



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

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

CONTACT PERSON: Charlie Tschudin, Assistant Planner
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PROJECT TITLE: Fuego del Sol, Commercial Stables,
(ZF#2018-0004)

PROJECT LOCATION: 31660 County Road 27, Woodland, CA 96595 (APN 050-110-004)

PUBLIC REVIEW PERIOD: A 30-day public review period of the Initial Study/Negative Declaration analyzing potential environmental impacts related to the commercial stables will commence **on March 1, 2018 and end on March 31, 2018**. During this period and leading up to the final adoption of the amendments, interested individuals and public agencies may submit written comments on the document.

Information about the proposed amendments is provided on the attached pages to this notice.

PUBLIC HEARING: The Yolo County Zoning Administrator is tentatively scheduled to hold a public hearing on the proposed commercial stables on **April 16, 2018 at 9:00 a.m. in the Cache Creek Room of the Department of Community Services Building located at 292 West Beamer Street, Woodland, to hear public comments and discuss the project.**

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

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.

Project Description

The project is a request for approval of a Use Permit to legitimize an existing large, commercial stable in the unincorporated area of Yolo County. The project site is located east of Interstate-505 and south of State Highway 16, on a 40-acre parcel and zoned agricultural intensive (A-N), that implements the Agricultural General Plan Land Use Designation. The project site is accessed from a gravel road off County Road 27, and is surrounded by agricultural uses on all adjacent parcels. There is a utility easement that runs across the south west portion of the parcel.

Fuego del Sol, LLC, is a horse boarding service where clients pay to house their horse at the facility and make use of the riding areas. As part of the full-service boarding plan, Fuego del Sol buys and provides standard feed and bedding in bulk for the animals. If clients want additional feed, blankets, tack, etc., they are responsible for providing it. Fuego del Sol operates between 8:00am and 6:00pm, and after hours by appointment. The site receives two (2) deliveries every six (6) weeks, typically between 8:00am and 12:00pm.

On site, clients are able to care for their animals and schedule trainings or lessons in the indoor and outdoor arenas on-site. Typically, there is anywhere between one and three clients on-site during business hours, this number can increase to four to six people on-site at one time during busy hours and weekends. Clients' desire to avoid crowds and unpleasant weather tends to naturally limit the number of clients present at any given time. There is not a rule in place that regulates the number of clients allowed to use the facilities at any one time. Trainers meet with clients, and teach lessons in equestrian sports and are paid directly by the clients. Trainers are informally associated with Fuego del Sol by trainings and lessons occurring at the same location. Fuego del Sol is not equipped to be considered a "show barn", but occasional on-site "clinics" occur. A "clinic" is where an outside trainer, with a specific equestrian training, comes with their special curriculum and meets with several clients and their animals at once.

There are two employees on site, they check on animal welfare, feed the horses twice daily, change the bedding in the horse stalls, and preen the riding arenas using a tractor. One of them employees is the manager, who lives on site, in the modular home.

As the Fuego del Sol is an existing business seeking to legitimize itself as a large, commercial stable by going through the discretionary review process to acquire a use permit, there are a number of existing structures on site. There is an 8,550 square foot 16-stall barn with an attached storage area, a 1,450 square foot manufactured home with a septic system, a 820 square foot 3-stall barn, and two equestrian arenas. The first arena is an outdoor, uncovered 35,000 square foot arena, and the second is 22,450 square foot covered arena, with six additional stalls. There is space between the buildings equipped with stalls for up to 25 equine animals. The gravel driveway leads to a gravel parking area (see Figure 3, Site Plan).

Fuego del Sol, LLC is the business located onsite, dedicated to horse boarding. The applicant and owner of Fuego del Sol, Alana Curtis, owns an equestrian training business called Sunfire Equestrian and is one of the businesses informally associated with the project site because lessons provided by Sunfire Equestrian occur on the Fuego del Sol site. There are other trainers, with their own equestrian training businesses, who provide lessons as well.

Per Sec. 8-2.306(i)(5), Specific Use Requirements or Performance Standards, of the Countywide Zoning Code a "large commercial stables" are those that board more than twenty equine animals and may include the retail or wholesales of tack, feed, and other equestrian products. Such sales

shall be incidental to the operation of the stable. Shows, exhibitions, or other public/quasi events related to equine animals may be included as a part of the large commercial stable. A large commercial stable is permitted through the issuance of a minor use permit, which is subject to the discretionary review process.