

## **SPECIAL EVENT CENTERS AND BED & BREAKFASTS PENDING AND APPROVED (2010-2016)**

### **Pending**

Heringer Estates Multi-Use (ZF2016-0012, Heringer): 129 acres zoned Ag-Intensive southwest of Clarksburg off Netherlands Rd, Use Permit for wine/beer/spirits production, storage, commercial kitchen, tastings, events, and future small B&B

Field & Pond (ZF2015-0018, James and Watt): 80 acres zoned Ag-Extensive northwest of Winters off CR 29 (near terminus), Use Permit for large B&B (up to 9 rooms) and large event center (35+ events per year up to 300 people)

Maples Estates (Best Ranch) Event Center (ZF2014-0006, Clark Pacific): 45 acres zoned Ag-Intensive north of Woodland off Best Ranch Rd (CR 18A), Use Permit for event center and future B&B

Restaurant at Park Winters (ZF2016-0014, Galiano and Martin): 10 acres zoned Ag-Commercial north of Madison off CR 26, Use Permit Amendment for rural restaurant

### **Approved**

Yolanda Ranch (ZF2015-0019, Broward): 7 acres zoned Ag-Intensive south of Woodland off CR 99/25A, Use Permit for event facility at the historic Yolanda Ranch, one event per month April – November up to 300 people, approved June 16, 2015

Zombie Corn Maze & Pumpkin Patch (ZF2014-0034, Maeder): 36 acres zoned Ag-Intensive west of Davis off Chiles Rd (CR 32B), Site Plan Review for annual seasonal pumpkin patch, farm-related and other seasonal activities, approved September 15, 2014

Lawley Ranch Event Center (ZF2013-0040, Mata): 28 acres zoned Ag-Intensive north of Woodland off Best Ranch Rd (CR 18A), Site Plan Review for outdoor event center (no structures), 16 events per year up to 200 people, approved December 23, 2013

Julietta Winery (ZF2013-0036, Russell): 11 acres zoned Ag-Intensive west of Clarksburg off Clarksburg Rd, Use Permit for wine tasting and small production facility, daily tastings and unlimited events up to 90 people, approved October 3, 2013

FreeHeart Farms (ZF2013-0007, Rolston): 35 acres zoned Ag-Extensive south of Esparto off CR 22, Use Permit for 18 events per year up to 150 people, approved August 6, 2014

CAFF Event Center (ZF2012-0019, CAFF): 125 acres zoned Ag-Intensive west of Davis off Russell Blvd, Site Plan Review for seasonal event venue at existing CAFF facility, daily meetings, 4 weddings per month May - October up to 250 people and 2 events per year up to 300 people, approved June 8, 2012

Historic Oakdale Ranch (ZF2012-0011, Stephens): 109 acres zoned Ag-Intensive southeast of Esparto off Oakdale Ranch Ln via SR 16, Site Plan Review for outdoor event center (no use of structures), 16 events per year up to 300 people, approved August 21, 2012

Criner Riding Arena (ZF2012-0009, Criner): 13 acres zoned Ag-Intensive southwest of Esparto off CR 85B, Site Plan Review for private stable, rodeo and roping events, and up to 4 public/quasi-public events per year, approved April 26, 2012

Turkovich Winery (ZF2011-0044, Turkovich): 160 acres zoned Ag-Intensive northeast of Winters off Buckeye Rd, Use Permit for winery, seed drying, and cheese making, daily tastings and large monthly events up to 300 people, approved December 8, 2011

Woodland Davis Aeromodelers (ZF2011-0028, Eaton): 58 acres zoned Ag-Intensive north of Davis off CR 29 via CR 102, Use Permit for flying field club members, 12 public events per year, approved August 1, 2011

Miner's Leap Winery (ZF2011-0013, Miner): 24 acres zoned Ag-Industrial north of Clarksburg off S. River Rd, Use Permit for event barn, wine tasting, and future small crush, daily tastings and 15 events per year with 150 people, approved July 14, 2011

Berryessa Brewery (ZF2011-0012, Martinez): 4 acres zoned Ag-Industrial west of Winters off SR 128, Use Permit Amendment to add brewing to Berryessa Gap Winery (ZF2006-056), daily tastings and sales, 12 special events per year, approved April 26, 2011

Seka Hills Olive Mill (ZF2011-004, Yocha Dehe Wintun Nation): 68 acres zoned Ag-Intensive near Brooks off CR 78 via SR 16, Use Permit for olive mill, unlimited ancillary olive oil and wine tasting events, approved April 14, 2011

Taber Ranch (ZF2010-048, Armstrong): 85 acres zoned Ag-Intensive west of Capay off CR 81 via SR 16, Use Permit for unlimited number of events per year, future farm shop, tasting room, and small wine and olive processing, approved March 10, 2011

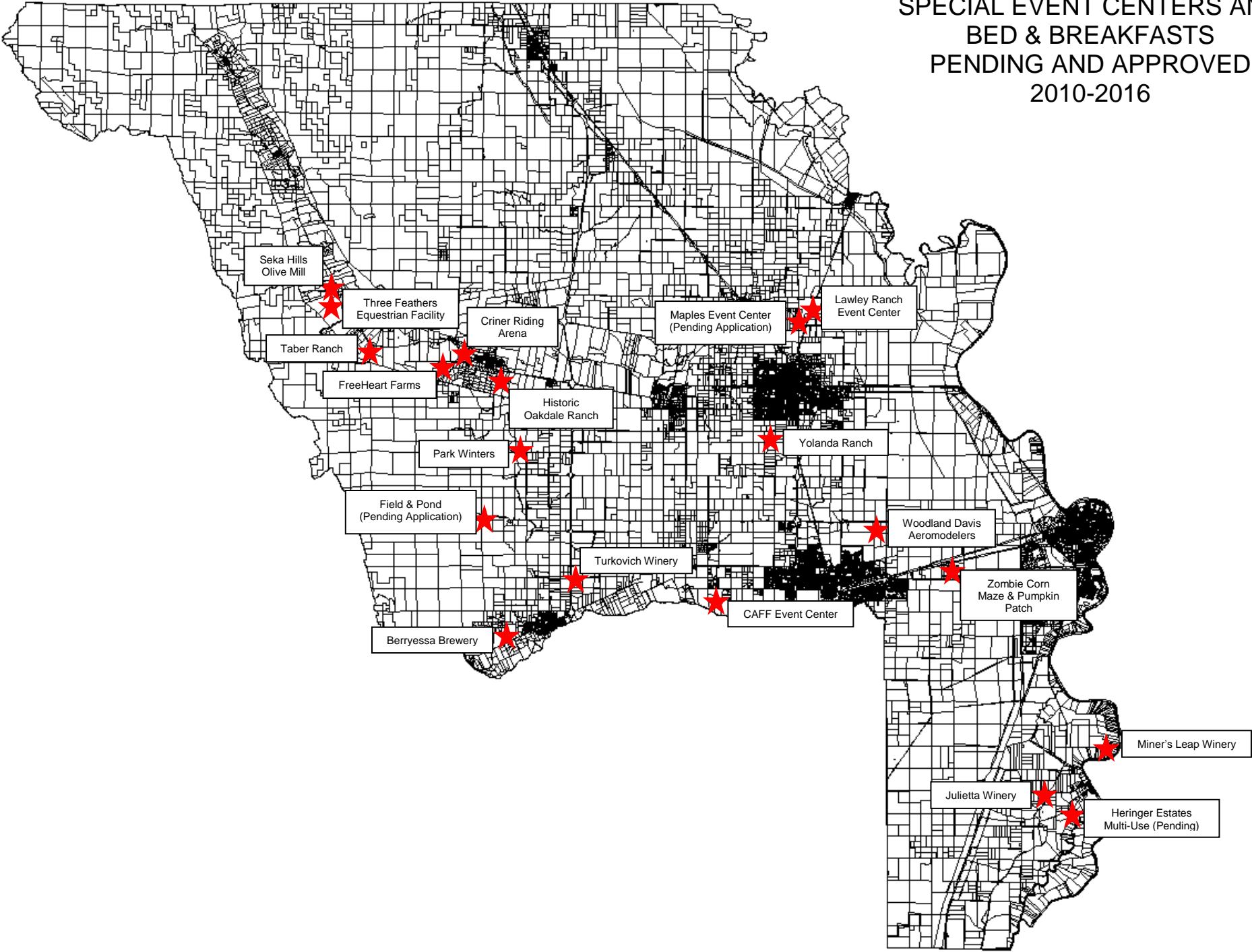
Park Winters (ZF2010-046, Galiano and Martin): 9 acres zoned Ag-Commercial north of Winters (located w/in Madison Fire Dist) off CR 25, Use Permit for 8-room B&B, event

barn and commercial kitchen, unlimited number of events per year, including dining events, approved March 10, 2011

