



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

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www.yolocounty.org

PLANNING COMMISSION STAFF REPORT

AUGUST 12, 2010

FILE #2010-016: Request for a Tentative Parcel Map to subdivide a 388-acre parcel into two parcels of approximately 17 and 371 acres, for the purpose of separating farming operations from future agricultural commercial uses.

APPLICANT/OWNER: Jack Wallace Family LLC
14954 County Road 100B
Woodland, CA 95776

LOCATION: The project site is located on the east and west sides of County Road 99W, immediately south of County Road 13, near the town of Zamora (APNs: 055-150-01, -02, -03, 055-190-01, -02) (**Attachment A**).

GENERAL PLAN: Agriculture (AG)

ZONING: Agricultural Preserve (A-P) & Agricultural General (A-1)

FIRE SEVERITY ZONE: None

SUPERVISORIAL DISTRICT: 5
(Supervisor Chamberlain)

FLOOD ZONE: C (area outside the 100-year and 500-year flood plains)

SOILS: Brentwood silty clay loam, 0 to 2 percent slopes (Class I); Yolo silt loam (Class I); Zamora loam (Class I); Marvin silty clay loam (Class II); Tehama loam, 0 to 2 percent slopes (Class II); Pescadero silty clay, saline-alkali (Class IV)

ENVIRONMENTAL DETERMINATION: Negative Declaration

REPORT PREPARED BY:


Jeff Anderson, Assistant Planner

REVIEWED BY:


David Morrison, Assistant Director

RECOMMENDED ACTIONS

That the Planning Commission:

1. **HOLD** a public hearing and receive comments;
2. **ADOPT** the Initial Study/Negative Declaration prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment C**);
3. **ADOPT** the proposed Findings (**Attachment D**); and
4. **APPROVE** the Tentative Parcel Map (TPM #4982) (**Attachment B**) in accordance with the Conditions of Approval (**Attachment E**).

AGENDA ITEM 6.1

REASONS FOR RECOMMENDED ACTIONS

The 2030 Yolo Countywide General Plan identified the proposed Parcel 1 as a feasible location for agricultural commercial development. This Tentative Parcel Map will facilitate the division of the ranch to allow future agricultural commercial projects to be considered. Although an agricultural commercial zoning has not yet been established, this parcel is planned to be rezoned during the comprehensive zoning code update to bring it into consistency with the General Plan. The proposed Parcel 2 will remain in agricultural production. No future residential development is proposed as part of this application.

BACKGROUND

The proposed project is a request to approve a Tentative Parcel Map (TPM #4982) to divide a 388-acre parcel into two parcels of 17 acres and 371 acres, respectively (**Attachment B**). There are five Assessor Parcel Numbers (APNs) listed for the property, however, there is only one legal parcel (APNs are often created for tax purposes, but they do not necessarily indicate the legal status of parcels). The parcel is divided by County Road 99W (**Attachment A**). The portion on the east side of County Road 99W is zoned Agricultural Preserve (A-P), and the portion on the west side of County Road 99W is zoned Agricultural General (A-1). The property, which is a portion of a larger farming operation run by the Jack Wallace Family, LLC, is currently farmed in seasonal row crops. However, the portion of the property on the west side of County Road 99W (proposed Parcel 1 and a small 10-acre portion of the proposed Parcel 2), is not currently farmed. The proposed Parcel 1 does not have a well and was not considered feasible to farm as part of the larger farming operation. The small 10-acre portion of the proposed Parcel 2 is a pond, and has not been farmed in recent years.

STAFF ANALYSIS

The project site is designated as Agriculture (AG) in the 2030 Yolo Countywide General Plan. The proposed Parcel 1 was specifically identified in the General Plan as a site where future agricultural commercial development is anticipated, and was evaluated as such in the General Plan Final Environmental Impact Report (FEIR). This Tentative Parcel Map application does not contain a proposal for future agricultural commercial uses for the proposed Parcel 1; however, the applicant has indicated an interest in opening a Yolo Store. Agricultural commercial uses are intended to support and serve the rural areas of the county. The types of uses anticipated to be allowed in the future agricultural commercial zone include, roadside stands, wineries, farm-based tourism, horseshows, rodeos, Yolo Stores, and crop-based seasonal events. Any future uses and corresponding development will be analyzed under the new zoning regulations once a development application is filed.

Approximately 361 acres of the proposed Parcel 2 will remain under Williamson Act contract. The portion of proposed Parcel 2 on the east side of County Road 99W shares a Williamson Act contract with a contiguous 480-acre parcel, also owned by the Jack Wallace Family, LLC. The Williamson Act contract boundary will not be affected by this Tentative Parcel Map application. The 10-acre portion of proposed Parcel 2, located on the west side of County Road 99W, is not enrolled in the Williamson Act, nor will it be added to the existing contract. The Board of Supervisors adopted Resolution No. 09-141 on October 13, 2009, which prohibits acreage from being added to existing Williamson Act contracts. This 10-acre portion of the proposed Parcel 2 will retain its A-1 zoning designation. Thus, proposed Parcel 2 will be a split-zoned parcel with the portion on the east side of County Road 99W being zoned A-P and the portion on the west side zoned A-1.

The proposed Parcel 1, which is identified in the General Plan as a future agricultural commercial site, will retain the A-1 zoning until the zoning code is amended to include an agricultural commercial zoning classification. The 17-acre parcel does not meet the minimum parcel size requirements of 20 acres for A-1 parcels. This is a unique circumstance that has occurred because the zoning code has not yet been updated to reflect the recently adopted General Plan. The planning division is tasked with creating a new agricultural commercial zoning designation that will allow direct marketing opportunities with limited discretionary review. Staff is currently in the process of updating the zoning code and bringing it into conformance with the General Plan, which will include the creation of an agricultural commercial zoning designation. It is anticipated that this future agricultural commercial zoning designation will have no minimum parcel size (similar to existing Agricultural Industrial [AGI] zone), or a minimum parcel size that is well below the 17-acre size of Parcel 1.

There are currently no structures, including home sites, on the existing 388-acre property, and the applicant does not propose any new home development. However, the property owner is currently allowed by right, under existing zoning, to construct up to two single family homes (one primary and one ancillary). Approval of the Tentative Parcel Map would allow for the additional development of two single family homes, for a total of four homes (two homes per parcel), as permitted by Section 8-2 Article 6 of the Yolo County Code. As a standard Condition of Approval, the applicant will be required to pay an in-lieu fee to mitigate for the loss of Swainson's hawk foraging habitat due to future home site development, at the time of the filing of the Final Map. Any future discretionary agricultural commercial use will be required to mitigate for loss of Swainson's hawk habitat or other sensitive habitat, as appropriate and on a project specific basis.

SUMMARY OF AGENCY COMMENTS

A Request for Comments was prepared and circulated for the proposed project from April 22, 2010 to May 6, 2010. The Initial Study/Negative Declaration was circulated for public review from July 2, 2010, to July 31, 2010. The Yolo-Zamora Citizens Advisory Committee recommended approval of the project to the Planning Commission at their May 24, 2010 meeting. The project was also reviewed by the Development Review Committee on April 28, 2010, and July 28, 2010. Additionally, a courtesy notice was sent to property owners within 300 feet of the project site. At the time of this report, staff has not received any comments from nearby property owners in opposition to the proposed project. Comments received during the review period from interested agencies are displayed below and will be incorporated into the project as appropriate.

