



County of Yolo

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DEPARTMENT OF COMMUNITY SERVICES

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the County of Yolo, as lead agency, has prepared an Initial Study/Negative Declaration (IS/ND) for the below referenced project. The IS/ND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, the Yolo County has prepared this Notice of Intent to provide responsible agencies and other interested parties with notice of the availability of the IS/ND and solicit comments and concerns regarding the environmental issues associated with the proposed project.

LEAD AGENCY:

Yolo County
292 West Beamer Street
Woodland, CA 95695

CONTACT PERSON:

Charlie Tschudin, Assistant Planner
530-666-8850
charlie.tschudin@yolocounty.org

PROJECT TITLE:

Ravine Sports Bar and Grill Project (ZF#2017-0074)

PROJECT LOCATION:

The project is located at the northeast corner of the intersection of County Road 87 (Yolo Ave) and Capay St in Esparto (APN 049-312-007).

PROJECT DESCRIPTION:

The project is a request for a Use Permit to construct a bar and grill and beer garden. The project would replace the existing use, Rose's Island (Bar and Grill). The new bar and grill will have room for approximately 107 seats, including eight 30 by 30-inch tables with 30 chairs; three 30 by 66-inch tables with 18 chairs; three 18 by 24-inch tables with 7 chairs; 20 barstools; three drink stands with 15 chairs; and three built-in benches that will contain 17 seats. The new one-story structure will consist of a total of 3,500 square feet, compared to 3,000 square feet of the previous bar.

The project is located on 0.3-acre parcel, and could be accessed by driveways of Yolo Avenue and by a driveway of Capay Street.

The proposed bar and grill and beer garden is consistent with the goals of the 2009 Yolo Countywide General Plan, and the 2007 Town of Esparto General Plan. The project is consistent with the regulations for the Downtown Mixed Use (DMX) zoning district in downtown Esparto.

PUBLIC REVIEW PERIOD: A 30-day public review period of the Initial Study/Negative Declaration will commence **on November 30, 2017 and end on December 30, 2017** during

which interested individuals and public agencies may submit written comments on the document. Any written comments on the IS/ND must be received at the above address within the public review period.

AVAILABILITY OF DOCUMENTS: The Initial Study/Negative Declaration is now available for public review at the following location during normal business hours: Yolo County Community Services Department, 292 W. Beamer Street, Woodland, CA 95695. **The IS/ND 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/ND, or a hard (paper) copy of the IS/ND, is also available upon request from the Planning Division at the address or e-mail depicted below.

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

Charlie Tschudin, Assistant Planner
Yolo County Community Services Department
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8850
charlie.tschudin@yolocounty.org

The Yolo County Planning Commission is **tentatively** scheduled to hold a public hearing on the proposed Use Permit on **January 18, 2018** at 8:30 a.m. in the Board of Supervisors Chambers (Room 206) at 625 Court Street, Woodland, to hear public comments, discuss the project, and consider approval. A separate notice will be sent out in advance of the Planning Commission hearing.

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(s).

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised at the public hearings before the Planning Commission and Board of Supervisors or described in written correspondence delivered for consideration before the hearings are closed.