Three Feathers Equestrian Facility (ZF2010-052, Yocha Dehe Wintun Nation): 365 acres zoned Ag-Intensive near Brooks off CR 78 via SR 16, Site Plan Review for 4 public/quasi-public events per year, approved February 7, 2010

Updated 8-9-16

SPECIAL EVENT CENTERS AND  
BED & BREAKFASTS  
PENDING AND APPROVED  
2010-2016



## Eric Parfrey

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**From:** Candee <deliverspecialty@earthlink.net>  
**Sent:** Wednesday, August 10, 2016 7:27 AM  
**To:** leroyifishing@gmail.com; jdhyolo@gmail.com; sydney.vergis@gmail.com; jackkasbergen@aol.com; daniel7071@sbcglobal.net; preynoldsyoloplan4@gmail.com; amon.muller@gmail.com; Don Saylor; Duane Chamberlain; Oscar Villegas; Jim Provenza; Matt Rexroad - Dist. 3; Phillip.Progledich@yolocounty.org; Eric Parfrey; Eric May; Tara Thronson; Patricia Valenzuela; Taro Echiburu; Dotty Pritchard; Marianne Estes; Richard Reed  
**Cc:** osha@semlawyers.com  
**Subject:** Opposition to Field and Pond

Dear Supervisors and Planning Commissioners:

I am in opposition to Field and Pond's use permit. You folks have heard from a number of us, on a number of issues, numerous times, so I also am compelled to repeat the urgency of preserving agriculture and strictly monitor event centers, wanting to locate in the middle of it. That's where we live. In the middle of agriculture on county road 29 in Winters. We do not live in the city limits of Winters, which seems to be supporting this event center and fearfully, probably your decision will encourage others to come aboard, once this mess is resolved.

You see folks this is what happens with the evolution of event and bed and breakfast centers . We should welcome them gleefully? They will bring us exposure and economic bliss? Money to improve our infrastructure? Tourists buying our products and contributing so much money to improve the roads and highways transporting them into and back out of, our glorious landscape? Even our home prices will explode! Is there real evidence that their presence will cause a positive economic and cosmetic effect? Has everyone considered that the families living here for generations are the real cause of the beauty and functionality our neighborhood bestows. Hence the attraction from onlookers to the potential of the onslaught of developers.

The professionals employed and elected do realize that it takes far more money to build and repair roads and bridges; if that is even a possibility, than probably an event centers contribution financially? What about the exposure of our homes to potential thieves? Fire danger? This recent Cold fire (there were five of them within a week) in Winters was probably set by an arsonist. Under investigation. Our area could be next. What confusion and catastrophe looms, if a fire erupts around our area and an event is undergoing!

Lastly, and maybe equally important is the ugliness this has created. How many folks are remembering that agriculture contributes many millions of dollars to Yolo county and the State of California. Speaking of contributing. The Romingers (who are getting a bad rap) as well as most of us in this neighborhood, have contributed, donated, demonstrated and diligently committed our lives and livelihood to toiling the soil and protecting and preserving agriculture in this community, city, county and state. I recommend we all do the same.

Respectfully,

Candee Briggs  
24909 County Road 29  
Winters, Ca 95694-9014

Alfred L. Barth  
818 Homewood Drive  
Woodland, CA.

August 6, 2016

To: Planning Commissioners

Board of Supervisors

Re: Field and Pond Use Permit

Dear Commissioners and Supervisors,

My name is Alfred L. Barth and I am writing in support of the use permit sought by the owners of Field and Pond and to give a more realistic understanding of two areas of complaint by some of the neighbors regarding agricultural concerns. I farmed in this exact area of the county for thirty years beginning in 1967. I also worked for the Yolo County Agriculture Department for nearly twelve years in the Pesticide Use Enforcement branch, and I know the subject of agricultural spraying practices very well. I have never grown tomatoes but I have been regularly surrounded by tomato fields and many of my best friends grow them. I want to address two areas of commentary most often exaggerated: the inability of County Road 29 west of County Road 89 to handle the extra traffic especially during tomato harvest and the possible difficulties encountered when spraying a crop in the nearby area either by ground or by air.

The roadway between County Road 89 and west to the hills is a paved road and, for the most part, wide enough for two vehicles to pass each other safely. It is generally considered a two lane road all the way back to the entrance of Field and Pond. There is only one field dedicated to agriculture production near Field and Pond; the rest is rolling hills and used for grazing. There are at present only (5) fields growing tomatoes this year along that stretch of road from County Road 89 to the hills. These fields were not all planted at the same time and as such they will not be harvested all at the same time. Depending on the size of the field, it usually takes a few days to a week to harvest an 80 acre field depending on the contractual tonnage allowed by the cannery to be delivered on a daily basis. In any event, there are usually only one or two trucks pulling loads out of a field at any one time.

It is grossly misleading to portray a steady lineup of trucks pulling into and out of a field for days on end. This just is not the case and the harvesting of a field is finished rather quickly. If the roadway is, as it has been for many years, satisfactory for use by these trucks and the personal

vehicles of the residents, then it certainly will be satisfactory for the cars going to and from Field and Pond. It should be noted that most of the traffic for Field and Pond will use the roadway during the weekends or evenings when most of the local residents are not commuting to work and some of the agricultural activity has slowed down.

A very good example of the reality about how farming and an event center can coexist is located just three miles north on County Road 26 with Park Winters. There is no extra congestion during their activities, the traffic to and from is really not a noticeable inconvenience, and there are tomato fields currently being harvested along that roadway. The claims about heavy agricultural use of County Road 29 and the mischaracterization of excessive traffic have been grossly exaggerated and have no basis in reality compared to the successful operation of Park Winters, and, furthermore, have no direct effect on the local agriculture industry.

The second ag-related issue cited by neighboring growers is the claim that Field and Pond will cause complications when they are intending to treat a crop with pesticides, either by spraying or dusting using ground equipment or airplanes. It must be noted that Field and Pond is on the south side of County Road 29 tucked away from close residences and agricultural fields except for a walnut orchard across the street. There is no other field for at least one half of a mile to the east and only dry grazing land on the south and west. It is one mile from the nearest house. Based on my experience with the Agriculture Department and investigating numerous drift complaints, the use of pesticides on crops is the responsibility first and foremost of the grower and then of the applicator if they are having the chemical applied commercially. Any chemical, either liquid or dry dust, must be kept on the applied crop and not allowed to drift onto another property; and, in some cases, there can be buffer distances required of the grower making the application depending on the chemical used. The buffer requirement is the responsibility of the grower in the first instance.

Contrary to some assertions that the application of a chemical to a crop must be done on a strict and immediate time-line with no room for hesitation is just not true. To begin with, if a grower is attentive to his crops and if his "PCA" (Pest Control Advisor) is likewise watching the crops carefully, then the developing pest problem can be addressed in a timely manner with some time to spare. There will always be some climatic deviations to work with such as a wind blowing the wrong direction or the field is being irrigated and is too wet to be on. In every case though, if a grower intends to make an application to his crop bordering a county road or a neighbor's home and yard, he should notify the residents of the application and make sure there will be no drift onto the roadway or property of the neighbor. Again, it is the grower's responsibility in the first instance to comply with these requirements, not the neighbor in their home or yard. In the usual situation, all problems can be solved if all of the neighbors work together and stay in communication with each other.