Date	Agency	Comment	Response
April 22, 2010	Yolo County Assessor's Office	Subsequent to approval of the Final Map, current APN 055-190-02 (portion of proposed Parcel 2) will be issued a separate APN number than the remainder of Parcel 2 across County Road 99W.	Comment noted.
May 20, 2010	California Department of Transportation (Caltrans), District 3	Access to Parcel 1 shall be from County Road 99W.	Included in Conditions of Approval.

June 3, 2010	Yolo County Public Works	<p>Applicant shall dedicate to the county a five foot wide easement for road and utility purposes on the west side of the existing right-of-way for County Road 95, where necessary to create a total half-street easement of thirty feet along all County Road 95 frontage.</p> <p>Applicant shall dedicate to the county an additional easement for road and utility purposes on the south side of the existing right-of-way for County Road 13, where necessary to create a total half-street easement of thirty feet along all County Road 13 frontage.</p>	<p>Included in Conditions of Approval.</p> <p>Included in Conditions of Approval.</p>
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APPEALS

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board of Supervisors within **fifteen (15) days** from the date of the action. A written notice of appeal specifying the grounds for appeal and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify, or overrule this decision.

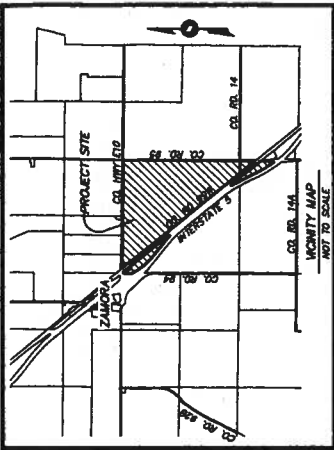
ATTACHMENTS

- A:** Location Map
- B:** Tentative Parcel Map #4982
- C:** Initial Study/Negative Declaration
- D:** Findings
- E:** Conditions of Approval

<p>Final Map</p>	<p>Final Map</p>	<p>Final Map</p>	<p>Final Map</p>
<p>Final Map</p>	<p>Final Map</p>	<p>Final Map</p>	<p>Final Map</p>



LOCATION MAP



OWNER/SUBDIVIDER:
 JACK WALLACE FAMILY LLC ETAL
 14854 COUNTY ROAD 1008
 WOODLAND, CA 95776

ENGINEER/SURVEYOR:
 LAUGENOUR AND MEIKE
 608 COURT STREET
 WOODLAND, CA 95695
 PHONE: (530) 662-7255
 APN: 055-150-001, 002, & 003
 APN: 055-190-001 & 002

EXISTING USE:
 AGRICULTURE

PROPOSED USE:
 A1 & AP

PROPOSED ZONING:
 PRIVATE (NONE AT THIS TIME)

SEWER SERVICE:
 OVERLAND TO DRAINAGE DITCHES

DRAINAGE SERVICE:
 AGRICULTURE WELL

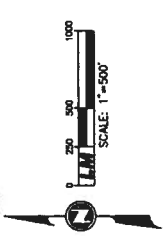
WATER SERVICE:
 POGAE

ELECTRIC SERVICE:
 POGAE

GAS SERVICE:
 AT&T

TELEPHONE SERVICE:
 FLOOD ZONES:
 060423 0275 B ZONE X
 060423 0300 C ZONE X

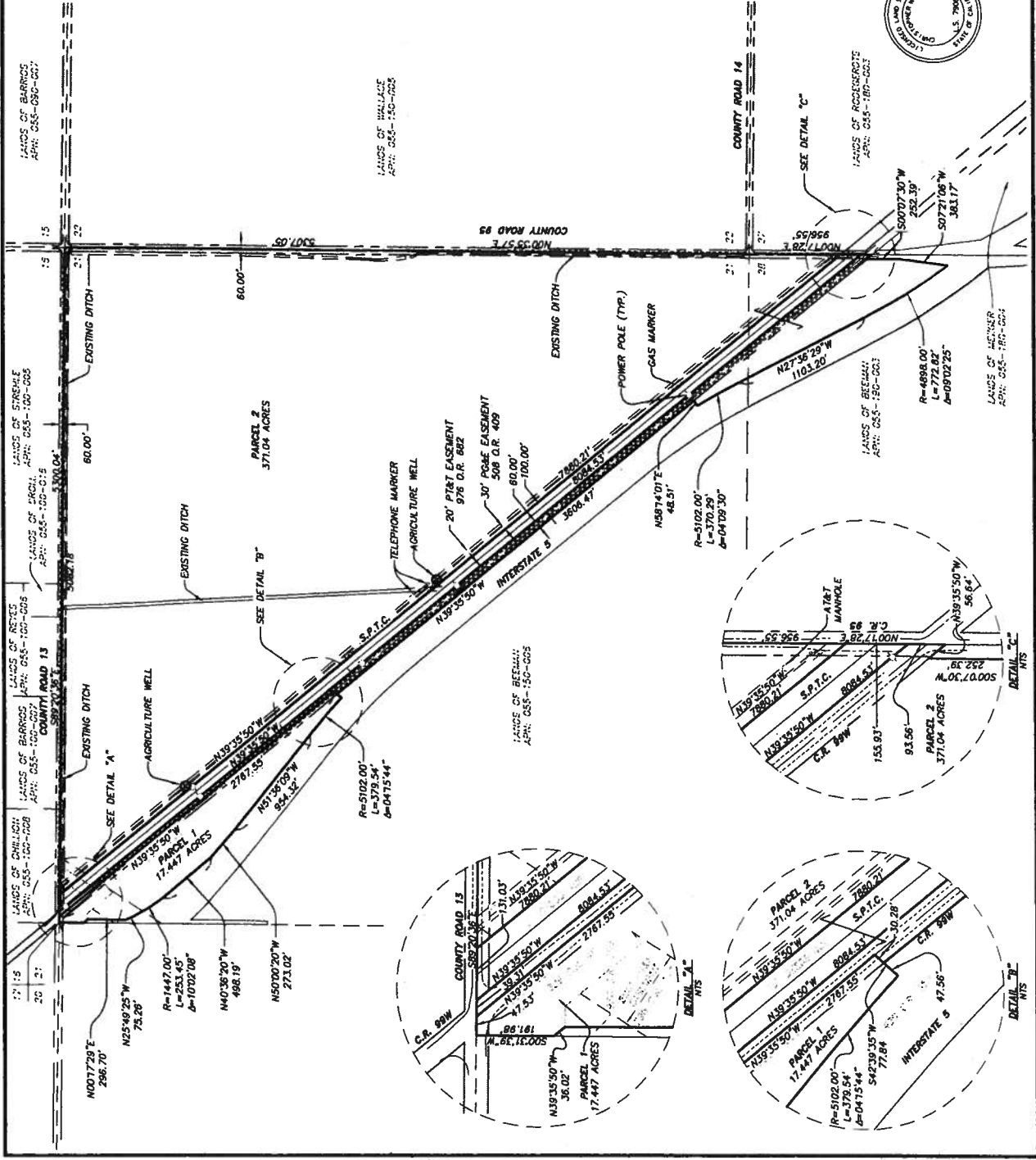
GROSS AREA:
 388.49 ACRES



TENTATIVE PARCEL MAP NO. 4982
 FOR
JACK WALLACE FAMILY, LLC
 A PORTION OF SECTIONS 21 AND 28,
 TOWNSHIP 11 NORTH, RANGE 1 EAST,
 MOUNT Diablo BASE AND MERIDIAN,
 UNINCORPORATED AREA, COUNTY OF YOLO,
 STATE OF CALIFORNIA

