



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
INTERIM DIRECTOR

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775
www.yolocounty.org

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
tracy.gonzalez@yolocounty.org

PROJECT TITLE: Snyder Tentative Parcel Map (ZF#2022-0066)

PROJECT LOCATION: The project is approximately three-quarters of a mile east of the City of Davis, north of Interstate 80 (I-80) at the intersection of County Road 105 and County Road 30.

PROJECT DESCRIPTION:

The project is a request for a tentative parcel map to create two parcels from one 316-acre parcel in the unincorporated area of Yolo County. Parcel 1 and Parcel 2 will consist of approximately 158 acres each. The project site is located 0.75 miles east of the City of Davis, within the City's Pass-Through Agreement Planning boundary, north of Interstate 80 (I-80), at the intersection of County Road 105 and County Road 30 (APN: 033-650-005). The property is zoned Agricultural Intensive (A-N) and is designated as Agriculture in the 2030 Countywide General Plan. The two westernmost fields are farmed in alfalfa, whereas the two eastern fields are farmed in seasonal row crops. The property is under a single Williamson Act contract (No. 72-094) that will not be affected by the proposed tentative parcel map or acceptance of a parcel map by the Board of Supervisors.

The project would allow the current property owner (Gerald P. Snyder 1987 Trust, dated September 17, 1987) to create two lots to address differing farming interests among the beneficiaries of the Gerald P. Snyder 1987 Trust (dated September 17, 1987) and keep the parcels in productive agriculture. No development, including additional residences, is proposed at this time. The property will continue to be irrigated via surface and well water supplies. The existing dwelling unit will be located at the northwest corner of proposed Parcel 1, along with an existing barn and other amenities. Parcel 2 is currently undeveloped and contains an existing pond located at the southeast corner. Throughout the project site, there are several Pacific Gas & Electric (PG&E) pipeline easements, a PG&E pole line easement, gas markers, and various dirt access roads. The existing easements will not be affected by the project.

The property is 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 newly created 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). Future development of the project site will be required to meet the development standards set forth in Article 3 and Article 4 of Title 8, Chapter 2 of the Yolo County Zoning Code. All proposed uses must be found to be consistent with the provisions of the Yolo County Williamson Act Guidelines and State law.

PUBLIC REVIEW PERIOD: A 32-day public review period of the IS/ND will commence **on Friday, March 10, 2023, and end on Monday, April 10, 2023**, 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.