I understand there needs to be some basic parameters followed to allow new businesses to become established and help the county grow in a way that does not impede our primary

industry-agriculture, but helps showcase our productive crops and land. I believe it would be to all of our benefit to endeavor to show more acceptance of new neighbors and find ways to help them succeed whereby we all benefit-develop a "Good Neighbor Policy".

Thank you for your attention in this matter,

Sincerely;

Al Barth



## **Eric Parfrey**

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**From:** christy@reynoldscowleyfamily.com  
**Sent:** Tuesday, August 09, 2016 4:40 PM  
**To:** Eric Parfrey; Taro Echiburu; jdhyolo@gmail.com; sydney.vergis@gmail.com; daniel7071@sbcglobal.net; preynoldsyoloplan4@gmail.com; amon.muller@gmail.com; leroyisfishing@gmail.com; jackkasbergen@aol.com; Oscar Villegas; Matt Rexroad - Dist. 3; Don Saylor; Duane Chamberlain; Jim Provenza  
**Subject:** We OPPOSE the Field & Pond Event Center!!

August 7, 2016

Mr. Eric Parfrey  
Yolo County Planning and Public Works  
292 West Beamer Street  
Woodland, CA 95695

Re: Oppose Field & Pond Event Center Use Permit

Dear Mr. Parfrey,

We recently heard that Yolo County is struggling with an influx of agritourism event center businesses that are not truly related to agriculture and farming. It is our understanding that you are considering granting a Conditional Use Permit for yet another event center in Yolo County - Field & Pond. Please, please, we ask that you deny this business a Use Permit.

Please don't turn your beautiful County into another Napa County. My family treasures the existing open farming land that currently exists. Our family has always enjoyed Yolo County because of its preservation to its historic farm ground and, when visiting there, we can observe farmers actually farming their ground. We have always admired the back-breaking work of the farmer who labors so hard to provide us with all the produce that we find in our local grocery store. These hard working men and women have come specifically to Yolo County to farm and converting land to non-farming uses is unfair and not necessary.

We don't want to travel to Yolo County to see or do the same things we can do at home. We don't want to ride our bikes through rural Yolo County only to be confronted by parties and weddings at event centers. That's not why we visit your County. We visit for the serenity and beauty that farming land offers.

We live in an area that once had a vibrant agricultural industry, Santa Clara County. Those agricultural businesses are now gone and have all been converted into homes, large buildings and busy highways. Once agricultural land is converted to urban uses it never comes back and will forever lose the charm it once had.

Please preserve your agricultural land and keep urban uses in the urban areas.

We ask that you deny Field & Pond a Conditional Use Permit.

Sincerely,  
Christy Cowley and Russ Reynolds



# Yolo County Farm Bureau

P O Box 1556, Woodland CA 95776  
530.662.6316 O \* 530.662.8611 F  
www.yolofarmbureau.org

PRESIDENT  
Jeff Merwin  
1<sup>ST</sup> VICE PRESIDENT  
Joe F. Martinez  
2<sup>ND</sup> VICE PRESIDENT  
Nancy Lea  
SECRETARY/TREASURER  
Oenise Saigara

July 25, 2016

Yolo County Planning Department  
ATTN: Eric Parfrey  
292 West Beamer Street  
Woodland, CA 95695

Re: ZF # 2015-0018 - OPPOSE

Dear Mr. Parfrey,

Thank you for the opportunity to provide comments on the Field and Pond Initial Study and Mitigated Negative Declaration (MND) (2nd) dated June 2016. Yolo County Farm Bureau represents over 1,100 members who are interested in or involved in Yolo County's agriculture.

Our Board of Directors or members carefully reviewed these additional documents and our previous letter dated August 31, 2015 to the Yolo County Department of Planning Public Works and Environmental Services on the Field and Pond application for operation of a Bed and Breakfast and Event Center. The specifics of this proposed project also have been carefully examined: additionally, we reviewed both the Yolo County Farm Bureau and the California State Farm Bureau Land Use policies and applied them to the facts of this application. The fact that this project is not itself an existing agricultural use, its location, and the fact that it subjects neighboring agricultural operations, who unanimously oppose the new use, to additional risk and compromise, prompted a careful examination of the documents and the proposed mitigation measures. YCFB provided an opportunity for proponents and opponents of the proposed project to furnish information and perspective to the Tax and Land Use Committee and offer suggestions or solutions to the placement of an incompatible use into this remote agricultural area.

Our conclusion has not changed since our August 31, 2015 letter (attached): Yolo County Farm Bureau continues to oppose this project in this location.

Yolo County Farm Bureau Land Use policies specifically state: Non-agricultural uses should be restricted in agricultural zones. (Adopted 5/11/93, Policy 96-1). The California Farm Bureau Federation's policies state: Non-farm related developments should not be deemed compatible in agricultural zones if the proposed use significantly compromises the productive capability of the parcel of the agricultural zone; displaces or impairs agricultural operations in the area, or induces nonagricultural growth. (Planning and Zoning: #137, F: Page 82, CFBF 2016) Additionally, we also believe that the definition of "recreational activities as defined under the Williamson Act, should exclude uses that result in the cessation of agricultural pursuits . . . that have negative impacts on adjacent agricultural lands. (Conservation of Agricultural Land #142, p. 85, CFBF 2016)

A review of the MND clearly shows that the existing use of the property is not agricultural (see, p. 5: The property . . . has not been in agricultural production for many years.) The proposed wedding and corporate retreat venue use as described in the MND (pp. 5-6) clearly is not agricultural and, based on the discussion in the MND, it does and will impair the agricultural use of adjacent lands: thus, this proposed project is inconsistent with the Williamson Act. Second, the remote, rural, narrow, unlit and minimally-maintained County Road 29 apparently is only marginally adequate to handle the existing residential, agricultural production and harvest traffic, much less the cars and shuttle buses to serve the non-agricultural use, without major road upgrades from the location of Field and Pond to CR 89. Consistent with conditions on other applications, any and all road upgrades to improve road access to Field and Pond must be its (the applicants) financial responsibility. Last, the impact of the proposed urban use on the ability of neighboring agriculture to exist due to numerous incompatibility issues (spray buffers, risk management, etc.) is not overcome by the proposed mitigating conditions set out in the document.

The California Farm Bureau Federation is also opposed to this project at this location.

For the foregoing reasons, Yolo County Farm Bureau continues to oppose the Field and Pond Application for its non-agricultural use in this location.

Sincerely,

Jeff Merwin  
President

## Eric Parfrey

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**From:** Sheri Rominger <rominger123@yahoo.com>  
**Sent:** Wednesday, July 20, 2016 3:42 PM  
**To:** leroyisfishing@gmail.com  
**Cc:** jdhyolo@gmail.com; sydney.vergis@gmail.com; jackkasbergen@aol.com; daniel7071@sbcglobal.net; preynoldsyoloplan4@gmail.com; amon.muller@gmail.com; Don Saylor; Duane Chamberlain; Oscar Villegas; Jim Provenza; Matt Rexroad - Dist. 3; Philip Pogledich; Eric Parfrey; Eric May; Tara Thronson; Patricia Valenzuela; Taro Echiburu; Dotty Pritchard; Richard Reed; Marianne Estes; Osha Meserve; Patty Rominger; Robyn Rominger  
**Subject:** Field and Pond Accusations

Dear Commissioner Bertolero,

We write regarding Mr. Dahvie James and Mr. Philip Watt's email of July 13, 2016 regarding our family members' interactions with them and the Field and Pond event center. Each point in the letter is easily rebutted but, because we don't wish to abuse your patience and the process in general, we would simply ask that if you have any questions about the accusations in the letter, please feel free to contact us and we would be happy to explain what has occurred. In general, it appears the proponents of the Field and Pond project are more focused on personal attacks than addressing the important matters with which the County should be concerned.

