



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
DIRECTOR

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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, 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: Four Corners Parcel Map Waiver (ZF#2023-0007)

PROJECT LOCATION: The project is approximately 6.5 miles east of the community of Dunnigan, bordered by County Road 97 and State Route 45.

PROJECT DESCRIPTION:

The project is a request for a tentative parcel map to create two parcels from one 1,412-acre parcel in the unincorporated area of Yolo County. As part of the application, the Applicant has requested a parcel map waiver. A parcel map waiver (per Section 8-1.303 Yolo County Code) is an administrative process that is reviewed and processed similar to a tentative parcel map, except that the final parcel map requirements are waived. The project meets the minimum lot size requirement for a parcel map waiver (i.e., 40 acres). Once a parcel map waiver has been granted by the Planning Commission, a certificate of compliance is recorded to confirm the division of land.

The project would allow the current property owner (Four Corners Farmland Fund Yolo LLC) to create two parcels that more appropriately align with the physical boundaries of the existing farming operations on either side of an irrigation ditch that intersects the property from north to south. Parcel 1 will consist of approximately 765.63 acres and Parcel 2 will consist of approximately 646.38 acres. The project site is located approximately 6.5 miles east of the community of Dunnigan, east/northeast of Sycamore Slough, bordered by County Road (CR) 97 and State Route (SR) 45. The property is zoned Agricultural Intensive (A-N) and is designated as Agriculture (AG) in the 2030 Countywide General Plan. The Project site is undeveloped, except for direct access roads, and no development is included in the project request. The property is farmed in seasonal row crops and irrigated via surface water provided by a canal system operated by Reclamation District No. 108. The project will not result in any change to existing agricultural operations. Access to the site will continue from CR 97 and SR 45, respectively. The property is under a single Williamson Act contract (No. 72-063) that will not be affected by the proposed tentative parcel map or approval of a parcel map waiver by the Planning Commission.

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 30-day public review period of the IS/ND will commence **on Thursday, July 27, 2023, and end on Friday, August 25, 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.