



County of Yolo

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PLANNING AND PUBLIC WORKS DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

OCTOBER 14, 2010

FILE #2010-005: Adoption of the Clustered Agricultural Housing Ordinance, an amendment to Chapter 2, Title 8 of the Yolo County Code	
APPLICANT: Yolo County	
LOCATION: Agricultural parcels in the unincorporated Yolo County area GENERAL PLAN: Agriculture (AG) ZONING: Agricultural zoning districts (A-P, A-1)	SUPERVISOR: all districts FLOOD ZONE: various SOILS: various FIRE ZONE: various
ENVIRONMENTAL DETERMINATION: Negative Declaration	
REPORT PREPARED BY: _____	REVIEWED BY: _____
Eric Parfrey, Principal Planner	David Morrison, Assistant Director

RECOMMENDED ACTION

That the Planning Commission recommends the Board of Supervisors:

1. **HOLD** a public hearing and receive public comments on the proposed Clustered Agricultural Housing Ordinance (**Attachment A**); and
2. **CERTIFY** that the Initial Study/Negative Declaration is the appropriate level of environmental document for this project and that it has been completed in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines (**Attachment E**); and
3. **APPROVE** an Ordinance amending Chapter 2 of Title 8 of the Yolo County Code by adding Section 8-2.2418 to Article 24 General Provisions.

REASONS FOR RECOMMENDED ACTION

The updated Yolo Countywide 2030 General Plan was approved in November, 2009. Under state law, all development regulations (Title 8 of the Yolo County Code), must be amended to be in conformance with General Plan policies. The General Plan includes policies that emphasize the concept of "clustering" housing in the agricultural areas, in order to reduce impacts to agricultural activities. This ordinance implements those policies.

The proposed ordinance has been carefully drafted to affect a limited number of landowners. For those owners who have multiple adjoining legal parcels, the ordinance allows them to take their existing development rights and concentrate the resulting home sites into one small area. The owner can use those home sites for his/her own family, farm workers, or sell them to others who desire a rural lifestyle. In return, the owner would be required to place the remainder (equal to at least 85 percent of the land within the proposal) into a permanent conservation easement.

As a result of this ordinance, clustered housing will create opportunities for shared infrastructure, more efficient delivery of emergency and government services, and will protect farm land. It allows farmers to access equity in their property, while retaining the bulk of the agricultural operation. It clusters homes together, creating an overall smaller footprint that will reduce impacts to aerial spraying and wildlife habitat. Homes can be clustered to avoid prime soils, flood-prone areas, sensitive habitat, steep slopes, and other environmental and/or safety concerns. This is a voluntary program, not mandatory, while still providing the County with the discretion it needs to deny incompatible projects.

Concerns have been expressed by several groups and/or individuals about the need to address antiquated subdivisions. This ordinance would provide an alternative for owners of legal antiquated subdivisions, which would allow for compact residential development and avoid the scattering of large rural estates that would otherwise result.

Although the proposed ordinance is a modest form of Transfer of Development Rights (TDR), some groups and/or individuals have advocated for a more comprehensive TDR program that would allow housing rights to be relocated miles away or across the County. As staff has previously explained, setting up a countywide TDR program would be a challenging effort. While there are many owners and communities interested in protecting farm land and open space, the biggest difficulty is identifying feasible sites for receiving the hundreds of homes that could qualify under a TDR program. Many cities and towns are not interested in accelerating their rates of growth, and there are no economic incentives for developers to do so. Staff will continue to work on this issue, but believes that the Clustered Agricultural Housing Ordinance should move forward as a reasonable first step towards a more comprehensive TDR program.

The third issue that has been discussed concerns farm worker housing. The primary purpose of the Clustered Agricultural Housing Ordinance is to preserve farm land and improve service delivery. While some landowners could apply under the proposed ordinance to create financing parcels that would provide farm worker housing, such participation would likely be rare. As previously discussed at the Planning Commission, farm labor housing is a complex issue that involves many factors outside of land use regulations, including: insurance liability, renters' rights, state regulation, development costs, and the availability of state and federal financing assistance. Staff believes that addressing this issue will require a broader range of participants than the Ag Working Group and should be addressed in a separate future ordinance.

BACKGROUND

The proposed Clustered Agricultural Housing Ordinance would allow qualifying landowners to apply for permits, including subdivisions that would cluster small agricultural home sites, in return for agreeing to preserve the large "remainder" parcel for agriculture. Instead of allowing the dispersal of ranchette-type homes over a larger agricultural area, the development standards contained in the ordinance would require that home sites be clustered in one corner of the larger farm or ranch and be sited so as to minimize impacts to adjacent agricultural operations.

The applicants under the ordinance would be required to enter into a permanent agricultural conservation easement on the "remainder agricultural production" parcel that is left after one or more small home site lots have been created through a Tentative Parcel or Subdivision Map. The

“remainder agricultural production” parcel would be required to retain at least 85% of the total acreage of the farm or ranch before the subdivision occurred.

The maximum number of home site lots that could be created under the ordinance would be no more than the number of existing legal parcels within the area of the subdivision, plus two parcels. For antiquated subdivisions, or existing small lot subdivisions that are largely undeveloped, the maximum number of home site parcels allowed would be no more than the number of lots that have been found to be legal lots of record through the issuance of a Certificate of Compliance. Ancillary or second units may be allowed on the newly created small home site parcels if the units meet environmental health and other standards, and an adequate agricultural buffer has been established.

The Planning Commission heard this item as a workshop at the last meeting on September 9, 2010. At the conclusion of the workshop, the commission directed staff to prepare more detailed graphics to illustrate how the ordinance would be implemented in hypothetical examples. Staff has prepared additional graphics to illustrate how rural development would occur under both the status quo and the proposed ordinance (**Attachments B and C**).

STAFF ANALYSIS

At its September meeting, individual members of the Commission expressed conflicting views of the proposed ordinance. Some Commissioners believe that the status quo of existing zoning controls in the agricultural areas is working and should not be radically altered by adopting a cluster ordinance that would allow some small lot housing to be created. Other commissioners believe that the ordinance would address real problems that are not being addressed under current regulations and that a new approach should be adopted on a trial basis. In addition, some commissioners have supported the Ag Working Group’s contention that the ordinance is actually trying to address three different but related issues (transfers of development rights, antiquated subdivisions, and farm worker housing), and that three separate ordinances should be prepared.

Regarding the last point, staff agrees that different issues require the need for separate ordinances. The Board of Supervisors has indicated that the preparation of an ordinance that would allow the clustering of agricultural housing is a priority for the implementation of the General Plan. As such, staff is recommending that a clustered housing ordinance be forwarded to the Board of Supervisors at this time, and that other separate ordinances dealing with Transfers of Development Rights and the need for more farm worker housing be pursued as a part of the comprehensive Zoning Code update.

Revised Ordinance

Since the Planning Commission workshop at the last meeting on September 9, 2010, staff has revised the proposed Clustered Agricultural Housing Ordinance (**Attachment A**) in response to concerns voiced by a commissioner and by County Counsel regarding the “adjacent parcels under common ownership” requirement. It was pointed out that the common ownership requirement could be circumvented by two adjacent landowners, or a single developer, creating a limited liability corporation to include two or more adjacent properties for the purposes of applying for a subdivision under the proposed ordinance.

Consequently, staff has revised the previous ordinance to allow two or more adjacent landowners to apply jointly under an application. As in the previous ordinance, only lands where a majority of the on-site soils are considered prime would be eligible. The ordinance has also been strengthened to require that one or more of the adjacent parcels must be at least 40 acres in size, and that the smaller parcel must be less than 20 acres but more than 5 acres and must be in active cultivation.

This added requirement will preclude applications involving only relatively small parcels that are already occupied by rural residences, such as already exist around the County Airport, along River Road in Clarksburg, or in other areas that have experienced prior subdivision of agricultural lands. The purpose of the ordinance is to address small lots under active cultivation surrounded by much larger agricultural parcels, not to allow more housing developments within rural residential areas that are already in a relatively small lot pattern.

The revision of the Clustered Agricultural Housing Ordinance to allow joint applications by two or more adjacent landowners would allow more landowners to potentially participate in the voluntary program. Staff estimated that the previous ordinance, which restricted the program to two or more adjacent parcels under common ownership, could have been used by only approximately 3% to 5% of all landowners in the agricultural area, or about 200+ landowners out of the total of 6,655 agricultural parcels (prime and non-prime) in the unincorporated area.

With the ordinance revisions to allow applications by adjacent parcels under different ownerships, and excluding the 1,381 smallest agricultural parcels under 5 acres (most of which are ranchette home sites), staff estimates that the number of agricultural parcels that could be eligible to participate if the owners chose to would be in the range of 1,000. This estimate is based on subtracting out non-prime parcels from the 1,206 eligible small parcels between 5 and 20 acres in size in the unincorporated area (Table 1). The eligible parcels make up about 15% of all agricultural parcels in the county.