We will continue to focus on ensuring the protection of Yolo County farmland during the upcoming public processes regarding the Field and Pond event center conditional use permit. We firmly believe that establishing rural event centers that are not ag-related and are not properly sited is not healthy for our agricultural economy. This non-farm related development is not a compatible use because it will significantly compromise the productive capability of the agricultural zone; impair agricultural operations in the area; and induce non-agricultural growth and intensify pressure for conversion of other lands from agriculture.

Thank you for your a time and attention to this matter. It is greatly appreciated and please feel free to contact us should you have any questions.

Sincerely,  
Joe and Sheri Rominger  
[rominger123@yahoo.com](mailto:rominger123@yahoo.com)  
(530)308-0090

Bruce and Robyn Rominger  
(530) 308-0101  
[robynrominger@hotmail.com](mailto:robynrominger@hotmail.com)

Patty and Rick Rominger  
(530) 219-5063  
[pa\\_rominger@msn.com](mailto:pa_rominger@msn.com)

## Eric Parfrey

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**From:** Jim Fredericks <jjfredericks@yahoo.com>  
**Sent:** Tuesday, August 09, 2016 3:43 PM  
**To:** preynoldsyoloplan4@gmail.com; Eric Parfrey  
**Subject:** Fwd: Field and Pond

Sent from my iPad

Begin forwarded message:

**From:** Jim Fredericks <jjfredericks@yahoo.com>  
**Date:** August 9, 2016 at 10:32:43 AM PDT  
**To:** [leroyisfishing@gmail.com](mailto:leroyisfishing@gmail.com), [sydney.vergis@gmail.com](mailto:sydney.vergis@gmail.com), [jackkasbergen@aol.com](mailto:jackkasbergen@aol.com),  
[daniel7071@sbcglobal.net](mailto:daniel7071@sbcglobal.net), [reynoldsyoloplan4@gmail.com](mailto:reynoldsyoloplan4@gmail.com), [jdhyolo@gmail.com](mailto:jdhyolo@gmail.com),  
[amonmuller@gmail.com](mailto:amonmuller@gmail.com), [Eric.Parfrey@ylocounty.org](mailto:Eric.Parfrey@ylocounty.org)  
**Subject:** Field and Pond

Dear County Staff and Planning Commission

My name is Jim Fredericks, and I am a farmer on County Road 88. If you have read my previous letter, then you already know that I am in support of Dahvie and Philip, and the Field and Pond project. I know Dahvie and Philip personally, and they have been great additions to the community, and we have already seen some of the benefits that Field and Pond has provided to the economic basis of this area, as well as to the beauty of this area that so many people travel out to appreciate.

However at this time I am contacting you for another reason and that is to ask that you please ensure that your process for evaluating and approving the Field and Pond Use permit is fair. I am shocked at the frivolous complaints and allegations by members of the coalition. It is not fair that the applicant should have to pay for this. If you haven't seen the response letter from Dahvie and Phil, I would recommend that you do read it, because it definitely helps to clarify a lot of misinformation that this group of folks have intentionally put out in the community, in order to drive division and confusion. Ultimately, if these folks are motivated to put false allegations out and to plague the county with calls and false complaints, they should have to pay for it, not Dahvie and Phil.

Finally, I also want to respectfully request that Leroy Bertolero and Amon Muller recuse themselves from the process. While I have nothing personal against either of these gentlemen, I do believe that they have very clear and apparent conflicts of interest. Being a farmer who has farmed in this area for over 40 years, spraying for many of the folks around here, I happen to know that Leroy has been on some sort of retainer as a consultant for one of the farming coalition complainants and he still very well may be engaged in the same capacity today. In either case, I fail to see how he can objectively weigh in on this whole matter in a way that is fair to the applicant and the interest of the process. I have heard he may have assisted in digging the original pond with the previous owner before Field and Pond. These associations and ties just make for a convoluted process that won't be fair to the applicants. Similarly, for Amon Muller, I

became aware that Full Belly Farms regularly hosts weddings and events at their farm, in excess of the by right I'd 8, also in structures that are not permitted for public occupancy. This should have been disclosed at the onset, and it wasn't. Nevertheless, for the same reasons, Amon should recuse himself as well. Both Amon and Leroy should decline to comment on this matter, and abstain from voting.

I respectfully ask that you ensure appropriate steps are taken, in order to ensure that your process is fair and without bias.

Jim Fredericks

Sent from my iPad

## Eric Parfrey

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**From:** Sheri Rominger <rominger123@yahoo.com>  
**Sent:** Tuesday, August 09, 2016 11:28 AM  
**To:** leroysfishing@gmail.com; amon.mueller@gmail.com; Sydney Vergis; James Hall; preynoldsyoloplan4@gmail.com; jackkasbergen@aol.com; daniel7071@sbcglobal.net  
**Cc:** Eric Parfrey  
**Subject:** Field and Pond Staff Report

Dear Commissioners,

The Staff Report issued from the Yolo County Planning Department on the above-referenced project is deficient. The report fails to adequately address Williamson Act issues and, therefore, the findings attached to the report cannot be adopted. Moreover, the mitigations recommended fail from improper deferral and an inadequate analysis as to their feasibility and ability to cure the project's significant effects on agriculture.

**The project is not compliant with the Williamson Act.**

Curiously, the report ignores the fact that there is no commercial agricultural use occurring on the subject property, and moves directly into an analysis of compatibility. This is improper. An appropriate analysis of whether the project is Williamson Act compliant starts with whether or not there is commercial agricultural activity ongoing at the site. If there is not, then the property is not compliant with its Williamson Act contract.

There is no commercial agricultural activity existing at the subject property. This has been admitted to by both the County and project applicants on several occasions. Moreover, contrary to statements in the Staff Report, the current use of the parcel is not for "grazing purposes". There is no grazing going on at the project site and the County has stated the same in correspondence and the IS/MND. Future agricultural plans are not acceptable to bring a project into compliance. The agricultural activities required must be occurring presently.

Because of the Act's requirement of present, ongoing agricultural activities, the County cannot grant "by-right" events on land subject to a Williamson Act contract where a property is not primarily engaged in commercial agricultural activity. Doing so would be abrogating enforceable contractual obligations and an inducement to breach. Event centers unrelated and unnecessary to an ongoing commercial agricultural activity are not permitted on Williamson Act lands.

Furthermore, the County cannot untether subject lands from the contractual requirement of being an ongoing agricultural concern simply by ignoring or deleting their current "agri-tourism" definition from County codes. Because of the above, the proposed project cannot be granted a conditional use permit, or any "by-right" events, until its Act contract expires in 2024. Project applicants also have the option of canceling their current Williamson Act contract. Cancellation or expiration are the only legally viable options available at this juncture.

Project applicants cannot feign ignorance of the Act's requirements. They state that they spent four years researching properties to buy, were represented in their purchase of this property and have stated that they conducted their due diligence in purchasing the subject property. They knew or should have known the restrictions on their property.

**The project fails the Williamson Act Principles of Compatibility test.**

The use permit as modified and conditioned still fails to meet the three principles set forth in Government Code section 51238.1.

To start, the running of a large event center and bed and breakfast operation is not directly related to the property's commercial agricultural use, as there is none. A compatibility analysis must start with this question. The Staff Report fails to do so.

The agricultural buffer issues alone that will be created by permitting the project will significantly compromise and impair agricultural use on both the subject and neighboring properties.

The 500 foot buffer requirement will be enforced against the neighboring landowner because all activities at the project site are within the spatial requirement. The neighboring landowner will incur a loss of productivity from an inability to conduct routine and accepted pest management practices as they have customarily done. It is also likely that the neighboring landowner will have to remove agricultural land from production, rather than incur the liability of conducting pest management so close to the ongoing activities of a large event center. This enforced buffer also reduces the value of their property as an agricultural concern and makes it more likely that it and neighboring properties are resultantly converted to urban uses, thereby defeating the purposes of the Act to preserve a maximum amount of the State's limited agricultural land and to discourage the unnecessary conversion of ag land to urban uses.

