

COUNTY RECORDER

Filing Requested by:

Yolo County Community Services

Name

292 West Beamer Street

Address

Woodland, CA 95695

City, State, Zip

Attention: Jeff Anderson, Principal Planner

Filed in County Clerk's Office

Jesse Salinas

Yolo County - Clerk-Recorder

57-06232026-064

06/23/2026

FISH

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Fee: \$ 50.00

By maflores, Deputy



Notice of Exemption



To: Yolo County Clerk
625 Court Street
Woodland, CA 95695

To: Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title: **Sites Project Authority Development Agreement (ZF #2026-011)**

Applicant: Sites Project Authority
Jerry Brown, Executive Director
PO Box 517
Maxwell, CA 95955

Owner: Various

Project Location: The Development Agreement concerns the Sites Reservoir Project and the Dunnigan Pipeline element thereof, which the Sites Project Authority has separately approved for construction, operation, and maintenance at various locations in unincorporated Yolo County in the vicinity of the community of Dunnigan.

Project Description: The project consists of approval of a Development Agreement between the County of Yolo and the Sites Project Authority related to the Sites Reservoir Project. The Agreement provides regulatory stability and sets forth mutual assurances, best management practices, and community benefit commitments applicable to portions of the Sites Reservoir Project located within Yolo County. The Development Agreement does not approve or modify any physical component of the Sites Reservoir Project, nor does it authorize construction or changes to the previously analyzed Dunnigan Pipeline or related facilities. Any future actions or site-specific activities that may constitute a "project" under CEQA will undergo separate environmental review at the appropriate time.

On May 14, 2026, the Planning Commission held a public hearing and voted unanimously (7-0-0) to recommend that the Board of Supervisors adopt an Ordinance approving and authorizing execution of the Development Agreement. The Planning Commission determined that the Development Agreement is in conformance with California Government Code Section 65864-65869.5 (the Development Agreement Act) and Yolo County Code Title 8, Chapter 5 (Development Agreements). On June 23, 2026, the Board of Supervisors held a public hearing, accepted the Planning Commission's recommendation and adopted an Ordinance approving and authorizing execution of the Development Agreement.

Exempt Status: **Common Sense Exemption**; State section number and type: **CEQA Guidelines § 15061(b)(3)**

Reasons why project is exempt: The approval of the Development Agreement is exempt from CEQA under the common sense exemption (CEQA Guidelines §15061(b)(3)) because it can be seen with certainty that the action will not result in a significant effect on the environment.

The Sites Project Authority, acting as the CEQA lead agency, certified the Final Environmental Impact Report/Environmental Impact Statement (EIR/EIS) (SCH #2001112009) on November 17, 2023, which analyzed the Sites Reservoir Project and its alternatives, including the Dunnigan Pipeline located in Yolo County. The County's approval of the Development Agreement does not alter the project as previously analyzed, authorize new construction, or approve any specific on-the-ground activity.

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The Development Agreement provides administrative, procedural, and contractual assurances between the County and the Authority, including best management practice commitments and community benefit provisions. These terms do not expand, modify, or enable any physical development beyond what the Authority has already approved and analyzed in the certified EIR/EIS. Although the Agreement anticipates that future, as-yet-unidentified activities may occur within Yolo County, no such activities are proposed or defined at this time. Should any future action constitute a "project" under CEQA, appropriate environmental review will be conducted prior to approval.

Because the Development Agreement itself will not cause or lead to any physical environmental changes, there is no possibility of a significant environmental effect, and CEQA Guidelines §15061(b)(3) applies.

Lead Agency Contact Person: Jeff Anderson, Principal Planner
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Signature (Public Agency): 

Date: June 23, 2026