Table 1

Yolo County Small (Less Than 20 Acre) Parcels Under Common and Different Ownership

Size and Ownership of Agricultural Parcel	Parcel Count	Total Acres	% of All Ag Parcels
Less than 20 acres under common ownership with adjacent parcel	204	15,436	3.0%
Less than 20 acres not under common ownership with adjacent parcel	2,383	14,520	35.8%
-- Sub-total: all parcels under 20 acres	2,587	17,419	38.9%
Very small parcels under 5 acres	1,381	3,018	20.8%
-- Sub-total: all parcels 5 to 20 acres	1,206	14,401	18.1%
Total - all ag zoned parcels	6,655	599,086	100.0%

Note: Includes all prime and non-prime lands.

The approximately 1,000 parcels that meet the criteria of one small parcel and at least one larger adjacent parcel under common ownership, or able to enter into a partnership with an adjacent neighbor, are scattered throughout the prime farmlands of Yolo County and also concentrated in some key areas (**Attachment D**). A large portion of the existing small parcels, including ineligible parcels of 5 acres or less, are located in areas that have historically seen smaller parcel sizes or have experienced ranchette development in the past, e.g., the Capay Valley, the Monument Hills (where 5-acre ranchettes are allowed), the area around the County Airport west of Davis, around Winters and Esparto, west of Woodland, and in the Dunnigan Hardwoods subdivision.

Staff estimates approval of projects under the proposed clustered agricultural housing ordinance could result in a limited number of new small “ranchette” lots created in the unincorporated agricultural areas. The number of new housing units that would be expected to be created in any given year would be small, in the range of 10 to 25 units, based on how few owners would choose to apply for subdivisions under the ordinance. Staff expects that a significant portion of the landowners eligible to apply under the clustered housing ordinance would not pursue an application because of the requirement that at least 85 percent of the remainder parcel must be placed in a permanent agricultural conservation easement.

The addition of 10 to 25 units would be within the projected growth rate for the unincorporated agricultural areas, as documented in the recently approved 2030 Yolo Countywide General Plan. The 2030 Yolo Countywide General Plan assumes an average of 70 new farm dwellings will be built in the rural area of Yolo County outside the existing towns.

The proposed ordinance is proposed to “sunset” after a period of four years, after which its effectiveness would be evaluated.

OTHER AGENCY INVOLVEMENT

As noted in the previous September 9, 2010 staff report, the Clustered Agricultural Housing Ordinance has been reviewed by the Ag Working Group and several of the citizens’ advisory committees over the last several months. At their meeting on August 26, 2010, the Group recommended that the proposed single ordinance be divided into three separate ordinances addressing: (1) antiquated subdivisions; (2) farm worker housing; and (3) small parcels in the ag areas. The Group feels that the first two issues above are more important to address than the third issue. The Group also believes staff should investigate the possibility of a transfer of development rights program that would allow a landowner with multiple parcels, not necessarily adjacent to each other, to send development credits for homes from one parcel to another to accomplish the clustering objective.

With the proposed revisions, staff believes that the proposed ordinance provides a beneficial alternative pattern of rural residential development for antiquated subdivisions and existing small lots. As previously indicated by staff, the creation of a transfer of development rights program is being deferred due to the difficulties involved in creating sufficient incentives and designating receiving areas. Finally, the issue of farm worker housing will require a broad array of tools and programs, which will be developed by staff in a separate proposal.

Two citizens committees have submitted written comment letters. The Capay Valley Citizens Advisory Committee sent a letter in opposition to the ordinance. The Dunnigan Advisory Committee voted to support the ordinance. Although they did not send a letter, the Clarksburg Advisory Committee indicated their general support of the proposed ordinance at their August 12 meeting. And an individual member of the Yolo-Zamora Advisory Committee (Charla Parker) has submitted a letter that is critical of the ordinance.

County Counsel has reviewed the draft ordinance and recommended numerous edits which have been incorporated.

An Initial Study/Negative Declaration (IS/ND) was prepared to comply with the California Environmental Quality Act. It was circulated for a 30-day review period from approximately August 30 through September 30, 2010. No comments were received on the IS/ND.

ATTACHMENTS

- A: Draft Clustered Agricultural Housing Ordinance
- B: Example #1 of Clustered Agricultural Housing Project
- C: Example #2 of Clustered Agricultural Housing Project
- D: Map of Agricultural Parcels by Size
- E: Initial Study/Negative Declaration

ATTACHMENT A

Clustered Agricultural Housing Ordinance Draft 10-14-10

(Changes from previous 8-20-10 draft are shown in ~~strikeouts~~ and underline)

Add the following new section to Article 24 General Provisions, of Chapter 2, Title 8 of the Yolo County Code:

Section 8-2.2418 Clustered Agricultural Housing

(a) Purpose.

The General Plan includes policies to preserve agriculturally zoned lands in Yolo County and to maintain and enhance the farm economy. This Section implements those policies by allowing the concentration of existing agricultural home sites into compact areas, while merging the remainder farmland into large tracts that can be permanently protected for future agricultural use. This reduces the potential for dispersed ranchette-type homes that tend to interrupt more efficient and economically feasible patterns of farming.

This Section establishes a set of regulations that allows for and encourages clustering of home sites for agricultural family members and for farm workers on smaller parcels than allowed by the current zoning, while ensuring the long-term preservation of adjoining agricultural resources. This clustering regulation serves as an alternative to a conventional rural subdivision, which splits farms or ranches into individual home sites that conform with typical minimum parcel sizes of 40, 80, or 160 acres. This Section allows an agricultural land owner that meets the criteria to apply for a subdivision of land that would result in two additional lots, one of which would be a “remainder agricultural parcel.”

(b) Definitions.

“Clustered agricultural housing project” shall mean two or more agricultural parcels that are adjacent and under common ownership, or under joint application, at least one of which is 20 acres or less in size but more than five (5) acres and is in active cultivation, and one of which is at least 40 acres in size, and which are all included in an application to create a clustered agricultural housing project. The “clustered agricultural housing project” includes all of the lands that are subdivided to create clustered housing parcels not to exceed ~~2.5~~ 4.0 acres each, as well as the larger “remainder agricultural production parcel.”

“Remainder agricultural parcel.” Concurrent with the subdivision of qualifying agricultural lands to create one or more clustered housing parcels not to exceed ~~2.5~~ 4.0 acres each, the remaining large agricultural parcel(s) are the “remainder agricultural parcel.” The “remainder agricultural production parcel” shall be no less than 85 percent in size of the total acreage included in the application, prior to subdivision and shall meet the minimum lot size requirements for a new parcel in the applicable agricultural zone.

(c) Lands eligible for clustering.

1. This Section applies to lands located in the current Agricultural Preserve (A-P) or Agricultural General (A-1) zones, and all future agricultural zones that may supersede the A-P and A-1 zones, which meet the criteria listed in (2) and (3), below.
2. Subject to subsection (3), below, parcels are eligible for clustering if one of the following criteria is met:
 - i. One or more of the parcels that are adjacent and under common ownership, which are included in the application, are 20 acres or less in size but more than five (5) acres and is in active cultivation, and a larger parcel is at least 40 acres in size and consists of a majority of prime agricultural soils; or
 - ii. One or more of the parcels that are adjacent and not under common ownership, but which are included jointly in the application, are 20 acres or less in size but more than five (5) acres and is in active cultivation, and a larger parcel is at least 40 acres in size and consists of a majority of prime agricultural soils; or
 - iii. A majority of the parcels that are adjacent and under common ownership, or are not under common ownership but which are included jointly in the application, are located in an existing small lot or antiquated subdivision and some or all of the lots have been found to be legal lots of record through the issuance of a Certificate of Compliance.
3. Parcels are not eligible for clustering if any of the following criteria apply:
 - i. The parcel(s) are located within an adopted city Sphere of Influence, Urban Limit Line, or Growth Boundary, unless the City or other affected agency does not object to the proposal.
 - ii. The parcel(s) are subject to an existing agricultural, habitat, or other type of conservation easement that restricts use of the land.

(d) Permits required.

1. All clustered agricultural housing applications shall be accompanied by a rezoning application for the proposed housing parcels; and a Tentative Parcel or Subdivision Map. The rezoning application shall include a request to rezone the newly created small lots from A-1 or A-P (or successor zoning districts) to a new Agricultural-Clustered Residential (A-CR) zone or other appropriate zone that is determined compatible with the new use by the County. The Tentative Parcel or Subdivision Map shall include the remainder agricultural production parcel as a designated parcel of the Map, not as a “remainder parcel” as the term is used in section 66424.6 of the State Subdivision Map Act.
2. If the parcel(s) to be subdivided for clustering are within the A-P zone and are under an active Williamson Act contract, the following applications must be filed concurrently with the applications for clustering: a Notice of Non-renewal for all the land under a single contract; a Williamson Act Contract Cancellation for the portion of the land to be subdivided into smaller lots; and a Successor Agreement to place the remainder agricultural production parcel under a new Williamson Act contract (unless the Williamson Act program has been discontinued by the County).

(e) Application content.