Moreover, with respect to the buffers, the County fails to account for the ongoing open-air operations of the project and only requires a 500 foot buffer for new construction. This buffer should apply to the new use of the day-to-day operations of the event center, as well. Because all the same concerns exist with ongoing operations that exist with new construction, it is non-sensical to apply it to only one of the new uses proposed on the property.

**The proposed mitigations are ineffective and improperly deferred.**

Regarding mitigations of the project's harmful effects on agriculture, the Staff Report hangs its hat on actions that will not remedy said effects. For example, the "notification" requirement is not based on any study, pending further study, technical report or any measurable objective evidence that this undefined notification process will cure the project's flaws. There is no performance criteria for the process to meet, and the Report does not even specify which of the project's negative impacts notification is meant to address. No analysis or investigation has been done to establish that notification is even feasible or effective. The broad notification period given of "three weeks to three days" is arbitrary, and the term "confirmed event date" is undefined. Merely stating that the "mitigations require the project to be designed and operated to be compatible with adjacent agricultural operations" does not make it so and is not a CEQA compliant mitigation standard.

Moreover, the Report and its findings refer to conditions that do not appear in the Conditions of Approval, and often contradict one another. For example, the notification measure at times is applied to all residents of County Road 29 and other times only to adjacent landowners. Allowable events are proposed at 12, but then at 20. There are several issues like this throughout the documents and begs the question; what exactly is being voted on? Much needed clarification should occur before adoption of these documents.

The "allowable events" conditions also includes a loophole. It states that event limits do not apply to "personal events". This term is undefined. The County is now placing itself in the position of having to determine what is and is not a personal event. One can easily see how this can be abused as a means of evading the event limit total. Field an Pond applicants have a private residence at the site that is not part of the event center facility. They, like the rest of the County's residents, may host personal events at their home. Use of the event center facilities must count as one of the allowable events. To allow otherwise will only leave a gap that will be abused.

Thank you for your time. Should you have any questions or comments please feel free to contact me.

## Eric Parfrey

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**From:** Stephanie Cormier  
**Sent:** Tuesday, August 09, 2016 1:46 PM  
**To:** Krista Piazza  
**Cc:** Eric Parfrey; Eric May  
**Subject:** FW: Field and Pond

Hi Krista,  
Could you please forward the below e-mail to the Planning Commissioners?  
Thank you,  
Stephanie

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**From:** brian stucker [<mailto:bdstucker@yahoo.com>]  
**Sent:** Tuesday, August 09, 2016 1:14 PM  
**To:** Stephanie Cormier  
**Subject:** Field and Pond

Dear Commissioners

My name is Brian Stucker, the previous owner of the Field and Pond location, and current owner of the surrounding property. My wife and I live in Southern California where we are engaged in a beach side construction project involving the coastal commission. Unfortunately, we have been unable to attend any county meetings regarding this matter.

In reading the revised neg-dec for the F&P project, I'm struck by the fact that there isn't a full EIR required, considering the number and types of impacts affecting the property. For instance there are Tri-Colored Blackbirds using their pond that will require a certain level of care so as not to disturb their breeding, and use of the associated cattails. I'm not an expert, and do believe the county is trying to do the right thing with the neg-dec. It just seems with all the issues, there should be a more detailed review process to insure all interests are taken into account.



F&P will be, if approved, a commercial operation in business to make a profit. I am concerned there will be a conflict of interest when the owners of F&P are judiciously caring for the Tri-Colored Blackbird habitat while simultaneously trying to maximize the number of events to earn the highest possible return on their investment.

The same concern extends to the only ingress and egress for the project; the one lane road also known as County Road 29. This is a narrow, crowned road that barely serves the existing ag community and it is ONLY because we (the existing neighbors, excluding F&P) all get along and cooperate in its use. I'm concerned that the new owners will be conflicted in their desire to be good and courteous neighbors, while trying to maximize the number of events to generate a return on their investment to maximize a profit.

Increasing the number of events may create too much traffic on this road. The congestion will occur when both ag and tourism are happening at the exact same time. The resulting traffic congestion will also hinder emergency vehicle travel as there is only one way in and one way out. I would not have this concern if the county made the operators widen the road to two lanes from County Road 89 to their turn around. That, however, is unrealistic and I believe this project should be denied on that basis alone. A commercial operation of this size (number of events) will create too much traffic and create unsafe conditions on a ONE LANE, DEAD END ROAD.

There is, I understand, a 100 foot buffer around their lake and a similar 100 foot buffer adjacent to Chickohominy Creek that is required, to protect both water features from any construction or operations that may adversely affect either one. Again, I am concerned about the owners being in conflict trying to conserve and protect both water assets while trying to maximize their profits by having more rather than fewer events.

I have a 100 acre walnut orchard across the street and intend on planting more. I am very concerned about the proposed 500 foot buffer that F&P will have between my orchard and their site. Are they to contact me with any new construction requests within this area? I certainly hope so. It makes no sense to allow new construction on their property that will create more restrictions on mine. Please maintain this restriction and allow me to have normal control of my ag operation. Also, there is a recommendation for F&P to contact me regarding the purchase of an easement or make some sort of arrangement to mitigate the impact of my farming operation on theirs. That is probably not in the cards.

I am currently defending a lawsuit brought against me by one of the F&P owners concerning a creek access easement. The lawsuit is frivolous, unnecessarily aggressive, and totally and completely without merit. I cannot imagine any type of voluntary cooperation between us.

My family has enjoyed the ranch for the last 29 years and hope to enjoy it for another 29 years. Our kids are planning to build homes on the ranch and raise their families there.

I respectfully ask you to deny this project and protect my family and farming operations by ensuring safe passage on County Road 29.

Thank's for your consideration.

Brian Stucker

Law Offices

## JEFFREY L. ARAN

6700 Freepoint Blvd, Suite 208  
Sacramento, CA 95822

916.395.6000  
javanatty@gmail.com

August 8, 2016

Planning Commission  
Yolo County

RE: Pond & Field application ZF #2015-0018  
August 11, 2016 – Agenda Item #10

Honorable Members of the Planning Commission:

This office represents several landowners who own property along Road 29. While we are supportive of agri-tourism generally, my clients OPPOSE this project and urge you to vote NO.

1. Regardless of the proposed mitigation measures and other conditions of approval, County Code specifically requires that there be a **working farm or ranch** as a precondition for permitting agri-tourism. In this case, no working farm or ranch operates on the premises. Until such time as there is an actual working farm or ranch, the project should be denied.

The staff report concedes these points. Accordingly, the Planning Commission is not free to disregard them or propose administrative variations. That staff intends to resolve the problem with clean-up language at a future time does not resolve the problem or justify approval by the Commission today. Instead, it results in an end-run around the very purposes for which the agri-tourism ordinance was enacted. Further, approval by the Commission would effectively result in unauthorized *de facto* legislative rule-making by an unelected body.

2. Additionally, approval of this project will potentially open the door for myriad other agri-tourism activity on Road 29 and throughout the county. There are at least ten locations on Road 29 alone (real working farms or ranches) that would be able to operate similar facilities. The impacts would be severe and unstoppable.
3. Field & Pond is neither farm nor ranch. The only thing growing there will be a crop of cottages.

**Please vote NO; thank you.**

Jeffrey L. Aran

cc: Clients

## Eric Parfrey

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**From:** Sue Marra <sue.marra@gmail.com>  
**Sent:** Monday, August 08, 2016 5:43 PM  
**To:** Eric Parfrey; Taro Echiburu; jdhyolo@gmail.com; sydney.vergis@gmail.com; daniel7071@sbcglobal.net; preynoldsyoloplan4@gmail.com; amon.muller@gmail.com; leroyisfishing@gmail.com; jackkasbergen@aol.com; Oscar Villegas; Matt Rexroad - Dist. 3; Don Saylor; Duane Chamberlain; Jim Provenza

Yolo County.

I live in the San Francisco Bay Area and am writing to ask you to please keep your county the beautiful farming community that it is and deny the Field and Pond Event Center a conditional use permit.

