



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: Aaron Brown, Assistant Planner
(530) 406-4717
aaron.brown@yolocounty.org

PROJECT TITLE: Williams, Yurosek, and Doherty Tentative Parcel Map (ZF#2024-011)

PROJECT LOCATION: The project is approximately 4.9 miles northwest of the town of Knights Landing, approximately 0.25 miles west of the Sacramento River, bound by Sycamore Slough to the west and south, and State Highway 45 to the east.

PROJECT DESCRIPTION:

The proposed project is a request for a tentative parcel map to create five parcels, not less than 160 acres each, from one 986.925-acre parcel. The project site is zoned Agricultural Intensive (A-N) and bordered by Sycamore Slough to the west and south, and State Highway 45 to the east, approximately 4.9 miles northwest of the town of Knights Landing approximately 0.25 miles west of the Sacramento River. Historically, the parcel has been farmed as five separate fields separated by drainage ditches and canals. All the fields are planted in seasonal crops and are currently undeveloped. The resultant parcels will follow the physical boundaries of the existing farming operations bordered by drainage ditches, the Sycamore Slough, and State Highway 45. Parcel 1 will consist of approximately 201.728 acres±, Parcel 2 will consist of approximately 200.222 acres±, Parcel 3 will consist of approximately 184.065 acres±, Parcel 4 will consist of approximately 237.359 acres±, and Parcel 5 will consist of approximately 163.552 acres±

Section 8-1.301 of the Yolo County Code requires a tentative parcel map and a final subdivision map for all subdivisions creating five or more lots. However, the project falls under exception (d) where each lot created by the subdivision has a gross area of not less than 40 acres or is not less than a quarter of a quarter section. Therefore, a tentative map and a parcel map shall be required instead.

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 Friday, July 5, 2024, and end on Monday, August 5, 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:

Aaron Brown, Assistant Planner
Yolo County Department of Community Services
292 W. Beamer Street
Woodland, CA 95695
(530) 406-4717
aaron.brown@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.