The application for a clustered agricultural housing project shall include, but not be limited to, the following:

1. A written explanation by the applicant, accompanied by technical studies, as needed, to prove compliance with all the development standards specified in Section 2.2418(f);
2. A graphic and written demonstration of conventional subdivision qualification pursuant to Title 8, Chapter 1 Land Development;
3. A detailed schedule for the filing of a final Parcel or Subdivision Map and an accompanying conservation easement.
4. Verifiable demonstration of ongoing agricultural use of the property including the remainder production agricultural parcel over the ten years preceding the application;
5. Detailed description of, or a draft, conservation easement for the remainder agricultural production parcel.
6. Submittal of a hydrogeologic report that demonstrates there are adequate water resources to support the home sites and continued agricultural production, unless the Planning or Environmental Health Director has determined that evidence has shown that no water resource limitations exist in the vicinity of the project site; and
7. A draft copy or description of any Covenants, Conditions, and Restrictions that are proposed to establish a Homeowner's Association for the cluster project.

(f) Development standards for clustered agricultural housing.

The design and development of a clustered agricultural housing project shall be consistent with the following standards:

1. Type of housing. The following types of housing are allowed in a clustered agricultural housing project: single family homes subject to any size limitations set by other Sections of this Chapter; duplexes; and farm worker housing projects consistent with State laws and other Sections of this Chapter.
2. Minimum size of the remainder agricultural production parcel. Following subdivision and creation of the clustered agricultural housing project, the resulting remainder agricultural production parcel(s) shall be no less than 85 percent in size of the total lands prior to subdivision.
3. Merger of remaining substandard parcels. The subdivision approved to create the home site(s) or parcel(s) shall include the mandatory merger of any existing and remaining adjacent parcels under common ownership that are substandard in size, as defined by the underlying zoning district.
 - a. Number of home site units or parcels created. The maximum number of home site parcels allowed in a clustered agricultural housing project application, that is not an existing antiquated or small lot subdivision, shall be no more than the existing number of legally established parcels within the area of the proposed subdivision plus two parcels, one of which will be the designated remainder agricultural parcel. The maximum number of home site parcels allowed in a clustered agricultural housing project application, that includes an existing antiquated or small lot subdivision, shall be no more than the number of lots that have been found to be legal lots of record through the issuance of a Certificate of Compliance.

5. Home site or parcel size. A clustered agricultural housing site or parcel shall normally be a maximum of 2.5 acres, assuming a single family home, duplex, or small to medium-sized farm worker housing project. Larger parcels sizes may be required to accommodate agricultural buffers or farm worker housing project, with a maximum residential cluster parcel size of ~~5.0~~ 4.0 acres.
6. Site design and avoidance of best prime land. Clustered agricultural housing shall be located and clustered to provide the maximum protection of the best prime productive agricultural land located both on- and off-site. Clustered agricultural housing should be located on land with the lowest agricultural viability, as documented by a Storie or LESA rating, to the maximum feasible extent.
7. Parcel layout. The clustered agricultural housing parcels shall be configured so that property lines are immediately adjacent and physically contiguous to each other and located within a single cluster development area. A maximum of two clustered development areas may be approved if such a design reduces environmental impacts.
8. Housing development confined. Clustered agricultural housing development shall be confined to the newly created parcel(s) boundaries. Housing development components include, but are not limited to, housing units, accessory structures, roadways and access drives, water and wastewater systems, agricultural buffers, drainage basins, and any other areas of the project site that may be removed from agricultural production to accommodate the proposed clustered housing project. Shared use of existing access roads or driveways, water systems, wastewater treatment, storm water drainage, and other common infrastructure shall be provided to the greatest feasible extent.
9. Second or Ancillary Units Allowed. Second or ancillary housing units may be allowed through issuance of a Use Permit on any small lots created through subdivision by this ordinance, if the second units meet environmental health and other standards set forth in the Yolo County Code and other applicable laws and regulations and are no more than 1,200 square feet in size, not counting the garage.
10. Access. Clustered developments in compliance with this Section shall be allowed only on properties with access to an existing paved, county or state maintained road. Home site parcels shall be located as close as possible to existing access roads, and significant new road or driveway development that takes farmland out of production shall be avoided to the extent feasible.
11. Interior Road and Utilities. Unless otherwise required by the County, all interior roads and utilities shall be privately-owned and maintained and the applicant shall demonstrate through draft Conditions, Covenants and Restrictions or other means that the project residents shall maintain all private roads and utilities for the life of the project at their own expense, without any financial support of the County.
12. Agricultural buffers. Residential building sites and access drives shall maintain a sufficient buffer separation from adjacent and on-site agricultural operations and exterior property lines, to reduce any significant land use compatibility impacts affecting on-site or off-site agricultural operations, including but not limited to trespass by persons or domestic animals, vandalism, and complaints about agricultural practices. The width of buffers shall be consistent with the agricultural buffer policies adopted in the General Plan, i.e., not less than 100 feet. All agricultural buffers shall

normally be located within the clustered agricultural housing project, unless approved by the County and the property owner on the adjacent remainder agricultural production parcel. Fencing shall be provided, as required by the County.

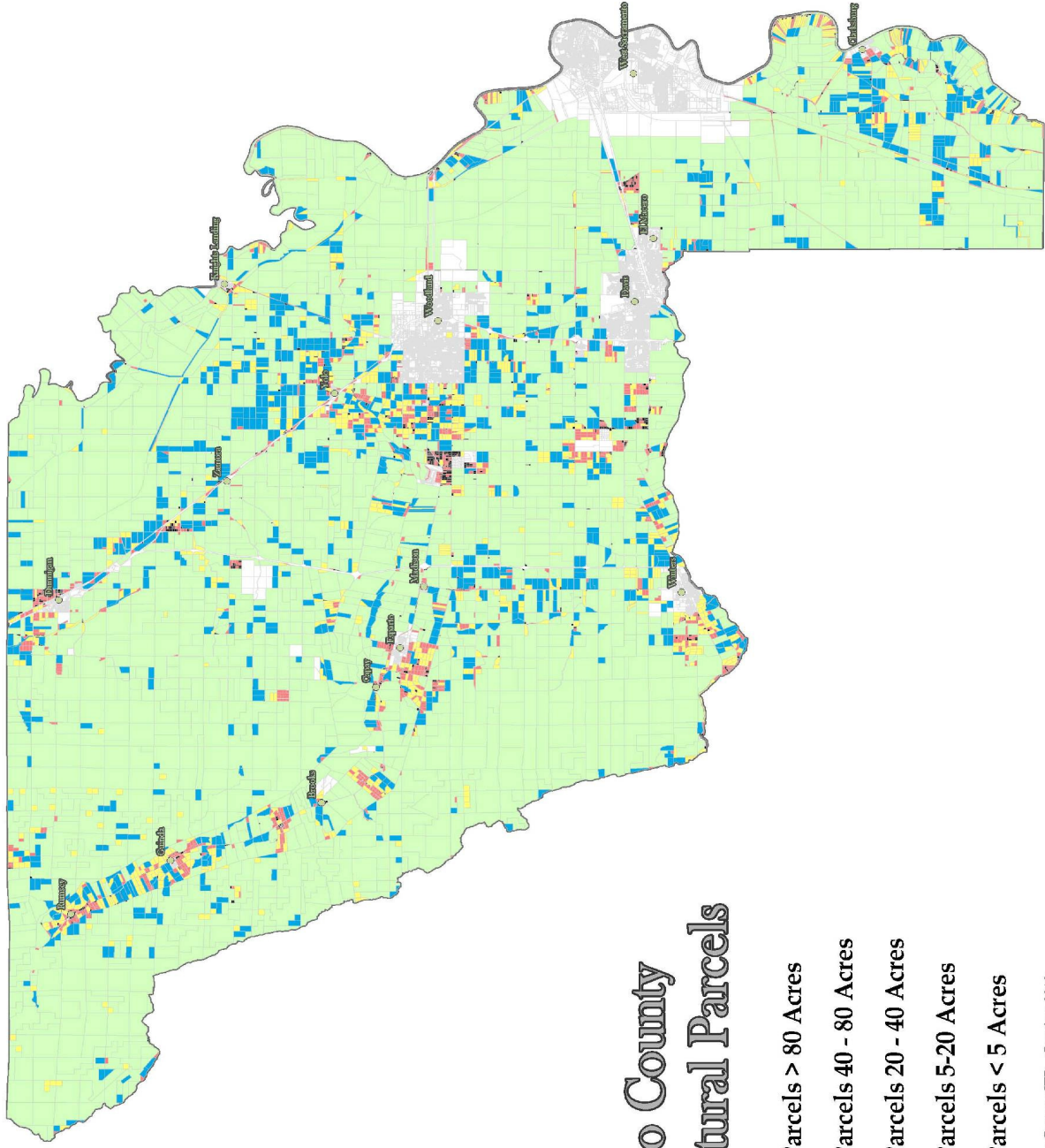
13. Visual resources. Roads and building sites shall be located to minimize site disturbance and visibility from public roads and viewing areas.
14. Habitat protection. Clustered agricultural housing development shall be located and designed to ensure maximum protection of sensitive habitats such as Swainson's hawk habitat and wetlands.

(g) Conservation of remainder agricultural production parcel.

