

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018072029

Project Title: Field + Pond Project

Lead Agency: Yolo County Community Services Department

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Project Location: Woodland, Yolo County
City County

Project Description (Proposed actions, location, and/or consequences).

The Project is a Use Permit to operate a large bed and breakfast and large special events facility (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.

See the Project Description for additional project description details.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR analyzes the following potentially significant environmental factors: Biological Resources.

See Chapter ES for the proposed mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Aspects of the proposed project that could be of public concern include the following:

- Baseline used in the Draft EIR for determining impacts to tricolored blackbird, VELB, and the golden eagle, with recommendations that the baseline take into account Project site conditions at the time of the initial Project application and environmental review rather than when the Notice of Preparation for the Draft EIR was published. This issue is addressed in Chapter 3.0.
- Presence of breeding tricolored blackbird at the Project site. This issue is addressed in Chapter 3.0.
- Suitability of the site for tricolored blackbird breeding. This issue is addressed in Chapter 3.0.
- Presence of golden eagle nesting at the Project site. This issue is addressed in Chapter 3.0.
- Presence and extent of valley elderberry bushes. This issue is addressed in Chapter 3.0.
- Project consistency with General Plan Conservation Element policies regarding biological resources. This issue is addressed in Chapter 3.0.
- Implementation of and adherence to mitigation measures. This issue is addressed in Table ES-2.

Provide a list of the responsible or trustee agencies for the project.

Implementation of the Project requires the following:

- Certification of the EIR; and
- Adoption of the revised Mitigation Monitoring and Reporting Program.