

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2018072029

Project Title: Field & Pond Project

Lead Agency: Yolo County Community Services Department Contact Person: Stephanie Cormier
Mailing Address: 292 W. Beamer Street Phone: (530) 666-8041
City: Woodland Zip: 95695 County: Yolo

Project Location: County: Yolo City/Nearest Community: Winters
Cross Streets: 26055 County Road 29 Zip Code: 95694
Longitude/Latitude (degrees, minutes and seconds): 38 ° 35 ' 33.3 " N / 122 ° 01 ' 29.0 " W Total Acres: 80
Assessor's Parcel No.: 047-120-011 and 050-150-012 Section: 30 Twp.: 9N Range: 1W Base: MDBM
Within 2 Miles: State Hwy #: N/A Waterways: N/A
Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: [] NOP [] Early Cons [] Neg Dec [] Mit Neg Dec
[] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Planning
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: APTED 12/19/19

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: Events, Lodging
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: Agriculture

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use Designation: Agriculture (County); Zoning: Agricultural Extensive (County)

Project Description: (please use a separate page if necessary)

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.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 23 - 2019

SCH COMPLIANCE 10 - 7 - 2019

Project Sent to the following State Agencies

[X] Resources
Boating & Waterways
[X] Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
[X] Conservation
[X] CDFW # 2/3
Cal Fire
Historic Preservation
[X] Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
[X] ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
[X] SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[X] Reg. WQCB # 53
Toxic Sub Ctrl-CTC

CalSTA

Aeronautics
CHP
[X] Caltrans# 3
Trans Planning

Other

Education
Food & Agriculture
HCD
OES

State/Consumer Svcs

General Services

Yth/Adlt Corrections

Corrections

Independent Comm

Delta Protection Comm
Delta Stewardship Council
Energy Commission
[X] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency

Conservancy

Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 40

(Resources: 8 / 24)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #3 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 23, 2019 Ending Date October 7, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>De Novo Planning Group</u>	Applicant: <u>Dahvie James and Philip Watt</u>
Address: <u>1020 Suncast Lane, Suite 106</u>	Address: <u>26055 County Road 29</u>
City/State/Zip: <u>El Dorado Hills, CA</u>	City/State/Zip: <u>Winters, CA 95694</u>
Contact: <u>Beth Thompson</u>	Phone: _____
Phone: <u>(916) 812-7927</u>	

Signature of Lead Agency Representative:  Date: 8/22/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.