



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

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NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TO: Interested Parties
FROM: Yolo County Community Services Department
DATE: June 28, 2016
SUBJECT: **Field & Pond Bed and Breakfast and Special Event Facility Project**

Applicant: Dahvie James and Philip Watt
26055 County Road 29
Winters, CA 95694

File Name: ZF2015-0018

NOTE: The original Mitigated Negative Declaration issued on March 8, 2016 has been revised and recirculated for a new 30-day review period, per CEQA Guidelines section 15073.5. The significant changes since the original MND was issued include:

- deletion of future plans for planting orchards or other crops in the agricultural area to the south of Chickahominy Creek;
- further revision and addition of mitigation measures to reduce potential impacts on adjacent agricultural operations; and
- incorporation of the results of a biological assessment for the site, and addition of a new mitigation measure related to potential impacts to the tri-colored blackbird.

Description of Project: The project is a proposal to operate a large bed and breakfast (B&B) and large special event facility, known as Field & Pond, in the Agricultural Extensive (A-X) Zone within the unincorporated area of the County. The project site is located approximately six miles northwest of the City of Winters on the south side of County Road (CR) 29, approximately three miles east of CR 89, at 26055 County Road 29 (APNs: 047-120-011 and 050-150-012). The 80-acre property is bisected by Chickahominy Slough which separates the approximately 11-acre homestead area that includes the main house proposed to be used as a B&B, a nearby cottage currently occupied by the applicant/owner, and a third unoccupied residence located in the northwestern portion of the property. There are also three barns within the homestead area, one of which will be converted to an event barn for the hosting of indoor/outdoor events. Other features include six grain silos, no longer in use, a two-acre fishing pond, and a water tower. A majority of the 11-acre homestead area is proposed for hospitality use, i.e., events and lodging, and approximately five acres will be converted to orchards.

The property is currently under a Williamson Act contract that has recently been non-renewed, but will remain in effect until 2024. Most of the surrounding properties are also under the Williamson Act

within the county-designated Agricultural Preserve No. 42. A majority of the property is also encumbered by a conservation easement that is currently held by the Wildlife Heritage Foundation, successor to the Winters Conservancy; the easement's restrictions exclude the homestead areas proposed for events and lodging.

The applicant is seeking a Use Permit to host up to 35 events per year, with the possibility of increasing the number of annual events if shuttles are used exclusively. Currently, the proposal includes use of shuttles for events that generate more than 150 attendees. In addition to the five-bedroom B&B, four future stand-alone cottages and a pool with cabana are also proposed. A 45,000-square foot event parking area will accommodate up to 75 cars with a separate event entrance and event exit. B&B parking will be accommodated by a separate driveway and parking area, and the eastern most driveway will be dedicated for maintenance and emergency vehicles.

A large B&B is defined in the Yolo County Code as having more than six but no more than ten rooms used for transient purposes, and a large special event facility is defined as hosting more than 12 events per year, or generating more than 150 attendees or more than 100 vehicle trips, per event. Large B&Bs and large event centers are permitted in the A-X Zone with issuance of a Use Permit.

Environmental Determination: An Initial Study was prepared to examine potential areas of impact resulting from the event facility project. The Initial Study found that the proposed project would not have a significant effect on the environment with the implementation of mitigation measures. As a result, an Environmental Impact Report is not required and a Mitigated Negative Declaration has been prepared.

Availability of Documents: The Initial Study/Mitigated Negative Declaration (IS/MND) is now available for public review at the following location during normal business hours: the Yolo County Community Services Department, 292 W. Beamer Street, Woodland, CA 95695. **The IS/MND has been posted to the Yolo County Web site and may be downloaded and printed at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>.** A PDF digital file of the IS/MND, or a hard (paper) copy of the IS/MND, are also available upon request from the Planning Division at the address or e-mail depicted below.

Comments on the Initial Study/Mitigated Negative Declaration: The County requests your comments on the Initial Study/Mitigated Negative Declaration during a **30-day review period**, which commences **June 28, 2016**, and **ends on July 28, 2016**.

The Initial Study/Mitigated Negative Declaration may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Eric Parfrey, Principal Planner
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The Yolo County Planning Commission is tentatively scheduled to hear the matter at a future publicly noticed meeting, in the Board of Supervisors Chambers, located at 625 Court Street, Woodland, California. A separate public hearing notice will be sent to confirm the date and time. You can also call the number or e-mail the above staff member to confirm hearing date and time.

All interested parties are invited to attend the public hearing(s) or send written communications to the Yolo County Community Services Department no later than the relevant hearing date.