



# County of Yolo

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DIRECTOR

## DEPARTMENT OF COMMUNITY SERVICES

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[www.yolocounty.org](http://www.yolocounty.org)

**Environmental Health**  
292 West Beamer Street  
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**Integrated Waste Management**  
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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](mailto:eric.parfrey@yolocounty.org)

**PROJECT TITLE:** Esparto Gas Station Project (ZF#2017-0015)

**PROJECT LOCATION:** Northwest corner of State Route 16 (Yolo Avenue) and County Road 21A in Esparto (APN: 049-160-11)

### PROJECT DESCRIPTION:

The project is a request for three approvals: a Use Permit to construct a gas station, car wash, and mini-mart; a final Parcel Map to complete the subdivision of the site into two lots; and an ABC Permit to allow the sale of beer and wine at the mini-mart. The project is located on a 1.6-acre parcel. The proposal is to construct a gas station consisting of five pumps, a car wash, and an adjacent 5,000 square foot building with a convenience store and fast-food restaurant. The convenience store would measure 2,635 square feet in size and the fast-food restaurant would be 2,365 square feet.

The gas station would be constructed on a 0.99 acre parcel. A second parcel to the north consists of 0.66 acre and is planned for future office/retail development by the applicant. The gas station portion of the project would be accessed by driveways off CR 21A and by a driveway off SR 16.

The applicant applied for and received approval on December 18, 2008 for a Vesting Tentative Parcel Map to divide the site into two parcels. The Vesting Tentative Parcel Map approval is still active and the applicant has been working with County staff to comply with the conditions of approval of the original map approval so that the Final Map may be submitted and accepted by the County.

The parcel is not 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 commence **on August 11, 2017 and end on September 11, 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](mailto:eric.parfrey@yolocounty.org)

The Yolo County Planning Commission is **tentatively** scheduled to hold a public hearing on the proposed Use Permit on **October 12, 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 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.