No clustered agricultural housing development shall be approved without an easement that assures the permanent conservation for agricultural use of the remainder agricultural production parcel that is created as part of the project. The required conservation easement shall be maintained in perpetuity, and the terms and minimum requirements for the conservation easement recorded to satisfy the requirements of this provision shall be at least as stringent as those set forth in Section 8-2.2416 of this Chapter. The conservation easement shall be recorded concurrent with the Parcel or Final Map that creates the subdivision.

(h) Homeowners association.

A homeowners association, or other suitable organization as approved by the County Counsel, shall be formed and membership shall be mandatory for each buyer and successive buyer of each of the clustered agricultural housing units. The homeowners association shall be responsible for, at a minimum, the permanent maintenance of areas held in common, if any, by the homeowners. In addition, the homeowners association shall be responsible for ensuring the permanent protection of the agricultural buffer and protection of the adjacent agricultural uses from trespass, vandalism, and complaints about agricultural practices from those residing within the home sites created by the subdivision. An assessment system involving all home site residents, or other form of subsidy, shall be required to ensure compliance with this provision.



Yolo County Agricultural Parcels

- Ag Parcels > 80 Acres
- Ag Parcels 40 - 80 Acres
- Ag Parcels 20 - 40 Acres
- Ag Parcels 5-20 Acres
- Ag Parcels < 5 Acres

Produced by Yolo County ITD - October 2010
 Data Source: Yolo County

EXAMPLE #1

Existing: 11 parcels recognized through Certificates of Compliance, each separately deeded, varying from 10 acres to 80 acres. Nine of the 11 parcels are currently undeveloped, all are prime farmland and actively cultivated, and under single ownership.



ATTACHMENT C

FOUR EXAMPLES OF CLUSTERED AG HOUSING PROJECTS

Status Quo: Each of 9 undeveloped parcels has a home built upon it, placed wherever the owner wants. This nearly eliminates the ability to do any aerial spraying on the 8 undeveloped parcels to the west. If the Ag Cluster Ordinance is not adopted, this is the likely ultimate outcome.

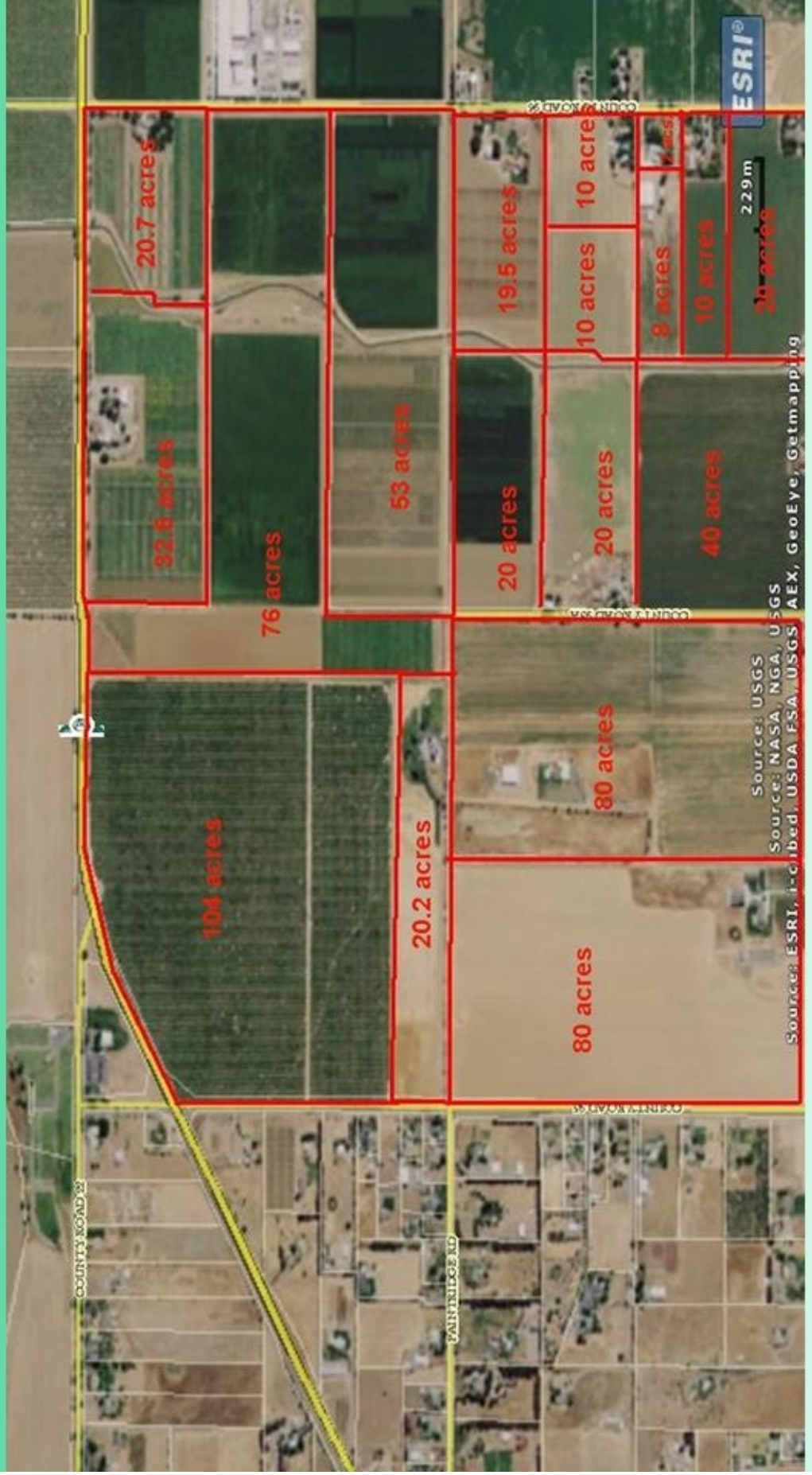


Clustered subdivision: Eight of the 11 parcels are merged and re-subdivided, creating eight 2.5-acre home site parcels and a 140-acre remainder that is placed into a permanent conservation easement. Three other parcels could have also been included.



EXAMPLE #2

Existing: Mixture of still cultivated ag parcels and residences along Route 16 east and south of Monument Hills



Clustered subdivision: Three adjacent ag parcels of 76, 53, and 20 acres are merged and re-subdivided, creating four 2.5-acre home site parcels and a 139-acre remainder that is placed into a permanent conservation easement.



EXAMPLE #3

Existing: Mixture of moderate sized ag parcels adjacent to larger parcels along Cache Creek south of town of Yolo



Clustered subdivision: The adjacent ag parcels of 12.5 and 115 acres are merged and re-subdivided, creating three 2.5-acre home site parcels and a 122.5-acre remainder that is placed into a permanent conservation easement.



ATTACHMENT D

INITIAL STUDY/NEGATIVE DECLARATION



**YOLO COUNTY
PLANNING AND PUBLIC WORKS DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION
FILE # 2010-032**

CLUSTERED AGRICULTURAL HOUSING ORDINANCE

September, 2010

Initial Environmental Study/ Negative Declaration

1. **Project Title:** Zone File No. 2010-005 (Clustered Agricultural Housing Ordinance)
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:**
Eric Parfrey, Principal Planner
(530) 666-8043 or
eric.parfrey@yolocounty.org.
4. **Project Location:** Voluntary program could apply to approximately 1,500 to 2,000 parcels in unincorporated Yolo County (see Figure 1)
5. **Project Sponsor's Name and Address:**
Yolo County
6. **General Plan Designation(s):** Agriculture (AG)
7. **Zoning:** Agricultural General (A-1) and Agricultural Preserve (A-P)
8. **Description of the Project:** Adoption of an ordinance that would allow landowners of adjacent lots, one of which is 20 acres or less, and one of which is at least 40 acres, to cluster ag housing in one corner of a parcel in return for placing a conservation easement on the remainder of the property, see "Project Description" below
9. **Surrounding Land Uses and Setting:** agriculture
10. **Other public agencies whose approval is required:** none
11. **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

Proposed Ordinance

The “project” analyzed in this Initial Study/Negative Declaration is adoption of the Clustered Agricultural Housing Ordinance. The proposed Clustered Ag Housing Ordinance would allow landowners of adjacent lots, one of which must be 20 acres or less, to cluster a limited number of small-lot agricultural housing in one corner of a parcel in return for placing an agricultural conservation easement on the remainder of the property. (See text of the proposed ordinance in Attachment A to this Initial Study.) The cluster ordinance is needed to ensure that development of substandard lots or in an antiquated subdivision in an agricultural area would not automatically result in numerous large ranchette lots spread across the farm or ranch, as opposed to the clustering of the homes in one corner of the property.

The ordinance is intended to implement specific agricultural policies included in the Countywide 2030 General Plan, which was adopted in November, 2009. The updated plan emphasizes the concept of “clustering” housing in the agricultural areas, as a way to reduce impacts to agricultural activities (see discussion of General Plan policies in Section X. Land Use, of this Initial Study). The General Plan also encourages smaller parcels of 20 acres or less to be merged into larger productive farming units.

