



# County of Yolo

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## DEPARTMENT OF COMMUNITY SERVICES

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## NOTICE OF PUBLIC MEETING

**TO:** Interested Parties and Individuals  
**FROM:** Yolo County Community Services Department  
**DATE:** May 29, 2019  
**SUBJECT:** Notice of Planning Commission Public Hearing on **July 11, 2019**, to take action on a Tentative Parcel Map request for Zone File #2019-0001 Peabody TPM

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**PROJECT TITLE:** Peabody Tentative Parcel Map (ZF#2019-0001)  
**PROJECT APPLICANT:** Ross Peabody  
**PROJECT LOCATION:** 20040 Old River Road, West Sacramento, CA 95691  
(APN 042-310-008).

**A public hearing on the proposed project is scheduled at the Yolo County Planning Commission on July 11, 2019, 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. All interested parties are invited to attend the public hearing or send written communications to the Yolo County Community Services Department no later than the relevant hearing date.

The project is a request for a Tentative Parcel Map to divide an approximately 202.39-acre agriculturally zoned parcel into two separate parcels in the unincorporated area of Yolo County. The project site is located on the west side of Old River Road, approximately 3.5-miles north of the City of West Sacramento, APN 042-310-008.

The project parcel contains an existing dwelling and a barn, and is farmed as two agricultural units. A portion of the parcel is currently used to cultivate organically produced vegetables for use in local restaurants, the remaining acreage is planted in row crops and farmed using non-organic methods. The purpose of the division is to separate the two agricultural units so that they may be located on individual parcels. This will allow the parcels to be managed separate from one another, and allow for the organic farming operation to expand. The proposed division will result in both 'Parcel 1' and 'Parcel 2' containing 101.19-acres. The organic farming operation is located on the resultant 'Parcel 1' and is seeking to expand its acreage and organic certification, the resultant 'Parcel 2' contains the row crops that are managed separately and will not seek any organic certification. Parcel 2 would also contain the existing dwelling and barn.

The project parcel surrounds a separate legal home-site parcel, APN 042-310-007, that will be located within proximity of the proposed 'Parcel 2' (see Figure 3. Tentative Parcel Map No. 5175).

This small separate parcel is accessed off of Old River Road and utilizes the same driveway as the project parcel.

The property is zoned Agricultural Intensive (A-N) and is designated as Agriculture (AG) in the 2030 Countywide General Plan. The property is currently under Williamson Act contract, and both resultant parcels would remain under contract.

Although no new development is proposed with the tentative map, approval of the Parcel Map would allow for the future construction of one farm dwelling and one ancillary dwelling, on 'Parcel 1'. 'Parcel 2' would be allowed one ancillary dwelling, in addition to the existing primary farm dwelling.

An Initial Study/Negative Declaration environmental study has been prepared for this project. The Initial Study/Negative Declaration is subject to a 20-day public review period that commenced **on May 20, 2019 and will end on July 9, 2019** 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.

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.

Comments and questions about the proposed project (written, e-mailed, or oral) may be directed to:

Charlie Tschudin, Assistant Planner  
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# FIGURE 1

## Vicinity Map of Tentative Parcel Map No. 5175



# FIGURE 2

## Tentative Parcel Map No. 5175