LM LAUGENOUR AND MEIKE
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 PHONE: (530) 662-7255
 P.O. BOX 838, WOODLAND, CALIFORNIA 95776 FAX: (530) 662-4605

SHEET 1 OF 1 APRIL 12, 2010



ATTACHMENT B



**YOLO COUNTY
PLANNING AND PUBLIC WORKS DEPARTMENT**

INITIAL STUDY / NEGATIVE DECLARATION

ZONE FILE # 2010-016

**JACK WALLACE FAMILY, LLC
TENTATIVE PARCEL MAP**

JULY, 2010

ATTACHMENT C

Initial Environmental Study

1. **Project Title:** Zone File No. 2010-016, Jack Wallace Family Tentative Parcel Map
2. **Lead Agency Name and Address:**
 Yolo County Planning and Public Works Department
 292 West Beamer Street
 Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**
 Jeff Anderson, Assistant Planner
 (530) 666-8036
jeff.anderson@yolocounty.org
4. **Project Location:** The project site is comprised of one legal parcel, but has five Assessors Parcel Numbers (APNs). There are no permanent structures; therefore a physical address has not been issued for the parcel. APNs 055-150-01, 055-150-02, and 055-190-02, are located on the west side of County Road 99W, south of County Road 13, and immediately east of Interstate 5 (I-5 freeway). APNs 055-150-03 and 055-190-01 are located on the east side of County Road 99W, south of County Road 13, and west of County Road 95. The parcel is located southeast of the town of Zamora. See Figure 1 (Vicinity Map).
5. **Project Sponsor's Name and Address:**
 Jack Wallace Family, LLC (Pam Wallace)
 14954 County Road 100B
 Woodland, CA 95776
6. **Land Owner's Name and Address:**
 Same as above
7. **General Plan Designation(s):** Agriculture (AG)
8. **Zoning:** Agricultural Preserve (A-P) & Agricultural General (A-1)
9. **Description of the Project:** See attached "Project Description" on the following pages for details.
10. **Surrounding Land Uses and Setting:**

Relation to Project	Land Use	Zoning	General Plan Designation
Project Site	Agricultural (row crop)	Agricultural Preserve (A-P) and Agricultural General (A-1)	Agriculture
North	Agricultural (row crop)	Agricultural Preserve (A-P)	Agriculture
South	Agricultural (row crop)	Agricultural Preserve (A-P)	Agriculture
East	Agricultural (row crop)	Agricultural Preserve (A-P)	Agriculture
West	Agricultural (row crop)	Agricultural Preserve (A-P)	Agriculture

11. Other public agencies whose approval is required: Yolo County Building Division, Yolo County Environmental Health Division, Yolo County Agricultural Commissioner, California Department of Transportation (Caltrans).

12. Other Project Assumptions: The Initial Study assumes compliance with all applicable State, Federal, and local codes and regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

Project Description

Project Under CEQA

This Environmental Initial Study is prepared in accordance with the California Environmental Quality Act (CEQA). The term "project" is defined by CEQA as the whole of an action that has the potential, directly or ultimately, to result in a physical change to the environment (CEQA Guidelines Section 15378). This includes all phases of a project that are reasonably foreseeable, and all related projects that are directly linked to the project. The "project" which is the subject of this Initial Study involves a Tentative Parcel Map to divide one parcel into two parcels.

Tentative Parcel Map

The proposed project is a request to approve a Tentative Parcel Map (TPM #4982) to divide a 388-acre parcel into two parcels of 17 acres and 371 acres, respectively (Figure 2, Site Plan). The parcel is divided by County Road 99W. The portion on the east side of 99W is zoned Agricultural Preserve (A-P), and the portion on the west side of 99W is zoned Agricultural General (A-1). The property, which is a portion of a larger farming operation run by the Jack Wallace Family, LLC, is currently farmed in seasonal row crops. However, the portion of the property on the west side of County Road 99W (proposed Parcel 1 and a small 10-acre portion of the proposed Parcel 2), is not currently farmed. The proposed Parcel 1 does not have a well and was not considered feasible to farm as part of the larger farming operation. The small 10-acre portion of the proposed Parcel 2 is a pond, and has not been farmed in recent years.

The project site is designated as Agriculture (AG) in the 2030 Yolo Countywide General Plan. The proposed Parcel 1 was specifically identified in the general plan as a site where future agricultural commercial development is anticipated, and was evaluated as such in the Final General Plan Environmental Impact Report (EIR). Policy LU-2.2 of the general plan allows for *additional agricultural commercial and agricultural land uses in any designated agricultural area, where appropriate, depending on site characteristics and project specifics*. This Tentative Parcel Map application does not contain a proposal for future "agricultural commercial" uses for the proposed Parcel 1. Yolo County has not yet created an "agricultural commercial" zoning district to implement the new general plan designation. Agricultural commercial uses are intended to support and serve the rural areas of the county. These uses are anticipated to include, but are not limited to roadside stands, wineries, farm-based tourism, horseshows, rodeos, "Yolo-Stores," and crop-based seasonal events. Any future uses and corresponding development will be analyzed once a development application is filed.

Approximately 361 acres of the proposed Parcel 2 will remain under Williamson Act contract. The portion of proposed Parcel 2 on the east side of County Road 99W shares a Williamson Act contract with a contiguous 480-acre parcel, also owned by the Jack Wallace Family, LLC. The Williamson Act contact boundary will not be affected by this Tentative Parcel Map application. The 10-acre portion of proposed Parcel 2 located on the west side of County Road 99W is not enrolled in the Williamson Act, nor will it be added to the existing contract. The Board of Supervisors adopted Resolution No. 09-141 on October 13, 2009, which prohibits acreage from being added to existing Williamson Act contracts. This portion of proposed Parcel 2 will retain the Agricultural General (A-1) zoning. Thus, proposed Parcel 2 will be a split-zoned parcel with the portion on the east side of County Road 99W being zoned A-P and the portion on the west side zoned A-1.

The proposed Parcel 1, which is identified in the general plan as a future agricultural commercial site, will retain the A-1 zoning until the zoning code is amended to include an agricultural commercial zoning classification. The 17-acre parcel does not meet the minimum parcel size requirements of 20 acres for A-1 parcels. This is a unique circumstance that has occurred because the zoning code has not yet been updated to reflect the recently adopted general plan. Action ED-A27 of the general plan states, "Create a new "agricultural commercial" zoning designation that will allow direct marketing opportunities with limited discretionary review." Staff is currently in the process of updated the zoning code and bringing it into conformance with the general plan, which will include the creation of an agricultural commercial zoning designation. It is anticipated that this future agricultural commercial zoning designation will have no minimum parcel size (similar to existing Agricultural Industrial (AGI) zone), or a minimum parcel size that is well below the 17-acre size of Parcel 1.

There are currently no structures, including home sites, on the existing 388-acre parcel, and the applicant does not propose any new home development. However, the property owner is currently allowed by right, under existing zoning, to construct up to two single family homes (one primary and one ancillary). Approval of the Parcel Map would allow for the additional development of two single family homes, for a total of four homes (two homes per parcel), as permitted by Section 8-2 Article 6 of the Yolo County Code. As a standard condition of project approval, the applicant will be required to pay an in-lieu fee to mitigate for the loss of Swainson's hawk foraging habitat due to future home site development, at the time of filing of Final Map. In addition, as stated in the General Plan EIR, any future discretionary agricultural commercial use will be required to mitigate for loss of Swainson's hawk habitat or other sensitive habitat, as appropriate and on a project specific basis.

The project site is bounded by Interstate-5 to the west and south, County Road 13 to the north, and County Road 95 to the east. As indicated above, County Road 99W intersects the project site. Access to proposed Parcel 1 would be provided off County Road 99W, and access to proposed Parcel 2 would be from County Road 13 and County Road 95. Agricultural land uses surrounded the project site, and the town of Zamora is located immediately northwest of the site.



FIGURE 1
VICINITY MAP

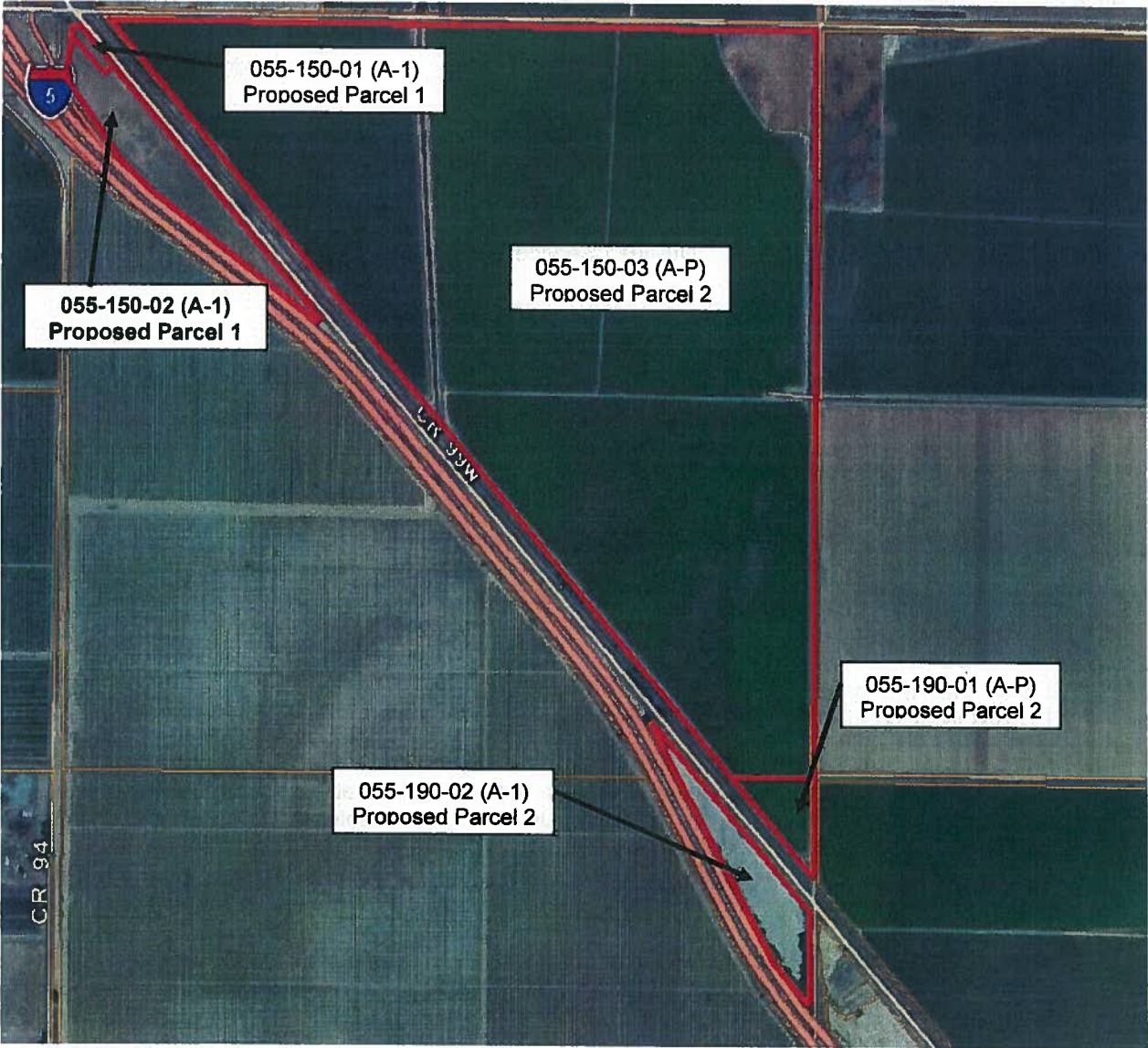


FIGURE 3
AERIAL MAP OF PROJECT SITE

Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least one impact that is still a "Potentially Significant Impact" (before any proposed mitigation measures have been adopted or before any measures have been made or agreed to by the project proponent) as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083.3(b) and CEQA Guidelines Section 15183.


 Planner's Signature

7/1/10
 Date

Jeff Anderson
 Planner's Printed name

Purpose of this Initial Study

This Initial Study has been prepared consistent with CEQA Guideline Section 15063, to determine if the project as described herein may have a significant effect upon the environment.

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. A “Less than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less than significant Impact”. The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from Section XVIII, “Earlier Analyses”, may be cross-referenced.)
5. A determination that a “Less Than Significant Impact” would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be “less than significant.”
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVIII at the end of the checklist.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
I. AESTHETICS.					
Would the project:					
a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) *No Impact.* The project will not have an adverse effect on a scenic vista. The project site includes and is bordered by productive agricultural land. The site is also adjacent to Interstate 5 (I-5) and several county roads. An appropriate environmental analysis will be conducted for any development that occurs as a result of this parcel map.

b) *No Impact.* No construction is proposed that will affect any scenic resources or natural features. The adjoining roadways and highways are not listed or designated as "scenic highways" and there are no scenic resources on or within view of the project site. Interstate 5 (I-5) borders the project site to the west; however, this particular section of I-5 is not a designated scenic highway.

c) *Less Than Significant Impact.* The proposal does not present a significant demonstrable negative aesthetic effect to the agricultural character of the area. No development is proposed in conjunction with the Parcel Map. Parcel 1 may be developed with agricultural commercial uses in the future, as is consistent with the Yolo County 2030 Countywide General Plan. Parcel 2 will remain in agricultural production (row crops).

d) *Less Than Significant Impact.* Construction is not proposed as part of this application. The future construction of buildings on either parcel could produce additional sources of light to the surrounding agricultural area. However, any future development of the parcels will require a lighting plan before building permits are issued. All lighting is required to be low-intensity and shielded and/or directed away from adjacent properties, public right-of-way, and the night sky.

II. AGRICULTURAL AND FOREST RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
<p>In determining whether impacts on agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *Less Than Significant Impact.* The proposed parcels each contain a combination of Type I, II, and IV soils. According to the Yolo County Important Farmland Map (2006) prepared by the Farmland Mapping and Monitoring Program of the California Department of Conservation, Parcel 1 is designated as "Farmland of Local Potential" and Parcel 2 is largely designated as "Prime Farmland," and a small portion that contains a pond is designated as "Urban and Built-Up Land." The proposed project will not convert the land to a non-agricultural use. Parcel 1 is designated for agricultural commercial uses, such as Yolo Stores, wineries, farm-based tourism, horseshows, rodeos, crop-based seasonal events, ancillary restaurants and stores, etc. As indicated in the 2030 General Plan, agricultural commercial uses are not considered to convert agricultural lands to non-agricultural uses because they support and enhance the agricultural nature of the County. Parcel 2 will continue to remain in agricultural production (seasonal row crops).

b) *No Impact.* As indicated in the Project Description of this Initial Study, the current parcel is split zoned, with portions being zoned Agricultural Preserve (A-P) and Agricultural General (A-1). As such, the portion that is zoned A-P (APN 055-150-03 & 055-190-01) is encumbered under a Williamson Act Contract. This contract also includes a 480-acre parcel to the east, also owned by Jack Wallace Family LLC, but is not part of this Tentative Parcel Map application. The Williamson Act contract boundary will not be affected by this project. Approval of this project would retain the split zoning for a portion of Parcel 2. Approximately 10 acres (the portion on the west side of County Road 99W) will retain the A-1 zoning. On October 13, 2009, the Board of Supervisors adopted Resolution No. 09-141, which directed Planning and Public Works staff to cease accepting new Williamson Act applications and modifications to contracts that add acreage to an existing contract. Therefore, this 10-acre piece cannot be added to the Williamson Act contract that encumbers the remaining portion of Parcel 2, and it will retain the A-1 zoning.

Parcel 1 will retain the A-1 zoning for the short term, until an Agricultural Commercial zone is created in compliance with the General Plan, which is expected in late 2010 or early 2011. Agricultural uses which are currently allowed in the A-1 zone would continue to be allowed after approval of the project. Uses consistent with the Agricultural land use designation, including agricultural commercial uses, would also be allowed and will require a site plan review or other planning approvals.

c) and d) *No Impact.* The project does not conflict with existing zoning for, or cause rezoning of, forest land and would not result in the loss of forest land or conversion of forest land to non-forest use.

e) *No Impact.* The project is consistent with the General Plan and zoning designations and does not involve any other changes that could result in the conversion of farmland to non-agricultural uses. Agricultural commercial land uses support and enhance the agricultural nature of the County. In addition, the remainder of Parcel 2 will remain in agricultural production.

III. AIR QUALITY.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a.	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

III.	AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
e.	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is within the Yolo-Solano Air Quality Management District (YSAQMD), and the Sacramento Valley Air Basin regulates air quality conditions within Yolo County. Yolo County is classified as a non-attainment area for several air pollutants, including ozone (O₃) and particulate matter 10 microns or less in diameter (PM₁₀) for both federal and state standards, and is classified as a moderate maintenance area for carbon monoxide (CO) by the state.

Development projects are most likely to violate an air quality plan or standard, or contribute substantially to an existing or project air quality violation, through generation of vehicle trips.

The YSAQMD sets threshold levels for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources in the Handbook for Assessing and Mitigating Air Quality Impacts (YSAQMD, 2007). The handbook identifies quantitative and qualitative long-term significance thresholds for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources. These thresholds include:

- Reactive Organic Gases (ROG): 10 tons per year (approx. 55 pounds per day)
- Oxides of Nitrogen (NOx): 10 tons per year (approx. 55 pounds per day)
- Particulate Matter (PM₁₀): 80 pounds per day
- Carbon Monoxide (CO): Violation of State ambient air quality standard

Discussion of Impacts

a) *No Impact.* There is no change in the land use designation for the project site, and no new development is proposed. The project would not substantially conflict with or obstruct implementation of the Yolo Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento Area Regional Ozone Attainment Plan (1994), or the goals and objectives of the county's general plan.

b) *Less Than Significant Impact.* The Yolo-Solano Region is a non-attainment area for state particulate matter (PM₁₀) and ozone standards, and the Federal ozone standard. The project site will continue to be used for agricultural production. Parcel 1 is currently vacant land, but may be developed with agricultural commercial uses in the future. Parcel 2 is planted with seasonal row crops and will continue as such. Thresholds for project-related air pollutant emissions would not exceed significant levels as set forth in the 2007 YSAQMD Guidelines.

c) and d) *Less Than Significant Impact.* The project is a Parcel Map, which could result in the future development of additional agricultural operations and/or new home sites. The air pollutants generated by any future construction would be primarily dust and particulate matter during construction. Dust generated by construction activity would be required to be controlled through effective management practices, such as water spraying, and would therefore be a less than significant impact. Any future construction will be reviewed by the Planning and Building divisions to

ensure compatibility with air quality standards. Any additional agricultural operations and/or the creation of new home sites would not exceed thresholds as indicated in the 2007 YSAQMD Guidelines. There are no sensitive receptors in the immediate vicinity. The property is generally surrounded by agricultural lands.

e) *No Impact*. The proposed Parcel Map would not create objectionable odors.

IV. BIOLOGICAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) and b) *Less Than Significant Impact*. The Parcel Map would not affect any special status species, riparian habitat, or sensitive natural community because no development is proposed in conjunction with the Parcel Map. There are no homes or other permanent structures on the property, although two homes are allowed to be constructed by right on the existing 388- acre parcel. The potential exists, however, for the disturbance of raptor and/or Swainson's hawk

foraging habitat due to any future construction of home sites or agricultural commercial buildings, upon approval of the Parcel Map. Upon filing of a Final Map, an in-lieu fee will be required for the home sites. Although agricultural commercial uses are legitimate agricultural support uses and allowed by right under the Agriculture land use designation, they may be considered to result in a loss of habitat; therefore, agricultural commercial uses would be required to mitigate for loss of habitat, as appropriate. Any potential future development resulting from the Parcel Map would be required to comply with the provisions of the Draft County Habitat Conservation Plan.

c) and d) *No Impact*. The project would not have a substantial adverse effect on any wetlands, riparian habitat or any other sensitive natural community identified in local or regional plans, policies, or regulations. The proposed project is not located near a wetland, nor does the project propose any grading or construction. The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) and f) *No Impact*. The proposed project would not conflict with any local policies or ordinances protecting biological resources. The Yolo County Habitat Conservation Plan (HCP)/Natural Communities Conservation Plan (NCCP) is in preparation by the Natural Heritage Program, with an anticipated adoption sometime in 2010. Thus, the project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any potential future development resulting from the Parcel Map would be required to comply with the provisions of the Draft County Habitat Conservation Plan.

V.	CULTURAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) through c) *No Impact*. The proposed project does not include land disturbance activities. The project site is not known to have any significant historical, archaeological, or paleontological resources as defined by the criteria within the CEQA Guidelines.

d) *Less Than Significant Impact*. No human remains are known or predicted to exist in the project area. However, the potential exists during construction to uncover previously unidentified resources. Section 7050.5 of the California Health and Safety Code states that when human

remains are discovered, no further site disturbance shall occur until the County coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

VI. GEOLOGY AND SOILS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
2. Strong seismic groundshaking?				
3. Seismic-related ground failure, including liquefaction?				
4. Landslides?				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Less Than Significant Impact:

1. The project site can be expected to experience moderate to strong ground shaking during future seismic events along active faults throughout Northern California or on smaller active faults located in the project vicinity. The project site is within several miles of the Dunnigan Hills Fault. However, no development is proposed with the Parcel Map. Any development occurring as a result of the Parcel Map will be required to comply with all applicable Uniform Building Code and County Improvement Standards and Specifications requirements in order to obtain permit approval from the Yolo County Planning and Public Works Department.

2. Any major earthquake damage on the project site is likely to occur from ground shaking, and seismically related ground and structural failures. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur during a major event but damage should be no more severe in the project area than elsewhere in the region. Framed construction on proper foundations constructed in accordance with Uniform Building Code requirements is generally flexible enough to sustain only minor structural damage from ground shaking. Therefore, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking.

3. Geologic hazard impacts that are associated with expansive soils include long-term differential settlement and cracking of foundations, disruption and cracking of paved surfaces, underground utilities, canals, and pipelines. However, under the Yolo County Code, any future structure may be required to provide a geotechnical report for the building foundation in order to obtain a building permit from the Yolo County Planning and Public Works Department.

4. The project area is not located in an area typically subject to landslides. In addition, no new construction is proposed as part of the application request.

b) c) d) *No Impact.* No new construction is proposed in conjunction with the Parcel Map. Any future construction would be required to comply with all applicable Uniform Building Code requirements.

e) *Less Than Significant Impact.* The project site is not currently served by a septic system, as there are no home sites or other buildings currently on the property. Any new septic systems must meet the requirements and be approved by the Yolo County Health Department, Environmental Health Division.

VII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The issue of combating climate change and reducing greenhouse gas emissions (GHG) has been the subject of recent state legislation (AB 32 and SB 375). The Governor's Office of Planning and Research has recommended changes to the California Environmental Quality Act (CEQA) Guidelines, and the environmental checklist which is used for Initial Studies such as this one. The recommended changes to the checklist, which have not yet been approved by the state, are incorporated above in the two questions related to a project's GHG impacts. A third question has been added by Yolo County to consider potential impacts related to climate change's effect on individual projects, such as sea level rise and increased wildfire dangers. To date, specific thresholds of significance to evaluate impacts pertaining to GHG emissions have not been established by local decision-making agencies, the Yolo Solano Air Quality Management District, the state, or the federal government. However, this absence of thresholds does not negate CEQA's mandate to evaluate all potentially significant impacts associated with the proposed project.

Discussion of Impacts

a) *Less Than Significant Impact.* No development is proposed as part of this application. The proposed Parcel Map would allow for the potential addition of single-family home sites (one primary and one ancillary dwelling for the newly created parcel) under the current zoning. As allowed in the General Plan and analyzed in the General Plan EIR, Parcel 1 may be developed with agricultural commercial uses in the future. As proposed, the project would not generate greenhouse gas emissions that will have a significant impact on the environment.

b) *No Impact.* The proposed project would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including the numerous policies of the newly adopted Yolo County 2030 Countywide General Plan.

c) *No Impact.* The project is not at significant risk of wildfire dangers or diminishing snow pack or water supplies.

VII. HAZARDS AND HAZARDOUS MATERIALS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) b) c) *No Impact.* The Parcel Map does not involve any hazardous materials or hazardous waste.

d) *No Impact.* The project site is not located on a site that is included on a list of hazardous materials sites compiled by the Yolo County Environmental Health Division-Hazardous Waste Site Files pursuant to Government Code 65962.5.

e) *No Impact.* The project is not located within the vicinity of a public airport, and therefore not within the runway clearance zones established to protect the adjoining land uses in the vicinity from noise and safety hazards associated with aviation accidents.

f) *No Impact.* See (e), above. Additionally, the project site is not located within the vicinity of any other known private airstrip.

g) *No Impact.* The Parcel Map would not interfere with any adopted emergency response or evacuation plans.

h) *No Impact.* The project site is not located in a wildland area and, therefore, would not expose urban development to the risk of wildland fires.

VIII. HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *No Impact.* The Parcel Map does not propose development that would violate any water quality standards or waste discharge requirements.

b) *No Impact.* The proposed project would not affect any onsite well and would not deplete groundwater supplies or interfere with groundwater recharge. The project site receives water from two agricultural wells; however, Parcel 2 is not farmed and does not have access to the agricultural wells on the east side of County Road 99W. Any new well systems would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division.

c) *No Impact.* The proposed project, which involves no development, would not substantially alter the existing drainage pattern of the project site or the surrounding area and would not, therefore, result in substantial erosion or siltation on- or off-site. Any future development would be analyzed for erosion and siltation issues under the building permit process.

d) *No Impact.* Approval of the Parcel Map will allow for the creation of one new parcel (for a total of two parcels) for a total of 17.45 acres and 371.04 acres, respectively. Development is not proposed as part of this application. The Parcel Map will not modify any drainage patterns nor substantially increase the amount of surface runoff. The property is currently undeveloped, i.e., without home sites, and is used for agricultural purposes only. Any future development will be required to address drainage and runoff issues.

i) *No Impact.* The project site is not located immediately down stream of a dam or adjacent to a levee that would expose individuals to risk from flooding.

j) *No Impact.* The project area is not located near any large bodies of water that would pose a seiche or tsunami hazard. In addition, the project site is relatively flat and is not located near any physical or geologic features that would produce a mudflow hazard.

IX.	LAND USE AND PLANNING.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *No Impact.* The Parcel Map would not physically divide an established community. The project is located within an agricultural area and is surrounded by agricultural uses.

b) *Less Than Significant Impact.* The resulting parcels will meet the regulations set forth in the Yolo County 2030 Countywide General Plan. Parcel 1 was included in the 2030 Countywide General Plan as a site for future agricultural commercial use, and was analyzed as such in the General Plan Environmental Impact Report (EIR). Parcel 2 will remain in commercial agricultural production.

The proposed Parcel 1, which is identified in the general plan as a future agricultural commercial site, will retain the A-1 zoning until the zoning code is amended to include an agricultural commercial zoning classification. The 17-acre parcel does not meet the minimum parcel size requirements of 20 acres for A-1 parcels. This is a unique circumstance that has occurred because the zoning code has not yet been updated to reflect the recently adopted general plan. Action ED-A27 of the general plan states, "Create a new "agricultural commercial" zoning designation that will allow direct marketing opportunities with limited discretionary review." Staff is currently in the process of updated the zoning code and bringing into conformance with the general plan, which will include the creation of an agricultural commercial zoning designation. It is anticipated that this future agricultural commercial zoning designation will have a minimum parcel size that is well below this 17-acre size of Parcel 1.

c) *No Impact.* The project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Yolo County Habitat Conservation Plan (HCP)/Natural Communities Conservation Plan (NCCP) is in preparation by the Natural Heritage Program, with an anticipated adoption sometime in 2010.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
X.	MINERAL RESOURCES.				
Would the project:					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) and b) *No impact.* The project area has not been identified as an area of significant aggregate deposits, as classified by the State Department of Mines and Geology.

XI.	NOISE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) through d) *No Impact*. Approval of the Parcel Map would not expose persons to or generate excessive noise levels. The project is located in a rural, low-traffic, low population area. The noise from potential future development or additional agricultural activity on the resulting parcels would not exceed noise levels already present in the vicinity. Parcel 1 is designated for agricultural commercial use and will not expose people to excessive noise levels. All future uses will be evaluated for their compliance with the state's noise standards. Parcel 2 will continue in agricultural production. No development is proposed as part of this application.

e) and f) *No Impact*. The project site is not located within an airport land use plan or within two miles of a public airport, public use airport, or known private airstrip.

XII. POPULATION AND HOUSING.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *Less Than Significant Impact.* The property currently contains no home sites, although two homes are currently allowed by-right. Parcel 1 will retain the A-1 zoning for the short term, until an Agricultural Commercial zone is created in compliance with the General Plan, which is expected in late 2010 or early 2011. Agricultural uses which are currently allowed in the A-1 zone would continue to be allowed after approval of the project. It is not known at this point whether home sites will be allowed in the Agricultural Commercial zone once it is created. Parcel 2 would be allowed to develop with two home sites (primary and ancillary dwelling). Thus, the potential for two homes, in addition to the two homes currently allowed by-right, is not a significant increase in population.

b) and c) *No Impact.* No existing housing or people will be displaced by the proposed Parcel Map.

XIII. PUBLIC SERVICES.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:					
a.	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) through e) *No Impact*. The proposed project would not be expected to increase the demand for fire and police protection services, schools, parks, or other public facilities and services.

XIV. RECREATION.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) and b) *No Impact*. The proposed project would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities.

XV. TRANSPORTATION/TRAFFIC.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
XV.	TRANSPORTATION/TRAFFIC.				
d.	Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) and b) *Less Than Significant Impact.* The proposed Parcel Map would allow for the potential creation of new home sites (one primary and one ancillary dwelling) under the A-P and A-1 zoning districts. The zoning of Parcel 1 will change when the zoning code is updated, to reflect the 2030 General Plan, which designated Parcel 1 as a special study area to allow agricultural commercial uses by-right. Development is not proposed as part of this application. Caltrans has indicated that depending on the type of agricultural related development that will eventually occur on Parcel 1, a traffic impact study may be required in the future.

c) *No Impact.* The project will not have an impact on air traffic patterns.

d) *No Impact.* The Parcel Map does not contain elements that would increase traffic hazards.

e) *No Impact.* The project will not have an effect on emergency access.

f) *No Impact.* The proposed project would not conflict with any adopted policies, plans, or programs supporting alternative transportation.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
XVI.	UTILITIES AND SERVICE SYSTEMS.				
Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI.	UTILITIES AND SERVICE SYSTEMS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *No Impact.* The proposed Parcel Map would allow for the potential addition of single-family home sites (one primary and one ancillary dwelling for the newly created parcel) under the current zoning. As allowed in the General Plan and analyzed in the General Plan EIR, Parcel 1 may be developed with agricultural commercial uses in the future. Any new septic systems would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division. Two new potential homes, in addition to the two potential homes allowed by-right, would not have a significant impact on wastewater requirements. Development is not proposed as part of this application.

b) *No Impact.* The project will not require the construction of new water or wastewater treatment facilities or expansion of facilities. Construction is not proposed as part of this application. The property is currently without home sites. Any future development will be analyzed by the appropriate agencies prior to issuance of building permits.

c) *No Impact.* The project will not require the construction or expansion of stormwater drainage facilities. Any future development will be analyzed by the appropriate agencies prior to the issuance of building permits.

d) *No Impact.* Parcel 2 is currently served by two private agricultural wells. Parcel 1 does not have a well or access to water. Any new well systems would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division.

e) *No Impact.* The project site is not located near any existing wastewater treatment provider and has no potential of connecting to any such facility.

f) *No Impact.* The site is served by the county landfill. Any solid waste resulting from future development as a result of the Parcel Map will not significantly impact disposal capacity at the county landfill.

g) *No Impact.* No development is proposed as part of this Parcel Map. Any future development will be required to comply with all relevant statutes related to solid waste.

XVII.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *No Impact.* Based on the information provided in this Initial Study, no potential environmental impacts would be caused by the project. No important examples of major periods of California history or prehistory in California were identified; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated. Conditions of approval for the project will require habitat mitigation fees for the potential loss of Swainson's hawk foraging habitat from the creation of any future home sites or development of agricultural commercial uses.
- b) *No Impact.* Based on the analysis provided in this Initial Study, no environmental impacts would result from the project.
- c) *No Impact.* Based on the analysis provided in this Initial Study, no impacts to human beings would result from the proposed project. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

- Application materials
- Yolo County 2030 Countywide General Plan, 2009
- Yolo County 2030 Countywide General Plan Environmental Impact Report (General Plan EIR)
- Yolo County Zoning Ordinance (Title 8, Chapter 2 of the County Code)
- Yolo Solano Air Quality Management District, *Handbook for Assessing and Mitigating Air Quality Impacts*, 2007
- Staff experience and knowledge

FINDINGS
ZONE FILE #2010-016
JACK WALLACE FAMILY TENTATIVE PARCEL MAP

Upon due consideration of the facts presented in the staff report and at the public hearing for Zone File #2010-016, the Planning Commission approves the proposed Tentative Parcel Map #4982. In support of this decision, the Planning Commission makes the following findings (*A summary of the evidence to support each FINDING is shown in italics*):

California Environmental Quality Act

That the proposed Negative Declaration and Initial Study prepared for the project is the appropriate environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment.

Pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines, an environmental evaluation (Initial Study) has been circulated for 30 days for public review and to Responsible Agencies having jurisdiction over the project, with no significant comments noted.

The proposed Negative Declaration is the appropriate level of environmental review pursuant to Article 6, Section 15070 of the CEQA Guidelines (Attachment C).

Yolo County General Plan

That the design of the land division and the development proposed for construction on the parcels to be created by the land division is consistent with the 2030 Yolo Countywide General Plan.

The subject property is designated as Agriculture in the 2030 Yolo Countywide General Plan. As conditioned, the Tentative Parcel Map is consistent with the policies, goals and objectives of the General Plan. Residential development is not proposed as part of this application.

Zoning Code

That the proposed Tentative Parcel Map is consistent with the applicable zoning standards.

The proposed project will result in two parcels of approximately 371 and 17 acres, respectively. The property is currently one legal parcel; however, five Assessor Parcel Numbers (APN) are associated with the property. The property is separated by County Road 99W. The subject property is currently zoned Agricultural Preserve (A-P) and Agricultural General (A-1). Parcel 1, which is identified in the General Plan as a future agricultural commercial site, will retain the A-1 zoning until the zoning code is amended to include an agricultural commercial zoning classification. The 17-acre parcel (Parcel 1) does not meet the minimum parcel size requirements of 20 acres for A-1 parcels. This is

ATTACHMENT D

a unique circumstance that has occurred because the zoning code has not yet been updated to reflect the recently adopted General Plan. Staff is currently in the process of updating the zoning code and bringing it into conformance with the General Plan, which will include the creation of an agricultural commercial zoning designation. It is anticipated that this future agricultural commercial zoning designation will have no minimum parcel size (similar to existing Agricultural Industrial [AGI] zone), or a minimum parcel size that is well below the 17-acre size of Parcel 1.

