

DELTA PROTECTION COMMISSION

2101 Stone Blvd., Suite 240
West Sacramento, CA 95691
(916) 375-4800
www.delta.ca.gov

Don Nottoli, Chair
Sacramento County Board of
Supervisors

Chuck Winn, Vice Chair
San Joaquin County Board of
Supervisors

Oscar Villegas
Yolo County Board of
Supervisors

Diane Burgis
Contra Costa County Board of
Supervisors

John Vasquez
Solano County Board of
Supervisors

Ron Kott
Cities of Contra Costa and
Solano Counties

Paul Steele
Cities of Sacramento and
Yolo Counties

Alan Nakanishi
Cities of San Joaquin County

Jim Paroli
Central Delta Reclamation
Districts

Tom Slater
North Delta Reclamation
Districts

Nick Mussi
South Delta Reclamation
Districts

Toks Omishakin
CA State Transportation
Agency

Karen Ross
CA Department of Food and
Agriculture

Wade Crowfoot
CA Natural Resources Agency

Brian Bugsch
CA State Lands Commission

Ex Officio Members

Honorable Susan Eggman
California State Senate

Honorable Carlos Villapudua
California State Assembly



July 22, 2022

Tracy Gonzalez
Assistant Planner
Yolo County Department of Community Services
292 West Beamer Street
Woodland, CA 95695

Re: Tentative Parcel Map for Dwyer (ZF #2022-0046)

Dear Ms. Gonzalez:

Thank you for providing the Delta Protection Commission (Commission) the opportunity to review the proposed Tentative Parcel Map for the Dwyer property (Project) (file number ZF #2022-0046). The Project would create 10 parcels, not less than 80 acres, from an approximately 1,054.54-acre property and reconfigure the parcels to follow the existing farming operations. The property is within the Agricultural Intensive (A-N) Zone.

The Commission is a state agency charged with ensuring orderly, balanced conservation and development of Delta land resources and improved flood protection. Proposed local government-approved projects within the primary zone of the Legal Delta must be consistent with the Commission's Land Use and Resource Management Plan (LURMP) (California Public Resources Code Sections 29700-29780).

The Commission has previously found the Yolo County General Plan to be consistent with the LURMP. Local government actions concerning development projects in the primary zone can be appealed to the Commission. The Project lies within the primary zone.

The Commission is supportive of projects that maintain the agricultural economy through value-added agricultural production and minimize the conversion of agricultural land. We have found that the Project is consistent with the LURMP because the reconfigured parcels are large enough to sustain long-term agricultural production and all the parcels meet the minimum requirement for the A-N Zone. We encourage the County to review the Project for compliance with LURMP policies, particularly those related to maximizing agricultural parcel size and reducing subdivision of agricultural land (Agriculture Policy P-5).

Thank you for the opportunity to provide input. Please contact Kirsten Pringle, Senior Environmental Planner, at (530) 650-6327 for any questions regarding the comments provided.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Vink". The signature is fluid and cursive, with a large initial "E" and a stylized "Vink".

Erik Vink
Executive Director

cc: Oscar Villegas, Yolo County Supervisor and Commission member



YOCHA DEHE
CULTURAL RESOURCES

July 22, 2022

County of Yolo
Attn: Tracy Gonzalez, Assistant Planner
292 West Beamer Street
Woodland, CA 95695

RE: Dwyer Parcel Map Clarksburg YD-07112022-01

Dear Ms. Gonzalez:

Thank you for your project notification letter, regarding cultural information on or near the proposed Dwyer Parcel Map Clarksburg. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area and would like to continue to receive updates on the project.

Should you have any questions, please contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe-nsn.gov

Please refer to identification number YD - 07112022-01 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

DocuSigned by:

A handwritten signature in black ink, appearing to be 'MJD', enclosed within a blue rounded rectangular border.

5ED832FDB9C34EA...

