

Yolo County Community Services

Name
292 West Beamer Street
Address
Woodland, CA 95695
City, State, Zip
Attention: Jeff Anderson, Senior 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# 2022-0071 (Samuel Carpenter Cottage Historic Alteration Permit)

Applicant/Owner: PETER & DEBORAH HUNTER
28472 COUNTY ROAD 87D
WINTERS, CA 95694

Project Location: 28472 County Road 87D, approximately 1/2-mile west of the City of Winters (APN: 030-190-018).

Project Description: Request for a Historic Alteration Permit to make additions to the Samuel Carpenter Cottage, a County Designated Historic Landmark, located on a 20-acre agriculturally zoned parcel. The Samuel Carpenter Cottage, estimated to have been built around 1860, is an early Hall-and-Parlor style house and is one of the earliest remaining pioneer dwellings in the Winters vicinity. The applicant intends to increase the size of the cottage by a total of 410sf, from 746sf to 1156sf, extending the structure approximately 12 feet on the west side. The roof line will remain the same slope as the original (8:12) and will be constructed of light-colored metal. The covered porch, with a view that looks out onto the fig trees planted by the Carpenter brothers, will be retained. The siding (currently plywood) will be replaced with fireproof, shiplap Hardie Plank.

Exempt Status:

Categorical Exemption "15301" Class 1, Existing Facilities
Categorical Exemption "15331" Class 31, Historical Resource Restoration/Rehabilitation

Reasons why project is exempt:

§ 15301, Class 1, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. *The key consideration for using a Class 1 exemption under CEQA Guidelines Section 15301 is whether the project involves negligible or no expansion of use. The project will increase the square footage of the home by 410 square feet, or 55 percent of existing square footage, but the use would not increase. The two-bedroom home is currently used as storage since the building is in disrepair, but would be rehabilitated so it can again be used as a dwelling unit as it was originally constructed. Further, the Class 1 exemption allows for restoration or rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety. The deteriorated home will require issuance of building permits and well/septic permits to ensure the public health and safety.*

§ 15331, Class 31, consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. *The proposed alterations are consistent with the Secretary of the Interior's Standards with emphasis on the rehabilitation standards.*

Lead Agency Contact Person: Jeff Anderson, Senior Planner

Telephone Number: (530) 666-8043

Signature (Public Agency): _____ Date:

Date received for filing at OPR: