



County of Yolo

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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 Department of Community Services
292 West Beamer Street
Woodland, CA 95695

CONTACT PERSON: Tracy Gonzalez, Assistant Planner
(530) 666-8803
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PROJECT TITLE: Dwyer Tentative Parcel Map (ZF#2022-0046)

PROJECT LOCATION: The project is located northwest of the community of Clarksburg near Winchester Lake at 52242 Pumphouse Road (APNs: 044-040-017, 044-040-024, 044-040-025, 044-040-036, 044-090-002, 044-090-017, 044-090-018, 044-090-019, 044-120-007, 044-120-009, 044-120-021, and 044-120-022).

PROJECT DESCRIPTION:

The project is a request for a Tentative Parcel Map to create 10 parcels, not less than 80 acres each, from approximately four parcels consisting of approximately 1,055 acres in the unincorporated area of Yolo County. The Project is located northwest of the community of Clarksburg near Winchester Lake at 52242 Pumphouse Road. The property is zoned Agricultural Intensive (A-N)/Clarksburg Agricultural District (CAD) overlay and is designated as Agriculture in the 2030 Countywide General Plan. The property is under a single Williamson Act contract (No. 70-202), and a new contract will be prepared to enroll additional acreage following acceptance of a Parcel Map by the Board of Supervisors.

The Project site consists of multiple Assessor's Parcel Numbers (APNs) and at least four legal parcels established by Zone File No. 2008-017, a Certificate of Compliance recorded in 2008, and Zone File No. 2008-060, a Certificate of Compliance recorded in 2009. Additionally, a Conditional Certificate of Compliance was prepared (Zone File No. 2007-012) and recorded in 2008 to document two parcels that will be affected by the proposed Project (Parcel 1 and Parcel 2 of said document). The Conditional Certificate of Compliance required the boundaries of both

Parcel 1 and Parcel 2 to be readjusted so that Parcel 1 was at least 80 acres in size, and Parcel 2 was at least 20 acres in size. Approval of this tentative parcel map will bring both Parcel 1 and Parcel 2 above 80 acres, satisfying the requirements of the Conditional Certificate of Compliance (Zone File No. 2007-012).

The Project would allow the current property owner (Peter G. Dwyer, Jr. and Corrinne J. Dwyer Revocable Trust) to create lots that are more appropriately aligned with the boundaries of the existing farming operations, meet the conditions imposed by the Conditional Certificate of Compliance (Zone File No. 2007-012) to resolve any outstanding errors on the title report, and simplify crop insurance reporting. No development, including residences, is proposed at this time. The property is currently farmed in seasonal row crops and will continue to be irrigated via surface and well water supplies. However, a new 30-foot-wide access easement has been proposed along an existing gravel road and will extend north from Pumphouse Road along the eastern boundary of APN: 044-120-007, until it meets the southern boundary of APN: 044-090-002. Said easement will then continue westward until the existing gravel road shifts north along the western boundary of APN: 044-090-002 to the shared boundary of Parcel 5 and Parcel 8 identified by the proposed tentative parcel map.

The Project site includes a dwelling unit on APN: 044-090-017, as well as various accessory structures. Another residence, including amenities, is located to the north on APN: 044-040-036. The property is also located in Flood Zone A, a Special Flood Hazard Area (SFHA), as determined by the Federal Emergency Management Agency (FEMA). Any future development of the affected parcels within the floodplain would require adherence to FEMA and local regulations for flood protection, i.e., any future residences would have to be elevated at least one foot above the base flood elevation (BFE).

PUBLIC REVIEW PERIOD: A 30-day public review period of the IS/ND will commence on **Tuesday, November 1, 2022 and end on Wednesday, November 30, 2022** 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 IS/ND is now available for public review at the following location during normal business hours: Yolo County Department of Community Services, 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 <https://www.yolocounty.org/government/general-government-departments/community-services/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 below.

The IS/ND may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Tracy Gonzalez, Assistant Planner
Yolo County Department of Community Services
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8803
tracy.gonzalez@yolocounty.org

All interested parties are invited to send written communications to the Yolo County Department of Community Services no later than the commencement of the public review period.

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 or described in written correspondence delivered for consideration before the public comment period is closed.