Tribal Historic Preservation Officer

To: Tracy Gonzalez, Yolo County Planning

From: Debbie Anderson, Yolo County Environmental Health (YCEH)

File Number: ZF2022-0046 – TPM Dwyer
[FA0004174] [SR0021265] --- (no other FAs associated w/ other APNs)

APN: 044-120-007
(other APNs: 044-040-017, -024, -025, -036;
044-090-002, -017, -018, -019; and
044-120-009, -021, -022)

Site: No situs addresses on all parcels, except: 52242 Pumphouse Road, Clarksburg

Applicant: Matthew Souza, Laugenour and Meikle (Owners: Peter and Corrinne Dwyer)

Date: September 12, 2022

Yolo County Environmental Health (YCEH) Division has reviewed ZF2022-0046 – Tentative Parcel Map (TPM). The project is a request to create 10 parcels, not less than 80 acres each, to a more desirable configuration that will follow the existing farming operations within the Agricultural Intensive (A-N) Zone.

The application includes a statement from the owners describing the reasons for this TPM: align parcels to existing farming activity, to simplify crop insurance reporting, and estate planning. The owners also state that there will be no building; no changes to the roads, ditches, fields, or environment; and the habitat will remain the same.

Upon review of this parcel and project, the following has been determined:

- Per the application, this project does not include proposed future building projects that may include water wells or onsite wastewater treatment systems (OWTSS; i.e., septic systems).
- YCEH has on file a 2009 building permit review for the northernmost house. There is also a 2009 septic system permit (#09-101).
 - The site plan with this project shows the septic system to the north of this house; however, the system was installed to the east of the house per the permit. This difference in location does not appear to be relevant to this project at this time (e.g., setbacks are met).
- YCEH does not appear to have any other well or septic permit information on file.
- Based on site map information, this project appears to meet YCEH setback requirements.
- This facility appears to be an active CUPA farm site, regulated by the YCEH Hazmat Unit.
- This area may have shallow seasonal groundwater. Pursuant to YC Section 6-19.610, subsection (o), no [septic] system shall be approved where the separation of the bottom of the dispersal field to the high seasonal groundwater is less than two (2) feet.

YCEH has the following comments/requirements regarding this project at this time:

LAND USE PROJECTS:

- This project states that there will be no building. However, please understand that any building projects shall meet all YCEH requirements.

WASTEWATER:

- Please understand that any new septic system shall meet current standards, and if seasonal groundwater is less than 2 feet in depth, then a new system will not be approved.
- Site Evaluation: This project states that there will be no building; in summary, please understand that prior to any new building permit issuance, a Site Evaluation/Soil Profile shall be completed to approve the project for an onsite wastewater treatment system (OWTS; i.e., septic system); and to identify the OWTS area, size, and type. The complete site evaluation may determine that the site is not acceptable for an OWTS.

WATER WELLS:

- This project states that there will be no building and no changes to existing operations. Please understand that prior to any new building permit issuance all proposed water wells shall meet current well standards and be approved by YCEH.

HAZARDOUS MATERIALS:

- Within 30 days of a substantial change to the handlers operation (including change of ownership), or to the types, quantities or storage location of hazardous materials or hazardous wastes being handled at the facility, the facility's Hazardous Materials Business Plan must be updated to reflect the changes. Starting January 1, 2013, this must be done by going to the California Environmental Reporting System (CERS) web site (<http://cers.calepa.ca.gov/>), logging on by using your CERS ID number, reviewing the existing information, updating information as needed, and resubmitting the information for approval by Yolo County Environmental Health (YCEH). For assistance with CERS, please visit our web site at <https://www.yolocounty.org/government/general-government-departments/community-services/environmental-health-division/hazardous-materials-programs/california-environmental-reporting-system-cers> or call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist.

Should there be any questions related to YCEH requirements, please contact Debbie Anderson, the district REHS, at 530.666.8604 or deborah.anderson@yolocounty.org.

**PUBLIC WORKS DIVISION CONDITIONS OF APPROVAL
ZF2022-0046, Dwyer TPM**

1. To provide a uniform right-of-way for Pumphouse Road, Applicant shall perform a field survey of Pumphouse Road, and dedicate a fifteen-foot-wide easement for road and utility purposes on both sides of the existing centerline of Pumphouse Road (for a total road right-of-way width of thirty feet) to the County.

[The southern line of proposed Parcel 6 could be moved to be coincident with the centerline of Pumphouse Road, and clarify the boundary with proposed Parcel 1.]