



**YOLO COUNTY
COMMUNITY SERVICES DEPARTMENT**

**NOTICE OF AVAILABILITY
OF THE FIELD & POND
DRAFT ENVIRONMENTAL IMPACT REPORT**

SCH #2018072029 (PREVIOUSLY #2016032024)

ZF # 2015-0018

August 23, 2019

NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT

TO: State Clearinghouse
Responsible Agencies
Trustee Agencies
Other Public Agencies
Interested Parties

FROM: Stephanie Cormier, Principal Planner
Yolo County Community Services
Dept.
292 W. Beamer Street
Woodland, CA 95695

SUBJECT: Notice of Availability of the Field & Pond Draft Environmental Impact Report

Project Title: Field & Pond ZF # 2015-0018 (Field & Pond Use Permit)

Comment Period: August 23, 2019 to October 7, 2019 at 5:00 p.m.

NOTICE IS HEREBY GIVEN that the County of Yolo, as Lead Agency, has completed a Draft Environmental Impact Report (Draft EIR) for the Field & Pond Project (Project).

PROJECT LOCATION: The Project site is located at 26055 County Road (CR) 29, approximately five to six miles northwest of the City of Winters. The Project site is situated on the northern portion of an 80-acre site comprised of Assessor's Parcel Numbers 047-120-011 and 050-150-012.

PROJECT BACKGROUND: On July 2, 2018, the Yolo County Superior Court ("Court") issued a peremptory writ of mandate ("writ") against the County of Yolo and Yolo County Board of Supervisors regarding the County's Mitigated Negative Declaration ("MND") under the California Environmental Quality Act ("CEQA") for the Use Permit of the Field & Pond event center located in western Yolo County. In its writ, the Court ordered the County to undertake further study and preparation of a subsequent Environmental Impact Report to address only the potential impacts of the Project on the tricolored blackbird, valley elderberry longhorn beetle, and the golden eagle. The writ provided that the Use Permit and related mitigation measures would remain in effect during this period of further environmental analysis, and Field & Pond would be allowed to continue operating the Project under the strict control of the County's permitting scheme during this period. The Use Permit approved by the Board of Supervisors contained a number of additional conditions of approval. Conditions of approval based on mitigation measures for environmental resources analyzed in the Project MND, other than the tricolored blackbird, valley elderberry longhorn beetle, and the golden eagle, will remain in effect and are not affected by the Draft EIR.

PROJECT DESCRIPTION: The Project is a Use Permit to operate a large bed and breakfast and large special events facility, known as Field & Pond, on agriculturally-zoned property that is developed with a home site that includes three dwellings, three barns, a water tower, several grain silos, and a two-acre recreational fishing pond. The home site has been used for special events, both by-right and pursuant to the permit issued by the Board of Supervisors. The Project includes use of the property grounds and existing structures as a large bed and breakfast and large event center that would accommodate lodging for up to nine guest rooms. Mitigation measures imposed by the Board of Supervisors for issuance of the Use Permit limited the number of events to 20 per year, not to exceed 150 attendees,

with the exception of four events that may be up to 300 attendees, among other requirements.

HAZARDOUS WASTE SITES: The Project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR provides an evaluation of the potential environmental impacts of the proposed project. The Draft EIR has identified no significant and unavoidable environmental impacts. All impacts were found to be less-than-significant or could be reduced to a less-than-significant level with implementation of mitigation measures.

DOCUMENT AVAILABILITY: Copies of the Draft EIR, documents incorporated by reference in the Draft EIR, and materials related to the Project may be viewed Monday through Friday, between the hours of 8:00 a.m. and 4:00 p.m., at the at the Yolo County Community Services Department located at 292 W. Beamer Street in Woodland. The Draft EIR is also available online at:

<https://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>

PUBLIC REVIEW TIMELINE: The 45-day public review period for the Draft EIR begins August 23, 2019 and ends October 7, 2019. The County must receive all written comments within this time period. Written comments may be submitted to the attention of Stephanie Cormier, Principal Planner, at the following:

Stephanie Cormier, Principal Planner
Yolo County Community Services Dept.
292 W. Beamer Street
Woodland, CA 95695

Email: stephanie.cormier@yolocounty.org

QUESTIONS: If you have any questions about this project, please contact Stephanie Cormier at stephanie.cormier@yolocounty.org, or the Community Services Department at (530) 666-8041.