Field & Pond is in no way related to farming or agricultural at all - despite its ridiculous claims to the contrary. Yet another event center will bring more people, cars and drinking, etc. - I can find this in other cities that have already abandoned their agricultural basis.

Best regards,  
Sue Marra

Sent from my iPhone

Dear Planning Commissioners:

August 8, 2016

I am writing in response to the ZF #2015-0018: Public hearing on a proposed Use Permit to operate a large bed and breakfast and large special event facility, known as Field & Pond. I oppose the issuance of a Conditional Use Permit for the Field and Pond Project for several reasons, but will focus my attention on the specific issues outlined below.

Revised Initial Study: Attachment H: Zoning Violations Letters:

December 4, 2015, the owners of Field and Pond were emailed a Courtesy Notice from the Yolo County Department of Planning, Public Works and Environmental Services (Case No: CE2015-0032) alleging that buildings on the property not yet permitted were being used for events. As per the Courtesy Notice "you are required at this time to cease all operations until the project is heard at a publicly noticed Planning Commission meeting who will decide at that time whether or not to issue a Use Permit."

That Planning Commission meeting is scheduled for this Thursday, August 11, 2016. Yet, starting with a large wedding on May 28, 2016, Field and Pond started hosting events again. Why was this allowed when the Planning Commission hearing had not yet occurred?

Five events took place in June: a rehearsal dinner on June 3<sup>rd</sup> followed by the wedding on June 4<sup>th</sup>; a rehearsal dinner on June 10<sup>th</sup> followed by the wedding on June 11<sup>th</sup>; a wedding on June 18<sup>th</sup>. Numerous complaints were filed claiming that the owners of Field and Pond were violating Section 8-2.306(k)(2), which allows up to eight small events per year.

A second Courtesy Notice was emailed to the owners of Field and Pond on June 9, 2016 with five possible violations cited, including Field and Pond holding an excessive number of events. These violations are currently under investigation.

According to the Revised Initial Study, "in the last year, the applicant has submitted building plans for the barn and for the main house. A building permit to address occupancy and fire code requirements in the barn to accommodate indoor events has been issued for the barn but a final occupancy permit has not been granted, as of this writing. The building plans for the house address accessibility, which includes a new patio, ADA ramp and parking, and bathroom remodel."

Has the Bed and Breakfast been permitted for paying guests? Reviews from bridal couples on the Internet point to payments made for using the main house to accommodate overnight wedding participants. This issue is also currently under investigation by the County.

I recognize that the investigations into these alleged violations are being handled separately from the processing of the Use Permit. I do believe they should enter into the discussion though because there continues to be inadequate enforcement for business operations at special event centers. The County has advised us to use their citizen complaint system which has led to considerable tension in the case of Field and Pond. The issue of enforcement, or lack thereof, needs to be addressed and more satisfactorily resolved which is why I raise it in this letter.

Based upon these issues, and many others raised by others who oppose the Field and Pond project, I respectfully request that the Planning Commission deny Field and Pond a Conditional Use Permit and deny any events being allowed at the Field and Pond site.

Sincerely,

Patty Rominger

23756 County Road 89

Winters, CA 95694

Dear Members of the Yolo County Planning Commission:

August 8, 2016

I am writing in response to the ZF #2015-0018: Public hearing on a proposed Use Permit to operate a large bed and breakfast and large special event facility, known as Field & Pond. I oppose the issuance of a Conditional Use Permit for the Field and Pond Project for several reasons, but will focus my attention on the specific issues outlined below.

There is an inconsistency in language in the Revised Study regarding the number of attendees. Please see below:

In the Revised Initial Study, it states that "the Mitigated Negative Declaration included a mitigation measure to limit the number of events to 20 per calendar year, not to exceed one event per week. **The mitigation measure requires that most of the events be limited to 150 attendees, with four allowed to have up to 300 attendees**, not more than once per month.

Later in the Revised Initial Study, it states "**The Mitigated Negative Declaration includes a mitigation measure that requires shuttles for each of the four events with more than 300 attendees.**"

**Question: Is there a cap at 300 guests or not? This needs to be clarified.**

Questions have been raised about profit vs non-profit language in the current County Codes.

The Revised Initial Study states, "**For-profit events are proposed to be held seasonally, generally from March through November, Friday through Sunday, between the hours of 8:00 AM to midnight. Weddings, the largest of anticipated events, would typically occur on Saturdays between the hours of 1:00 PM and midnight and are expected to draw an average of 120 guests. Corporate retreats and non-profit events are expected to occur on Fridays from 8:00 AM to 4:00 PM, and are expected to draw around 50 guests on average. A majority of the events are expected to be weddings that draw between 120 to 150 guests, with a few larger events exceeding 200 but not more than 300 people.**"

**New language needs to be added to the code clarifying what a for-profit event is and what a non-profit event is. Either a cap needs to be placed on the number of non-profit events allowed or the total number of events allowed per year includes both profit and non-profit events.**

According to Code Section Section 8-2.306(k)(2), a special event facility located on a parcel that is greater than 40 acres, holds no more than one event per month or eight events per year, and **generates less than 100 vehicle trips...**"

**There is confusion as to whether or not a rehearsal dinner counts as one event and the wedding on the following day counts as a second event. Each of the events generates significant traffic. If both the rehearsal dinner and wedding are considered one event (we strongly disagree) then the number of vehicle trips for most Field and Pond events has definitely topped the allowable 100 vehicle trips allowed.**

**Language needs to be added to the County Code clarifying that the rehearsal dinner and wedding are considered two separate events.**

For the above reasons and others I ask that the Planning Commissioners deny a Conditional Use Permit for the Field and Pond project.

Sincerely,

Rick Rominger, Rominger Brothers Farms

28800 County Road 29 in Winters, CA

## **Eric Parfrey**

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**From:** Ashley Anne Kodweis <akodweis@gmail.com>  
**Sent:** Monday, August 08, 2016 3:48 PM  
**To:** Eric Parfrey; Taro Echiburu; jdhyolo@gmail.com; sydney.vergis@gmail.com; daniel7071@sbcglobal.net; preynoldsyoloplan4@gmail.com; amon.muller@gmail.com; leroyisfishing@gmail.com; jackkasbergen@aol.com; Oscar Villegas; Matt Rexroad - Dist. 3; Don Saylor; Duane Chamberlain; Jim Provenza  
**Subject:** Opposition to Conditional Use Permit for Field and Pond Bed & Breakfast and Special Event Facility

08/08/2016

Mr. Eric Parfrey  
Yolo County Planning and Public Works  
292 West Beamer Street  
Woodland, CA 95695

**Re: Opposition to Conditional Use Permit for Field and Pond Bed & Breakfast and Special Event Facility**

Dear Mr. Parfrey,

I oppose the Field and Pond Special Event Facility and ask that Yolo county deny this business a conditional use permit. I live in the Bay Area and am concerned that Yolo county is ruining its rich rural agricultural heritage, character and industry that it has preserved so well for so long just so that it can have another event center. I come to Yolo county, and Winters in particular, because it has done so well at maintaining a real farming community. I will not come there any longer if it fails to maintain it.

The Field and Pond Event Center has no agricultural production at all. It does not belong in the middle of agricultural land farmed by farmers.

Please don't try to be another Napa county with its endless party centers, crowds, B&Bs and all the problems that come with these. Instead, please show that you appreciate, value and support Yolo County's agricultural industry and deny Field and Pond Event Center a conditional use permit.

Regards,

Ashley Kodweis

--

Ashley Anne Kodweis, esq.  
650.279.6680

## **Eric Parfrey**

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**From:** Patrice Callagy <patricecallagy@gmail.com>  
**Sent:** Monday, August 08, 2016 11:25 AM  
**To:** Eric Parfrey; Taro Echiburu; jdhyolo@gmail.com; sydney.vergis@gmail.com; daniel7071@sbcglobal.net; preynoldsyoloplan4@gmail.com; amon.muller@gmail.com; leroyisfishing@gmail.com; jackkasbergen@aol.com; Oscar Villegas; Matt Rexroad - Dist. 3; Don Saylor; Duane Chamberlain; Jim Provenza  
**Subject:** Deny the Field and Pond Event Center a Conditional Use Permit

**To Whom It May Concern:**

Please preserve agriculture in Yolo County by denying the Field and Pond Event Center a conditional use permit. Don't ruin your county's legacy of agricultural stewardship by allowing an urban use that is so harmful to your agricultural industry.