The Clustered Agricultural Housing Ordinance is a voluntary program that would be available to a portion of the approximately 1,500 to 2,000+ landowners of prime lands in the agricultural area that own one small parcel (20 acres or less) of prime agricultural land and also own one or more larger parcels that are directly adjacent to the small parcel, or who could enter into a joint partnership with a neighboring larger land owner. Only parcels that are located on prime lands and that are located adjacent to larger parcels (not another small parcel) would be eligible. See Table 1, below.

Table 1

**Yolo County
Small (less than 20 acre) Parcels
Under Common and Different Ownership**

Size of Agricultural Parcel	Parcel Count	Acres	% of All Ag Parcels
Less than 20 acres under common ownership	109	916	1.6%
Less than 20 acres not under common ownership	2,478	14,520	37.2%
Total – all parcels under 20 acres	2,587	17,419	38.9%
Total - all ag parcels	6,655	599,086	100.0%

Note: Includes all prime and non-prime lands. The parcels under common ownership is a sampling of the County database and may not include all the parcels that fit the criteria. The sampling represents those parcels with owner names that appear the same in the ownership data. Data does not include antiquated subdivisions that have not been recognized by the County.

The 1,500 to 2,000 parcels that meet the criteria of one small parcel and at least one larger adjacent parcel under common ownership, or able to enter into a partnership, are scattered throughout the prime farmlands of Yolo County and also concentrated in some key areas (Figures 1 and 2). An unknown but significant portion of the existing small parcels are located in areas that have historically seen smaller parcel sizes or have experienced ranchette development in the past, e.g., the Capay Valley, the Monument Hills (where 5-acre ranchettes are allowed), the area around the County Airport west of Davis, around Winters and Esparto, west of Woodland, and in the Dunnigan Hardwoods subdivision.

Approval of projects under the proposed clustered agricultural housing ordinance could result in a limited number of new small “ranchette” lots created in the unincorporated agricultural areas. The number of new housing units that would be expected to be created in any given year would be small, estimate to be in the range of 10 to 25 units, based on how few owners would qualify to apply for subdivisions under the ordinance. The proposed ordinance would “sunset” after a period of four years, after which its effectiveness would be evaluated. The addition of 10 to 25 units would be within the projected growth rate for the unincorporated agricultural areas, as documented in the recently approved 2030 Yolo Countywide General Plan. The 2030 Yolo Countywide General Plan assumes an average of 70 new farm dwellings will be built in the rural area of Yolo County outside the existing towns.

Project Details

The Clustered Agricultural Housing Ordinance would be amended into the Yolo County zoning regulations (Title 8, Chapter 2 of the County Code). The ordinance would allow qualifying landowners to apply for permits, including subdivisions, to allow the clustering of small agricultural home sites, in return for agreeing to preserve the large “remainder” parcel for agriculture. Instead of allowing the dispersal of ranchette-type homes over a larger agricultural area, the development standards contained in the ordinance would require that home sites be clustered in one corner of the larger farm or ranch and be sited so as to minimize impacts to adjacent agricultural operations.

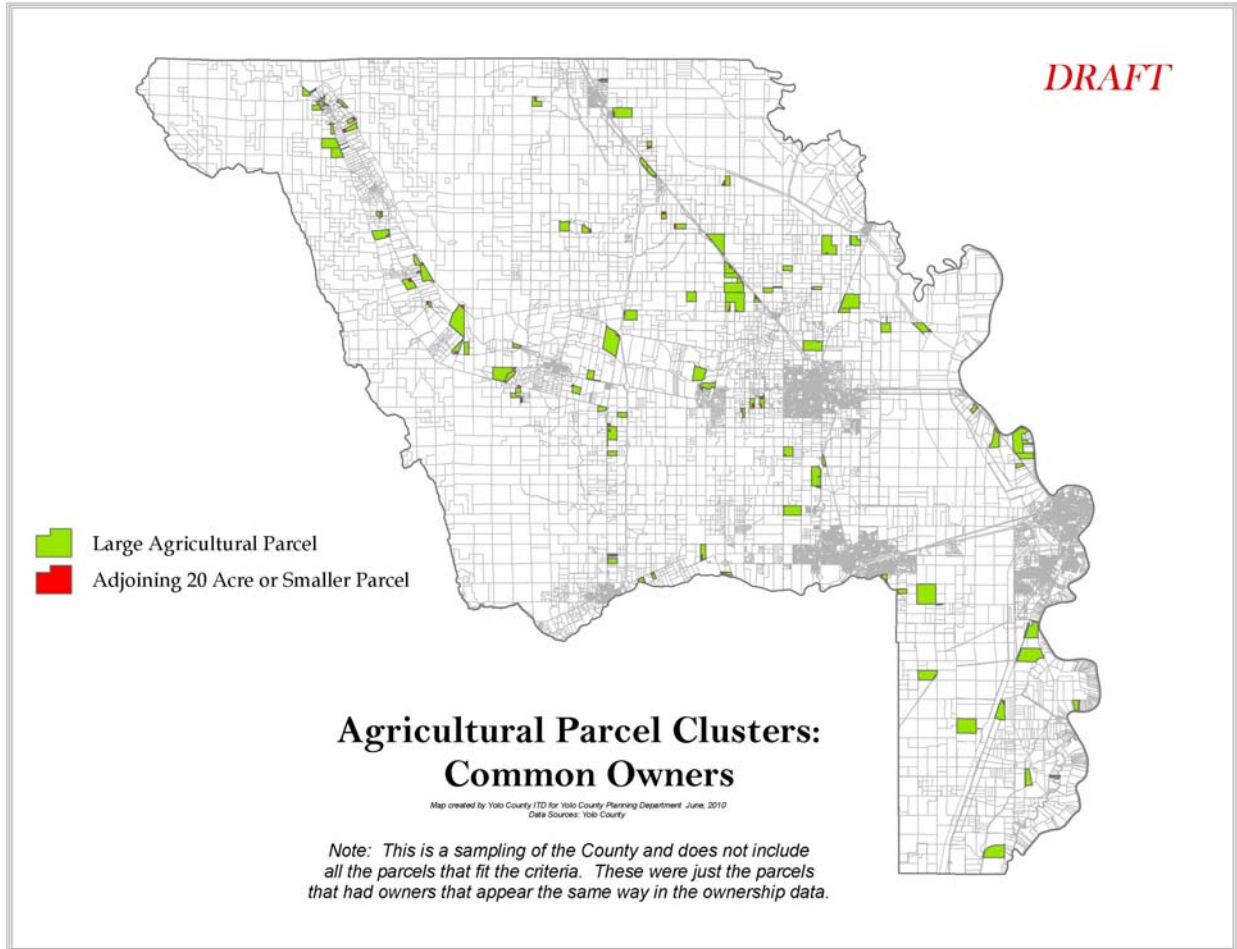
The applicants under the ordinance would be required to enter into a permanent agricultural conservation easement on the “remainder agricultural production” parcel that is left after one or more small home site lots have been created through a Tentative Parcel or Subdivision Map. The “remainder agricultural production” parcel would be required to amount to at least 85% of the total acreage of the farm or ranch before the subdivision occurred.

The maximum number of home site lots that could be created under the ordinance would be no more than the number of existing legal parcels within the area of the subdivision, plus two parcels. Ancillary or second units may be allowed on the newly created small parcels if the units meet environmental health and other standards.

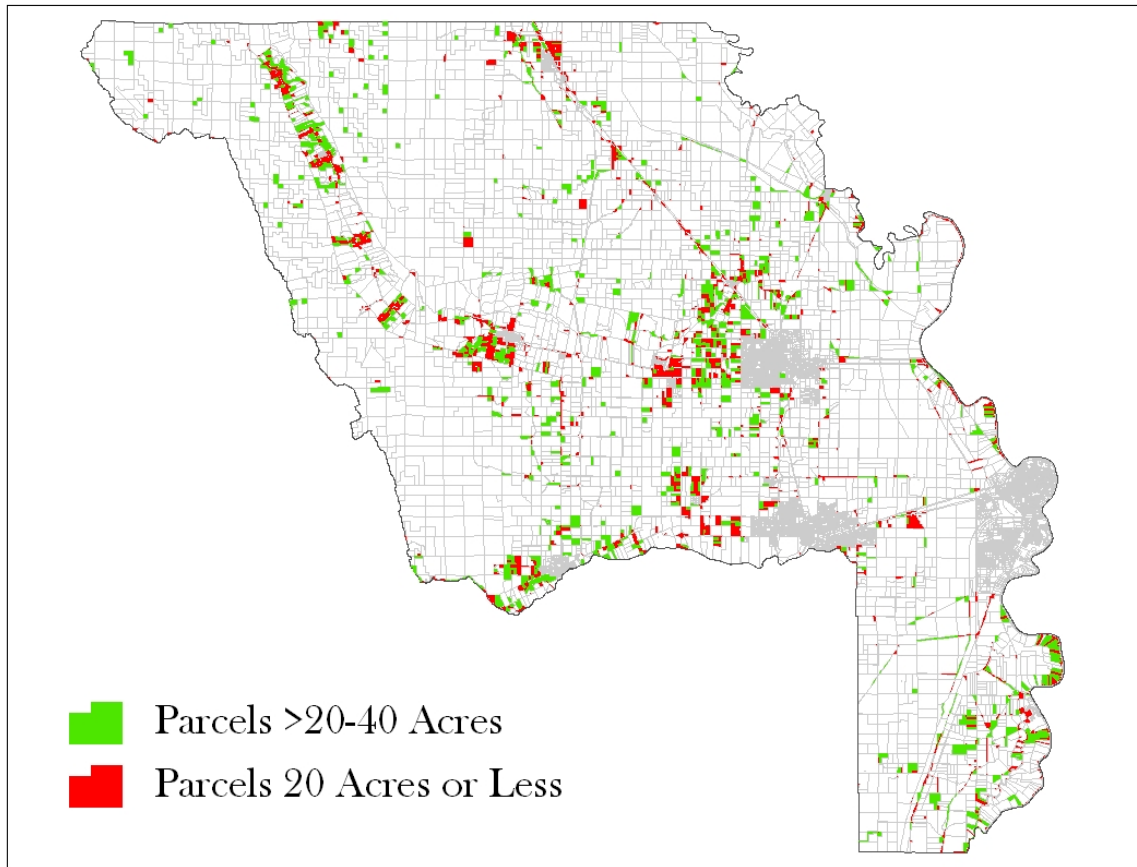
If the clustered agricultural housing project is located entirely within an antiquated subdivision and some or all of the lots have been found to be legal lots of record through the issuance of a Certificate of Compliance, the maximum number of clustered home site units or parcels is equal to the number of legal parcels that have been recognized by the County in advance of the clustered agricultural housing project.

FIGURE 1

MAP OF COMMON OWNERSHIPS



**FIGURE 2
MAP OF SMALL AND ADJACENT PARCELS
(NOT IN COMMON OWNERSHIP)**



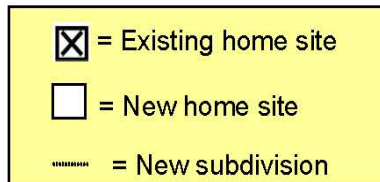
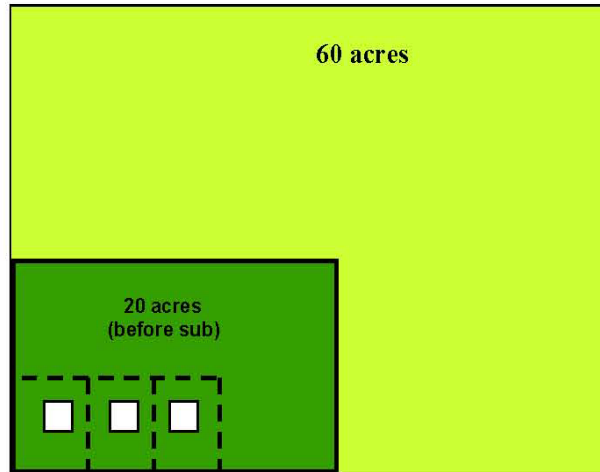
A hypothetical example of how the ordinance could be applied is illustrated in Figures 3 and 4 on the following pages.

In Figure 3, the landowner has two adjacent parcels of 20 acres and 60 acres and there are no existing homes. The owner could apply for a clustered ag housing project that would create up to three home site lots of up to 2.5 acres each clustered on the bottom half of the 20 acre parcel, close to the county road. The result would be to subdivide a total of 80 acres into (3) 2.5-acre lots, merge the remainder substandard ag parcel of 60 acres with 12.5 acres (left over from the 20-acre parcel) into one parcel of 72.5 acres, which would then be placed in an easement. Thus, the end result would be a subdivision that divided two parcels totaling 80 acres into four parcels, including a remainder parcel of 72.5 acres that would remain in agricultural production in perpetuity.

In Figure 4, two landowners have three adjacent parcels of 20 acres, 40 acres, and 60 acres and there is one existing home. The owners could apply jointly for a clustered ag housing project that would create up to four home site lots. In this case, the owners would apply for a subdivision to create three 2.5-acre lots clustered on the bottom half of the 20 acre parcel. The existing home could or could not be included within one of the created small lots. In this example, the existing home would continue to be a part of the larger remainder parcel. The subdivision map would create a remainder parcel that would merge the remaining portions of the three lots into one production parcel, consisting of 112.5 acres (the 60 acre and 40 acre lots are merged into the remaining 12.5 acres left from the 20 parcel after it was subdivided). A conservation easement would be placed on the 112.5 acres

FIGURE 3

**CLUSTERED AG HOUSING PROJECT
(TWO PARCELS)**



Existing: 2 parcels under common ownership, no existing home, zoned A-1 and A-P, 80-acre minimum parcel size

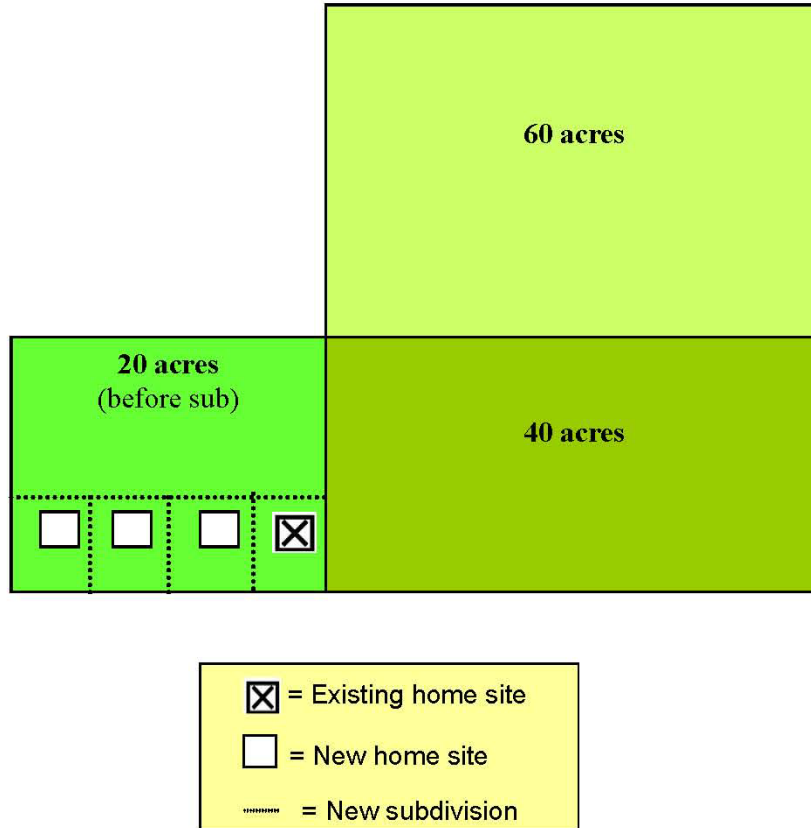
Proposal: Create a Clustered Ag Housing with (3) 2.5-acre lots, plus remainder parcel (total of 4 parcels)

Result: Subdivide 80 acres into (3) 2.5-acre lots, merge remainder substandard ag parcel of 60 acres with 12.5 acres into one parcel of 72.5 acres which is placed in an easement

Remainder ag parcel of 72.5 acres is conserved = 91% of total

FIGURE 4

**CLUSTERED AG HOUSING PROJECT
(THREE PARCELS)**



-
- Existing:** 3 adjacent parcels under common ownership, 1 existing home, zoned A-P, 80-acre minimum parcel size
- Proposal:** Create a Clustered Ag Housing project with (4) 2.5-acre lots, including 3 new home sites and a lot for the existing home, plus the remainder parcel (total of 5 parcels)
- Result:** Subdivide 120 acres into (4) 2.5 lots, merge remainder substandard ag parcels of 10 acres plus 40 acres plus 60 acres into one parcel of 110 acres which is placed in an easement
- Remainder ag parcel of 110 acres is conserved = 92% of total

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant Impact” (before any proposed mitigation measures have been adopted) 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: (To be completed by the Lead Agency)

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 in 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 a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, 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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner’s Signature

Date

Planner’s Printed name

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines 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 where 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 off-site as well as on-site, 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, then 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 is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "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, pursuant to 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, where 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.

I. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 within a state 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *No Impact.* Adoption of the Clustered Agricultural Housing Ordinance could result in the construction of a limited number of “ranchettes” on small lots clustered in some of the agricultural areas of Yolo County. The new homes would conform to existing zoning and building regulations and should not have a substantial adverse effect on existing scenic vistas.
- b) *No Impact.* Creation of new home sites should not damage scenic resources. Adoption of the ordinance could result in more protection of agricultural open space lands in the county.
- c) *No Impact.* The ordinance should not significantly affect the visual character of any site and surroundings. Development standards included in the ordinance require new home sites to be clustered to reduce impacts to agricultural lands and operations, so should not affect visual character and quality of the existing agricultural surroundings.
- d) *No Impact.* New homes should not provide any additional light and glare that would spill over onto adjacent properties, since development standards require light impacts to adjacent properties to be addressed in building permits.

II. AGRICULTURAL AND FOREST RESOURCES:

In determining whether impacts to 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 as an optional model to use in assessing impacts on agriculture and farmland. 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:

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, 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 a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 which due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to nonforest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

a) *Less than Significant Impact.* The Adoption of the Clustered Agricultural Housing Ordinance could result in the construction of a limited number of “ranchettes” on small lots, estimated to be 10 to 25 lots per year, some of which would represent a small reduction in prime farmlands. However, the main purpose of the ordinance is to require the preservation, through the placement of permanent agricultural conservation easements, on the remaining 85 percent of the affected farms or ranches, which would result in a significant net gain in the permanent protection of agricultural lands in unincorporated Yolo County.

b) *Less than Significant Impact.* The ordinance would require the cancellation of some Williamson Act contracts for lands subdivided into smaller home sites. However, all of these parcels (less than 20 acres) do not meet the current minimum parcel size set by Yolo County for entering into a Williamson Act contract (40, 80, 160, or 320 acres). Also, the larger parcels remaining (minimum of 85 percent of the total before subdivision) would be required to enter into Successor Agreements to remain in the Williamson Act.

c), d) *No Impact.* The proposed ordinance would apply to prime farmlands, and project would not affect any forest resources.

e) *No Impact.* The proposed project would not result in any other changes to forest or agricultural lands.

III. AIR QUALITY:

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:

- | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- e) Create objectionable odors affecting a substantial number of people?

Discussion of Impacts

a) through e) *No Impact*. 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. Yolo County is within the Yolo-Solano Air Quality Management District (YSAQMD). The district is currently a non-attainment area for ozone (State and Federal ambient standards) and Particulate Matter (State ambient standards). While air quality plans exist for ozone, none exists (or is currently required) for PM₁₀. The project site is in an attainment area for carbon monoxide (the State and Federal ambient standards are met), since Yolo County has relatively low background levels of carbon monoxide.

Adoption of the Clustered Agricultural Housing Ordinance could result in the construction of a limited number of “ranchettes” on small lots clustered in some of the agricultural areas of Yolo County. The addition of individual home sites for farmworkers or other agricultural families could help to provide housing closer to agricultural production, and reduce vehicle trips. The small number of expected new clustered homes should not contribute incrementally to the non-attainment of the air quality standards.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status 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 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, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

(a) through (f) *Less Than Significant Impact*. The limited number of new homes on clustered small lots that could be approved under the Clustered Agricultural Housing Ordinance would be permitted through the discretionary review process of a Use Permit, Rezoning, and Subdivision Map. Discretionary projects in Yolo County are reviewed for their potential impacts to wildlife habitat, including Swainson’s hawk foraging habitat, wetlands, etc. Applicable mitigation program would be applied to reduce any potential impacts during the application process and environmental review.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §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 §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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

(a) through (f) *No Impact*. The construction of a limited number of new homes in the agricultural areas, which have been subject to intensive farming operations, has a very low potential for impacting cultural resources. Standard conditions attached to discretionary project approvals would ensure that any impacts to cultural resources would be avoided.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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.				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

a) through e) *No Impact*. The construction of rural homes under the proposed ordinance would be subject to building permit standards, which should address any geological or soils issues that are specific to individual home sites. The small number of new homes that could result from the ordinance would be required to receive permits from the Environmental Health Department for adequate on-site wastewater and water systems.

VII. GREENHOUSE GAS EMISSIONS

- | Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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.? | | | | |

a) through c) *Less Than Significant Impact*. Adoption of the Clustered Agricultural Housing Ordinance could result in the construction of a limited number of “ranchettes” on small lots clustered in some of the agricultural areas of Yolo County. The number of new housing units that would be expected to be created in any given year would be small, estimate to be in the range of 10 to 25 units. The addition of individual home sites for farmworkers or other agricultural families could help to provide housing closer to agricultural production, and reduce vehicle trips. The small number of expected new clustered homes would contribute a less than significant incremental amount to greenhouse gas emissions

VIII. HAZARDS AND HAZARDOUS MATERIALS

- | Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| c) 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"/> |
| d) 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"/> |

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Emit hazardous emissions or handle 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"/> |
| f) Be located on a site which 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"/> |
| g) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project 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"/> |
| h) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) 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"/> |
| j) 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) through j) *No Impact*. Construction of new rural homes should not involve any hazardous materials and would not affect any nearby airports. Most agricultural areas, except for grazing, are not located in wildland areas and, therefore, would not be at risk from wildland fires.

IX. HYDROLOGY AND WATER QUALITY

- | Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Significantly deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be 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 which 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 which would result in substantial erosion or siltation on- 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 which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

e) Create or contribute runoff water which 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 which would impede or redirect flood flows?	<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) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) through (j) *No Impact*. The construction of rural homes under the proposed ordinance would be subject to building permit standards, which should address any water quality or hydrologic issues that are specific to individual home sites. Existing environment health standards related to well water quality tests, and percolation tests and design requirements for leachfields would ensure that no impacts to water quality would occur.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 the 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 type="checkbox"/>	<input checked="" 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 project would not divide any established community.

b) *No Impact*. The 2030 Yolo County General Plan contains numerous policies and programs strongly supporting the Williamson Act and local agriculture. In particular, the updated plan emphasizes the concept of “clustering” housing in the agricultural areas, in order to reduce impacts to agricultural activities. The proposed ordinance is consistent with the following policies:

Policy LU-2.3 Manage agricultural parcels of less than 20 acres, including antiquated subdivisions where appropriate, to create compatibility with surrounding agricultural uses to the greatest extent possible, including: 1) discourage residential development; 2) encourage lot mergers to achieve larger parcel sizes; 3) encourage clustering of units to preserve farmland and natural resources; 4) encourage transfers of development rights to

areas where additional farm dwellings are desired (e.g. organic farms that are labor intensive); 5) encourage deed restrictions, site design and development themes that support the agricultural use of the land; and 6) aggressively limit the impact of residential development where it does occur.

Policy LU-2.3 Prohibit the division of land in an agricultural area if the division is for non-agricultural purposes and/or if the result of the division will be parcels that are infeasible for farming. Projects related to clustering and/or transfers of development rights are considered to be compatible with agriculture.

Policy LU-3.8 The intent of allowing residences in the agricultural areas is to provide dwellings for those directly involved in on-site farming activity, including farm employees, the landowners and their immediate families. All such dwellings shall be encouraged to locate on lands unsuited for agricultural use and/or in "clustered" configurations to minimize the conversion of agricultural lands to any other uses.

Policy AG-1.7 Locate farm dwellings in a manner that protects both on-site and offsite agricultural practices. All dwellings in agriculturally zoned areas shall be encouraged to be located on portions of the parcel unsuitable for agricultural use and in "clustered" configurations.

Approval of projects under the proposed clustered agricultural housing ordinance could result in a limited number of new small "ranchette" lots created in the unincorporated agricultural areas. The number of new housing units that would be expected to be created in any given year would be small, in the range of 10 to 25 units, based on the relatively small number (1,500 to 2,000) owners that would qualify to apply for subdivisions under the ordinance. The addition of 10 to 25 units would be within the projected growth rate for the unincorporated agricultural areas, as documented in the recently approved 2030 Yolo Countywide General Plan. The 2030 Yolo Countywide General Plan assumes an average of 70 new farm dwellings will be built in the rural area of Yolo County outside the existing towns.

b) *No Impact.* The County does not have an adopted HCP or NCCP, although a draft plan is now being prepared by the Yolo County Joint Powers Agency. The proposed ordinance would not conflict with any of the existing mitigation requirements or policies of the Yolo County draft Draft HCP/NCCP.

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) *No impact.* The ordinance would not apply to mining areas designated as areas of significant aggregate deposits, such as Cache Creek, as classified by the State Department of Mines and Geology.

b) *No Impact.* See response to X(a).

XII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the 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) Exposure of persons to or generation of excessive groundborne vibration noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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) 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) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project 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) For a project within the vicinity of a private airstrip, would the project 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 (e) *No Impact*. The construction of rural homes under the proposed ordinance would be subject to building permit standards. Homes in rural areas should not cause or be affected by any noise issues, other than typical agricultural operations, which are protected under the existing Right to Farm ordinance.

XIII. POPULATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers 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)(b)(c) *No Impact*. The proposed ordinance would not induce substantial population growth in the area, would not displace any existing housing, and would not displace any people.

XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 time or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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), b) *Less Than Significant Impact.* Creation of home sites clustered in certain farm areas could have a less than significant impact in terms of generating slightly more calls for fire and police service.

c) to e) *No Impact.* The proposed ordinance should not increase the need for public services.

XV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have been an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a), b) *No Impact.* The ordinance would not affect any recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/> | <input checked="" 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"/> |
| d) Substantially increase hazards due to 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"/> |

a) through d), and f) *No Impact*. The addition of individual home sites for farmworkers or other agricultural families could help to provide housing closer to agricultural production, and reduce vehicle trips. The small number of expected new clustered homes would not contribute any noticeable trips to existing roadways and intersections. The addition of 10 to 25 units would be within the projected growth rate for the unincorporated agricultural areas, as documented in the recently approved 2030 Yolo Countywide General Plan. The 2030 Yolo Countywide General Plan assumes an average of 70 new farm dwellings.

e) *No Impact*. The development standards in the ordinance require adequate access, including emergency access.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 storm water 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"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which 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.

