



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
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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, Associate Planner
(530) 666-8803
tracy.gonzalez@yolocounty.org

PROJECT TITLE: Muller Tentative Parcel Map (ZF#2024-006)

PROJECT LOCATION: The project is approximately 3.6 miles west of the City of Woodland, and north of Cache Creek, bordered by County Road (CR) 19 to the north, CR 94B to the east, and CR 20 to the south.

PROJECT DESCRIPTION:

The project is a request for a tentative parcel map to create two parcels from one 126.402-acre parcel in the unincorporated area of Yolo County. Section 8-1.302 of the Yolo County Code requires a tentative map and a parcel map for all subdivisions creating four or fewer lots. Historically, the parcel has been farmed as two separate fields due to vast soil and drainage differences. Both fields are planted in permanent crops (almonds) and are currently undeveloped.

The project would allow the current property owners to create two parcels that more appropriately align with the physical boundaries of the existing farming operations along the Adams Canal which intersects the property from north to south. Parcel 1 will consist of approximately 68.329 acres and Parcel 2 will consist of approximately 58.073 acres. The project site is located approximately 3.6 miles west of the City of Woodland, and north of Cache Creek, bordered by County Road (CR) 19 to the north, CR 94B to the east, and CR 20 to the south. The property is zoned Agricultural Intensive (A-N) and is designated as Agriculture (AG) in the 2030 Countywide General Plan. The property is not enrolled in the Williamson Act.

The Project site is undeveloped, except for access roads, and no development is included in the project request. The property is planted in almond orchards and irrigated via surface water pumped from the Adams Canal and an agricultural well located at the southwest corner of APN 025-360-073. The existing agricultural well and pump currently serve both APNs and a new pump is proposed near the southeast corner of Parcel 1 to continue providing irrigation via surface water from the Adams Canal. The project will not result in any change to existing agricultural operations. Access to the site will continue from

existing gravel and dirt roads from CR 19 and 94B. A 20-foot-wide access easement is proposed on Parcel 1 to ensure Parcel 2 has access to the equipment yard on the westerly side of the Adams Canal.

Any future development of the project site, including homesite development, 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 Code.

PUBLIC REVIEW PERIOD: A 20-day public review period of the IS/ND will commence **on Thursday, June 20, 2024, and end on Tuesday, July 9, 2024**, 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, Associate 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.