Parcel 2 (371 acres) will continue to be split zoned, with approximately 361 acres zoned A-P and 10 acres zoned A-1. The 10-acre A-1 portion of the property is separated from the remainder of the parcel by County Road 99W. The remaining 361 acres of Parcel 2 is enrolled in the Williamson Act. The contract boundary will not be affected by this Parcel Map. Parcel 2 meets the minimum 80-acre size requirement for the A-P zone. The 10-acre A-1 portion of Parcel 2 will remain unchanged and since it is not a separate stand alone parcel, it is not required to meet the minimum size requirement of 20 acres for the A-1 zone.

Subdivision Map Act

Pursuant to Section 66474 of the Subdivision Map Act, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

The proposed Tentative Parcel Map is consistent with the 2030 Yolo Countywide General Plan. The current agricultural use and any future agricultural commercial use are consistent with the Agriculture designation in the General Plan.

- b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The site has been determined to be suitable for agricultural use based on designations in the 2030 Yolo Countywide General Plan. There are no permanent structures on either of the properties. Parcel 1 is proposed to be used for agricultural commercial purposes in the near future. Parcel 2 will continue to be farmed in seasonal row crops as part of a larger farming operation. The Tentative Parcel Map is consistent with the requirements of the General Plan.

- c) That the site is not physically suitable for the type of development.

No new development is proposed as part of this application. Parcel 1 does not have a well and was not considered feasible to farm as part of the larger farming operation. Parcel 1 has been identified in the 2030 Yolo Countywide General Plan as a site suitable for agricultural commercial uses. A new zoning designation will likely be established for Parcel 1 to reflect future agricultural commercial uses. Parcel 2 will remain in agricultural production.

- d) That the site is not physically suitable for the proposed density or development.

The proposed Tentative Parcel Map is in an agricultural area of the County and the parcels will retain their agricultural use. Residential development is not proposed as part of the application. The division of the parcel into two parcels of approximately 371 and 17 acres is suitable for the continued use of seasonal row crop production and future agricultural commercial uses.

- e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

An Initial Study has been prepared, and staff has determined that a Negative Declaration is the appropriate level of environmental review pursuant to the CEQA Guidelines. Prior to the recording of the Final Parcel Map, the applicant shall pay or mitigate for the loss of Swainson's hawk habitat according to the Department of Fish and Game Swainson's hawk Guidelines. The proposed creation of one new parcel (and one remaining parcel) will not cause environmental damage or substantially and avoidably injure fish and wildlife or their habitat. The project's Conditions of Approval address Swainson's hawk fees for creation of one additional parcel.

- f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The proposed design of the requested Tentative Parcel Map will not cause serious health problems. All issues regarding health, safety, and the general welfare of future residents and adjoining landowners will be addressed as described in the Conditions of Approval, by the appropriate regulatory agency prior to recordation of the Final Map, issuance of Building Permit, and/or issuance of Final Occupancy Permit.

- g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Access to the 17-acre parcel (Parcel 1) will continue to be from County Road 99W. Per Caltrans requirements, access to this parcel from County Road 13 shall not be allowed. Access to the 371-acre parcel (Parcel 2) will continue from County Road 13 and County Road 95.

The design of the Tentative Parcel Map or the type of improvements required will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

h) The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating or cooling opportunities.

The proposed parcels are 17 and 371 acres respectively, providing significant opportunities for future development to incorporate passive or natural heating and cooling features.

**CONDITIONS OF APPROVAL
ZONE FILE #2010-016
WALLACE FAMILY TENTATIVE PARCEL MAP #4982**

ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL:

PLANNING DIVISION—PPW (530) 666-8808

1. The project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2010-016. The applicant shall be responsible for all costs associated with the recordation of the Final Parcel Map as approved by the Yolo County Planning Commission.
2. The Final Parcel Map for the project shall be filed and recorded, at the applicant's expense, with the Yolo County Planning and Public Works Department. The Final Parcel Map shall be recorded within two years from the date of approval by the Yolo County Planning Commission, or the Tentative Parcel Map shall become null and void, without any further action in accordance with the State Subdivision Map Act.
3. The applicant shall pay fees in the amount of \$2,060.25 (\$2,010.25 for state filing fee, plus \$50 Clerk-Recorder processing fee), under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4, at the time of the filing of the Notice of Determination, to cover the cost of review of the environmental document by the California Department of Fish and Game.

CALTRANS DISTRICT 3—(916) 274-0635

4. Access to Parcel 1 shall be from County Road 99W.

COUNTY COUNSEL—(530) 666-8172

5. In accordance with Yolo County Code Section 8-2.2415, the applicant shall agree to indemnify, defend, and hold harmless the county or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attach, set aside, void, or annul an approval of the county, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.

The county shall promptly notify the applicant of any claim, action or proceeding and that the county cooperates fully in the defense. If the county fails to promptly notify the applicant of any claim, action, or proceeding, or if the county fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the county harmless as to that action.

The county may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

6. Failure to comply with the Conditions of Approval as approved by the Yolo County Planning Commission may result in the following actions:
 - non-issuance of future building permits;
 - legal action.

PRIOR TO FINAL PARCEL MAP APPROVAL:

PLANNING DIVISION—PPW (530) 666-8808

7. The Parcel Map submitted for recordation shall have the Parcel Map Number (PM #4982) indelibly printed on it. Said PM #4982 shall be prepared with the basis of bearings being the State Plane Coordinate System, North American Datum (NAD 83) pursuant to Article 9, Section 8-1.902(f) of the Yolo County Code.
8. The applicant shall be required to address the potential loss of Swainson's hawk habitat through participation in the Draft Yolo County Habitat Conservation Plan (Yolo County Natural Heritage Program). The applicant shall pay a Swainson's hawk in-lieu mitigation fee for the newly created parcel, for a total of 2.5 acres. The fee is currently set at \$8,660 per acre, and shall be collected for 2.5 acres (\$21,650 total) prior to the recording of the Final Parcel Map.

PUBLIC WORKS—PPW (530) 666-8811

9. To provide adequate right-of-way for a standard rural road width for County Road 95, applicant shall dedicate to the county a five foot wide easement for road and utility purposes on the west side of the existing right-of-way for County Road 95, where necessary to create a total half-street easement of thirty feet along all County Road 95 frontage.
10. To provide adequate right-of-way for a standard rural road width for County Road 13, applicant shall dedicate to the county an additional easement for road and utility purposes on the south side of the existing right-of-way for County Road 13, where necessary to create a total half-street easement of thirty feet along all County Road 13 frontage.

PRIOR TO ISSUANCE OF ANY BUILDING PERMITS:

BUILDING DIVISION—PPW (530) 666-8775

11. After the Final Parcel Map has been recorded, the individual property owner may submit a building permit application and all building plans to the Planning and Public Works Department for review and approval in accordance with County Building Standards prior to the commencement of any construction.

12. The applicant shall pay all appropriate fees prior to the issuance of Building Permits, including but not limited to the Winters Joint Unified School District, Winters Fire District, and County facility fees.

ENVIRONMENTAL HEALTH DEPARTMENT (530) 666-8646

13. Prior to the issuance of any building permits, well and septic system designs shall be approved by the Environmental Health Department.