Sincerely,

Patrice Callagy  
Belmont, CA



## Eric Parfrey

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**From:** Michael J Saxton <mjsaxton@ucdavis.edu>  
**Sent:** Monday, August 08, 2016 10:05 AM  
**To:** Eric Parfrey  
**Subject:** Yolo County Planning Commission: Field & Pond

I urge the Planning Commission to reject the Field & Pond application for a use permit.

This facility is incompatible with ag use. No "venues" in ag land, especially not a "high-luxury" "tourist experience." The B&B part will be especially disruptive -- the guests will demand no noise on Saturday or Sunday mornings.

What will be the first lawsuit? A farmer suing the facility because harvesting had to be delayed on account of a wedding, and the rains came and wrecked the crop? A couple suing a farmer because their expensive dream wedding was spoiled by dust or noise from ag operations or they and their guests were poisoned by spraying? (Sure, they were told about the right-to-farm ordinance, but they didn't expect their wedding to be RUINED.)

The county should support production over consumption, actual farms over "farms" in the tradition of Marie Antoinette playing milkmaid at her toy farm at the palace of Versailles.

Michael J. Saxton  
1620 Pole Line Road  
Davis, CA 95618

[mjsaxton@ucdavis.edu](mailto:mjsaxton@ucdavis.edu)  
(530) 753-0675 (home)  
(530) 752-6163 (work)

## Eric Parfrey

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**From:** James Leontis <jleontis@gmail.com>  
**Sent:** Sunday, August 07, 2016 5:38 PM  
**To:** Eric Parfrey; Taro Echiburu; jdhyolo@gmail.com; sydney.vergis@gmail.com; daniel7071@sbcglobal.net; preynoldsyoloplan4@gmail.com; amon.muller@gmail.com; leroyisfishing@gmail.com; jackkasbergen@aol.com; Oscar Villegas; Matt Rexroad - Dist. 3; Don Saylor; Duane Chamberlain; Jim Provenza  
**Subject:** Winters Field & Pond Event Center proposal

August 7, 2016

Mr. Eric Parfrey  
Yolo County Planning and Public Works  
292 West Beamer Street  
Woodland, CA 95695

Re: Opposition to Field and Pond Bed & Breakfast and Special Event Facility Use Permit

Dear Mr. Parfrey,

I oppose the granting of a use permit to Field and Pond Bed & Breakfast and Special Event Facility.

I live in the San Francisco Bay Area and travel to Yolo County for leisure activities every so often. It has come to my attention that the County thinks it will expand its tourism opportunities by allowing another event facility in Yolo County. I believe that this is an incorrect assumption, misguided and a mistake.

I enjoy visiting Yolo County because when I do I see farmers working their ground, growing food and shepherding livestock. These are things that one can no longer experience where I live. We used to have fertile and dynamic agricultural industry but that has all been lost to urban uses.

I would not spend time in Yolo County if it is going to merely transplant urban uses into its agricultural areas. Doesn't Yolo County value its farmland? Allowing party centers and wedding venues that are not at all related to agricultural production will turn beautiful Yolo County into yet another over developed urban area.

I leave the Bay Area to enjoy the relaxation of peaceful existence of country life, not to be met with endless streams of party-goers, drunk drivers and traffic problems.

I would ask that you deny the conditional use permit for Field and Pond Bed & Breakfast and Special Event Facility. Keep your agricultural areas in agriculture.

Sincerely,

James Leontis  
Palo Alto, CA

## **Eric Parfrey**

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**From:** Cindi Kodweis <ckodweis@apr.com>  
**Sent:** Sunday, August 07, 2016 7:07 PM  
**To:** jdhyolo@gmail.com  
**Cc:** Taro Echiburu; Eric Parfrey  
**Subject:** Opposition to the Use Permit for Field and Pond Bed & Breakfast and Special Event Facility

August 8, 2016

Mr. Eric Parfrey  
Yolo County Planning and Public Works  
292 West Beamer Street  
Woodland, CA 95695

**Re: Opposition to the Use Permit for Field and Pond Bed & Breakfast and Special Event Facility**

Dear Mr. Parfrey,

I'm writing to you to let you know that my family opposes the grant of a use permit to the Field and Pond Bed & Breakfast and Special Event Facility. While I don't live in your county, I live down the San Francisco Peninsula in Los Altos and visit your area regularly. I want you to know that we're very concerned that Yolo county may allow another event center disguised as agritourism and destroy the environment that is the reason we visit. When I visit Yolo county I like to see farmers working in the fields and tending to their livestock.

**DO NOT RUIN YOUR COUNTY FOR AN EVENT CENTER DISGUISED AS AGRO-RELATED. KEEP YOUR FARMERS FARMING.**

**Please deny the conditional use permit for Field and Pond Bed & Breakfast and Special Event Facility.**

Sincerely,

Cindi and Rob Kodweis



Campbell Soup Supply Company, L.L.C.  
2300 River Plaza Dr., Suite 175  
Sacramento, CA 95833

August 5, 2016

Dear Yolo County Board of Supervisors and Planning Commissioners,

As the head of Agriculture Operations at Campbell Soup Company, I am writing to express our concerns about the proposed use permit for the Field and Pond Event Center on County Road 29 in western Yolo County.

Our company employs nearly 2,000 Californians across the state, including more than 200 employees at our seasonal tomato processing facility located at 8380 Pedrick Road in Dixon. California tomatoes can be found in many of our iconic brands including *Campbell's* condensed tomato soup, *V8* beverages, *Prego* sauces and *Pace* salsas.

County Road 29 west of County Road 89 is a narrow, often one lane, road with several single-lane bridges. An influx of cars and shuttle buses with unfamiliar drivers behind the wheel raises significant safety issues for residents, farmers and visitors alike. Our growers have voiced their concerns about the increased traffic congestion, delays and the safety of locals and visitors traveling on County Road 29. They have also expressed concern about being able to meet their contractual obligations to deliver fresh tomatoes on pre-negotiated time tables.

Our tomato processing facilities run 24 hours a day, seven days a week during the summer months, and the delivery of fresh tomatoes is carefully timed throughout the day and night. Tomatoes are a perishable crop. Once the tomatoes ripen, they must be harvested and processed within four to six hours. Permitting an event venue, in this location, will negatively impact the intensive farming operations on County Road 29.

Our growers fear that an inability to deliver tomatoes on-time due to the event center and road closures or restrictions may threaten their livelihood.

We politely request that you deny the permit for the Field and Pond Event center. We've been working with local growers for more than 25 years and believe allowing an event venue on County Road 29 will have a negative impact on these family farming businesses.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Smothermon", with a long, sweeping underline.

Scott Smothermon  
Director Agriculture Operations

## Eric Parfrey

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**From:** Andy Pon <apon@westsidetransplant.com>  
**Sent:** Thursday, August 04, 2016 6:28 PM  
**To:** Eric Parfrey; Taro Echiburu; Commissioner DarrinHall -; Commissioner Sydney Vergis -; Commissioner Daniel Friendlander -; Commissioner Pat Reynolds -; Commissioner Amon Muller -; Commissioner Leroy Bertolero -; Commissioner Jack Kasbergen -; Oscar Villegas; Matt Rexroad - Dist. 3; Don Saylor; Duane Chamberlain; Jim Provenza  
**Subject:** Condition use permit request for Road 29 - Field and Pond Event Center

To All,

My name is Andy Pon, Partner and Manager of Westside Transplant off of County Road 27 and County Road 89.

