- 3. The requested use will not impair the integrity or character of the neighborhood nor be detrimental to the public health, safety, or general welfare.**

The proposed project would set standards for events and implement improvements to the winery, which has been subject to code violations due to health and safety concerns. The proposed project would directly benefit the health and safety of visitors to the site as well as the community of Clarksburg by improving onsite water, wastewater, and parking facilities and setting standards for attendance and hours of operation.

- 4. The requested use will be in conformity with the General Plan;**

The 2030 Countywide General Plan designates the subject property as Commercial General (CG) and the project is consistent with the following General Plan policies:

- i. Policy CC-2.6: Encourage infill development and the appropriate redevelopment of vacant and underutilized properties within existing unincorporated communities and prioritize infill projects over development on land at the planned community edge.*
- ii. Policy ED-1.11: Support local efforts to create new products, services, and businesses that will expand the wealth and job opportunities for all social and economic levels.*
- iii. Policy ED-2.7: Encourage the retention and expansion of existing businesses and attract new businesses into the county.*

The project is also consistent with the Clarksburg Area Plan and furthers the following Area Plan policies:

- i. Policy A8: Support the development of visitor-serving private businesses that retain and complement Clarksburg's agricultural and historical rural character.*
- ii. Policy L5: Growth should be directed toward infill or replacement development within the Clarksburg town area. Further division of existing lots in the town area is strongly discouraged.*

5. Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided.

The project is accessed from Willow Avenue which is a County-maintained road. The Use Permit would ensure that adequate onsite water, wastewater, and parking is provided.

6. The requested use, if located in an agricultural zone, will serve and support production of agriculture, the agricultural industry, or is otherwise agriculturally related; or if the use is not agriculturally related (e.g., solar or wind energy, rural recreation, and other non-agricultural uses), the use is listed as a conditional use consistent with subsection (1), above, and generally relies on a rural location; and

The project site is a General Commercial zoned site within the Community Growth Boundary of Clarksburg and is not within an agricultural zone or area.

7. The requested use, if located in an agricultural zone, and if proposed on prime farmland, cannot be reasonably located on lands containing non-prime farmland.

The project site is within the Community Growth Boundary of Clarksburg and is not within an agricultural zone or area.