



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: Eric Parfrey, Principal Planner
530-666-8043
eric.parfrey@yolocounty.org

PROJECT TITLE: Agricultural Commercial Zoning Code Amendment
(ZF#2016-0013)

PROJECT LOCATION: The project potentially affects all parcels within the unincorporated area that are zoned for agricultural and some commercial and residential zones.

PROJECT DESCRIPTION:

The project is the adoption of a packet of proposed amendments to the Yolo County Zoning Code related to commercial and tourism uses in the agricultural zones, including substantive changes to the Zoning Code regulations for special event facilities, bed and breakfast uses, and other agricultural commercial uses. Special event facilities, and bed and breakfast uses, are also permitted in some commercial and residential zones.

Some of the more substantial amendments of the zoning regulations are described below.

Revisions are proposed to require that large special event facilities, and large bed and breakfast/lodging uses, must be "incidental" to "the agricultural use of the parcel" or to "an existing agricultural operation.

For large special event facilities and large bed and breakfasts/lodging in the two main agricultural zones (A-N and A-X), a Major Use Permit (public hearing before the Planning Commission) is required instead of the current Minor Use Permit (public hearing before the Zoning Administrator). For large special event facilities In the Agricultural Commercial (A-C) and Agricultural Industrial

(A-I) zones, and for large bed and breakfasts/lodging in the A-C zone, a Minor Use Permit is required, instead of the current non-discretionary Site Plan Review (no public hearing).

Two new sections have been added that require large special event facilities and large bed and breakfasts/lodging facilities on land under a Williamson Act contract be found to be accompanied with findings in accordance with the Williamson Act statutes, including Government Code Section 51238.1.

Two new sections have also been added that require small and large special event facilities and breakfasts/lodging facilities to “include a 300 to 500-foot agricultural spraying buffer or setback from any nearby established and active orchard or farm field that employs spraying, measured from the outdoor areas where participants may congregate. A buffer or setback may be reduced or eliminated with the approval of all owners of neighboring properties affected by the buffer”.

Some of the parcels involved may be listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: A 30-day public review period of the Initial Study/Negative Declaration will **end on July 12, 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:

Eric Parfrey, Principal Planner
Yolo County Community Services Department
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8043
eric.parfrey@yolocounty.org

The Yolo County Planning Commission is **tentatively** scheduled to hold a public hearing on the proposed on **July 13, 2017** 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 a recommendation to the Board of Supervisors on the proposal. A separate notice will be sent to the Davis Enterprise in advance of the Planning Commission hearing. A hearing before the Board of Supervisors will be scheduled after the Planning Commission has approved a recommendation.

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.