Westside Transplant is a nursery/greenhouse operation growing vegetable transplants and trees for the farming community servicing Yolo/Solano/Colusa/Sutter/Yuba counties.

I am aware that the County is considering the possibility of granting a use permit for the Field and Pond Event Center at the end of County Road 29.

I would like to point out some concerns that I have with the location of the proposed Event Center:

- 1) County Road 29 is a very heavy used road for intensive farming operations including delivery of my plants in the Spring, harvester/tractor movement throughout the year, and of course during this time of year - 24/7 tomato hauling trucks heading to and from the canneries;
- 2) Adding Event party goers (I assume alcohol will be served at the event center) on this road is a potentially dangerous combination with the above mentioned traffic on this narrow curvy road.
- 3) The additional traffic, congestion, and conflict of use that the building of the proposed Event Center will bring to this area will cause safety concerns and potentially interfere with delivery schedules that ultimately will effect/impact local farmers, truckers, and other businesses like mine.

I am not opposed to the concept of a "Field and Pond Event Center" because it does bring the public in contact with agriculture, but I do not feel the proposed location is the best place for this interaction. I believe a more suitable location near highway access would be most appropriate.

I hope you will consider these points in making your final decision on this use permit issue. Westside Transplant is asking you to not support the request for the Use Permit on this proposed project.

Respectfully,

Andy Pon

Thanks  
Andy (209) 649-4137

"we own it"

"we fix it"

## **Eric Parfrey**

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**From:** Rich Stewart <richs@tslseed.com>  
**Sent:** Thursday, August 04, 2016 5:17 PM  
**To:** Eric Parfrey; Taro Echiburu; Commissioner DarrinHall -; Commissioner Sydney Vergis -; Commissioner Daniel Friendlander -; Commissioner Pat Reynolds -; Commissioner Amon Muller -; Commissioner Leroy Bertolero -; Commissioner Jack Kasbergen -; Oscar Villegas; Matt Rexroad - Dist. 3; Don Saylor; Duane Chamberlain; Jim Provenza  
**Subject:** road 29 use permit

My name is Richard Stewart and a partner of TS&L Seed Company.

TS&L is located in Woodland and distributes vegetable and forage seed to growers, shippers, packers and processors in California and Arizona. TS&L and their employee livelihoods are dependent on production agriculture.

Production agriculture requires a reliable supply of natural resources, goods and services to create demand. If this reliable supply is restricted or eliminated, demand and buyers for crops decrease. This is a relatively predictable pattern when production agriculture is challenged.

TS&L understands that the county will consider granting a use permit for an event center on Road 29. If this permit is approved, we expect that congestion, safety and conflicts of use will restrict that reliable supply and reduce demand necessary for production agriculture. If demand and buyers go away, our growers and employees will absorb the loss.

TS&L is asking you not support issuing a use permit for the event center on road 29.

Respectfully,

Richard Stewart

## Eric Parfrey

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**From:** Patty <pa\_rominger@msn.com>  
**Sent:** Wednesday, August 03, 2016 4:26 PM  
**To:** jdhyolo@gmail.com; sydney.vergis@gmail.com; daniel7071@sbcglobal.net; preynoldsyoloplan4@gmail.com; amon.muller@gmail.com; leroyisfishing@gmail.com; jackkasbergen@aol.com; Eric Parfrey  
**Subject:** Field and Pond: Fire Danger & Public Health & Safety

Dear Planning Commissioners and Mr. Parfrey:

Please see the link below to the current Cold Fire outside of Winters. This fire, similar to last year's Wragg Canyon Fire, further fuels our concern and continued opposition to locating a large event center (Field and Pond) in a severe fire danger zone. The very real issue of wildfire and threat to public health and safety must be taken seriously.

I ask you to consider the realities of wildfire, now in full display, when making your decisions regarding Field and Pond.

Thank you,

Patty Rominger  
23756 County Road 89  
Winters, CA 95694

> From: [pa\\_rominger@msn.com](mailto:pa_rominger@msn.com)  
> Date: Wed, 3 Aug 2016 16:09:27 -0700  
> To: [pa\\_rominger@msn.com](mailto:pa_rominger@msn.com)  
>  
>  
> [http://www.fire.ca.gov/current\\_incidents/incidentdetails/Index/1366](http://www.fire.ca.gov/current_incidents/incidentdetails/Index/1366)  
>  
>  
> Sent from my iPhone

**Kevin Winn**

19 Hays Street, Woodland CA 95695  
530-867-7322 Kevinw@tslseed.com



August 1, 2016

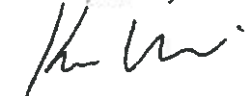
Dear Yolo County Supervisors,

My Name is Kevin Winn and I work for TS&L Seed Company in Woodland Ca. I am a commissioned salesman in which I sell Tomato Seed and also Tomato Transplants to D.A. Rominger & Sons and Rominger Brothers Farms amongst other farmers in the area. I am also affiliated with Westside Transplant Winters which grows and delivers the tomato transplants I sell. I am writing you this letter of opposition to the Field and Pond Event Center Use Permit Application for 2 reasons.

The first reason I oppose this event center is because it will negatively impact the intensive farming operations on Rd 29 and surrounding roads. Field and Pond events will interfere with tomato delivery schedules. This in turn negatively impacts my business opportunities that I have worked hard to keep. If the event Center hampers the Romingers ability to harvest tomatoes in the area it directly affects me financially, my family and many others who service these accounts. Agriculture during the busy season is 7 days a week 24 hours a day.

The second reason is safety. The location of the event center is just located in a bad spot. County Rd 29 is not the right location for a party center. Rd 29 is one lane with curves and potholes which will in turn lead to an accident. In the spring time thru fall there are transplant trucks, tractors, transplant tractors, hay trucks, harvesters and tomato trucks using that road at all hours of the day. All it takes is for someone leaving the event center that has been drinking alcohol and hurt themselves or someone else. Please deny any permit for Field and Pond Event center.

Thank you for your time,



Kevin Winn





# ROBBEN RANCH

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8057 Runge Road Dixon, CA 95620-9660 (707) 678-9430 Fax (707) 678-9378

August 1, 2016

Dear Commissioners at large:

I have several concerns regarding the proposed use permit for the event center known as “Field and Pond”. My name is Spencer Bei and I represent Robben Ranch, a diversified family farm consisting of row crops, field crops and livestock operating in both Yolo and Solano counties. We are strong supporters of the promotion of agriculture within both counties and fully understand the importance of sustainable agriculture. I had the recent opportunity to attend a function at Field and Pond and was pleasantly surprised by how well this facility is maintained. Beautiful landscapes encompassing the hills and a great old barn add to the ambiance and character of the place. The grounds were well groomed and more than adequate in size for the wedding that took place. All in all a lovely landscape for our friends’ wedding.

My concerns have nothing to do with the beauty of the event center but everything to do with how it impacts others within the region. Summer months along County Road 29 are busy. Agriculture is in full swing. The right to farm must not be compromised. Husbandry vehicles, community vehicles and commodity vehicles are present throughout the day and night on this road which is already narrow, becoming one lane as you get closer to Field and Pond. It is adamant that there be a compromise between the event center traffic and agricultural traffic especially during harvest season. Busing was used at the event I attended. Even so, half the participants drove their own cars to the facility. In addition to the congested roadway, alcohol was served at this wedding. I’m not against permitting the use of alcohol but I feel the lack of responsibility that coincides with its use is not conducive to safe driving especially on this narrow roadway. Another potential problem is the noise level. Many long term residents in the area are potentially subjected to loud music late into most weekend nights.

It’s my impression that for Agricultural tourism to exist it must be in conjunction with a working farm or ranch. Isn’t it correct that the revenues generated by Field and Pond’s events were to be their supplemental income and not their primary income? How many events are potentially planned per season? By having this event center in a rural agricultural area does it increase or decrease land values for this particular region? I’m just not fully convinced that this is the correct location for such an event center. Can we gain more clarity on this project before final approval is given?

Thanks for being the sounding board for my concerns.

Sincerely,  
Spencer Bei