Discussion of Impacts

- a) through (j) *No Impact*. The small number of new homes that could result from the ordinance would have no impacts related to public utilities and public services. On-site wastewater and water systems would be provided. Existing environment health standards related to well water quality tests, and percolation tests and design requirements for leachfields would ensure that no impacts to private water or wastewater systems would occur.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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, 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 probably future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environment effects which 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, the project would have no impacts on environmental resources. No important examples of major periods of California history or prehistory in California would be affected; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated.
- b) *No Impact*. Based on the analysis provided in this Initial Study, the project would have no significant cumulative impacts.
- 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

Yolo County, 2009. *2030 Yolo Countywide General Plan*, November, as amended.

Yolo County, 2010. *Yolo County Zoning Ordinance, Title 8, Chapter 2 of the County Code*, as amended.

Yolo Solano Air Quality Management District, 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*.

ATTACHMENT A

Clustered Agricultural Housing Ordinance

Draft 9-13-10

Add the following new section to Article 24 General Provisions, of Chapter 2, Title 8 of the Yolo County Code:

Section 8-2.2418 Clustered Agricultural Housing

(a) Purpose.

The General Plan includes policies to preserve agriculturally zoned lands in Yolo County and to maintain and enhance the farm economy. This Section implements those policies by allowing the concentration of existing agricultural home sites into compact areas, while merging the remainder farmland into large tracts that can be permanently protected for future agricultural use. This reduces the potential for dispersed ranchette-type homes that tend to interrupt more efficient and economically feasible patterns of farming.

This Section establishes a set of regulations that allows for and encourages clustering of home sites for agricultural family members and for farm workers on smaller parcels than allowed by the current zoning, while ensuring the long-term preservation of adjoining agricultural resources. This clustering regulation serves as an alternative to a conventional rural subdivision, which splits farms or ranches into individual home sites that conform with typical minimum parcel sizes of 40, 80, or 160 acres. This Section allows an agricultural land owner that meets the criteria to apply for a subdivision of land that would result in two additional lots, one of which would be a "remainder agricultural parcel."

(b) Definitions.

"Clustered agricultural housing project" shall mean two or more agricultural parcels that are adjacent and under common ownership, or under joint application, at least one of which is 20 acres or less in size, and one of which is at least 40 acres in size, and which are all included in an application to create a clustered agricultural housing project. The "clustered agricultural housing project" includes all of the lands that are subdivided to create clustered housing parcels not to exceed ~~2.5~~ 4.0 acres each, as well as the larger "remainder agricultural production parcel."

"Remainder agricultural parcel." Concurrent with the subdivision of qualifying agricultural lands to create one or more clustered housing parcels not to exceed 2.5 acres each, the remaining large agricultural parcel(s) are the "remainder agricultural parcel." The "remainder agricultural production parcel" shall be no less than 85 percent in size of the total acreage included in the application, prior to subdivision and shall meet the minimum lot size requirements for a new parcel in the applicable agricultural zone.

(c) Lands eligible for clustering.

1. This Section applies to lands located in the current Agricultural Preserve (A-P) or Agricultural General (A-1) zones, and all future agricultural zones that may supersede the A-P and A-1 zones, which meet the criteria listed in (2) and (3), below.
2. Subject to subsection (3), below, parcels are eligible for clustering if one of the following criteria is met:

- i. One or more of the parcels that are adjacent and under common ownership, which are included in the application, are 20 acres or less in size and a larger parcel is at least 40 acres in size and consists of a majority of prime agricultural soils; or
 - ii. One or more of the parcels that are adjacent and not under common ownership, but which are included jointly in the application, are 20 acres or less in size and a larger parcel is at least 40 acres in size and consists of a majority of prime agricultural soils; or
 - iii. A majority of the parcels that are adjacent and under common ownership, or are not under common ownership but which are included jointly in the application, are located in an existing small lot or antiquated subdivision and some or all of the lots have been found to be legal lots of record through the issuance of a Certificate of Compliance.
3. Parcels are not eligible for clustering if any of the following criteria apply:
- i. The parcel(s) are located within an adopted city Sphere of Influence, Urban Limit Line, or Growth Boundary.
 - ii. The parcel(s) are subject to an existing agricultural, habitat, or other type of conservation easement that restricts use of the land.

(d) Permits required.

- 1. All clustered agricultural housing applications shall be accompanied by a rezoning application for the proposed housing parcels; and a Tentative Parcel or Subdivision Map. The rezoning application shall include a request to rezone the newly created small lots from A-1 or A-P (or successor zoning districts) to a new Agricultural-Clustered Residential (A-CR) zone or other appropriate zone that is determined compatible with the new use by the County. The Tentative Parcel or Subdivision Map shall include the remainder agricultural production parcel as a designated parcel of the Map, not as a "remainder parcel" as the term is used in section 66424.6 of the State Subdivision Map Act.
- 2. If the parcel(s) to be subdivided for clustering are within the A-P zone and are under an active Williamson Act contract, the following applications must be filed concurrently with the applications for clustering: a Notice of Non-renewal for all the land under a single contract; a Williamson Act Contract Cancellation for the portion of the land to be subdivided into smaller lots; and a Successor Agreement to place the remainder agricultural production parcel under a new Williamson Act contract (unless the Williamson Act program has been discontinued by the County).

(e) Application content.

The application for a clustered agricultural housing project shall include, but not be limited to, the following:

- 1. A written explanation by the applicant, accompanied by technical studies, as needed, to prove compliance with all the development standards specified in Section 2.2418(f);
- 2. A graphic and written demonstration of conventional subdivision qualification pursuant to Title 8, Chapter 1 Land Development;
- 3. A detailed schedule for the filing of a final Parcel or Subdivision Map and an accompanying conservation easement.
- 4. Verifiable demonstration of ongoing agricultural use of the property including the remainder production agricultural parcel over the ten years preceding the application;
- 5. Detailed description of, or a draft, conservation easement for the remainder agricultural production parcel.

6. Submittal of a hydrogeologic report that demonstrates there are adequate water resources to support the home sites and continued agricultural production, unless the Planning or Environmental Health Director has determined that evidence has shown that no water resource limitations exist in the vicinity of the project site; and
7. A draft copy or description of any Covenants, Conditions, and Restrictions that are proposed to establish a Homeowner's Association for the cluster project.

(f) Development standards for clustered agricultural housing.

The design and development of a clustered agricultural housing project shall be consistent with the following standards:

1. Type of housing. The following types of housing are allowed in a clustered agricultural housing project: single family homes subject to any size limitations set by other Sections of this Chapter; duplexes; and farm worker housing projects consistent with State laws and other Sections of this Chapter.
2. Minimum size of the remainder agricultural production parcel. Following subdivision and creation of the clustered agricultural housing project, the resulting remainder agricultural production parcel(s) shall be no less than 85 percent in size of the total lands prior to subdivision.
3. Merger of remaining substandard parcels. The subdivision approved to create the home site(s) or parcel(s) shall include the mandatory merger of any existing and remaining adjacent parcels under common ownership that are substandard in size, as defined by the underlying zoning district.
 - a. Number of home site units or parcels created. The maximum number of home site parcels allowed in a clustered agricultural housing project application, that is not an existing antiquated or small lot subdivision, shall be no more than the existing number of legally established parcels within the area of the proposed subdivision plus two parcels, one of which will be the designated remainder agricultural parcel. The maximum number of home site parcels allowed in a clustered agricultural housing project application, that includes an existing antiquated or small lot subdivision, shall be no more than the number of lots that have been found to be legal lots of record through the issuance of a Certificate of Compliance.
5. Home site or parcel size. A clustered agricultural housing site or parcel shall normally be a maximum of 2.5 acres, assuming a single family home, duplex, or small to medium-sized farm worker housing project. Larger parcels sizes may be required to accommodate agricultural buffers or farm worker housing project, with a maximum residential cluster parcel size of ~~5.0~~ 4.0 acres.
6. Site design and avoidance of best prime land. Clustered agricultural housing shall be located and clustered to provide the maximum protection of the best prime productive agricultural land located both on- and off-site. Clustered agricultural housing should be located on land with the lowest agricultural viability, as documented by a Storie or LESA rating, to the maximum feasible extent.
7. Parcel layout. The clustered agricultural housing parcels shall be configured so that property lines are immediately adjacent and physically contiguous to each other and located within a single cluster development area. A maximum of two

clustered development areas may be approved if such a design reduces environmental impacts.

8. Housing development confined. Clustered agricultural housing development shall be confined to the newly created parcel(s) boundaries. Housing development components include, but are not limited to, housing units, accessory structures, roadways and access drives, water and wastewater systems, agricultural buffers, drainage basins, and any other areas of the project site that may be removed from agricultural production to accommodate the proposed clustered housing project. Shared use of existing access roads or driveways, water systems, wastewater treatment, storm water drainage, and other common infrastructure shall be provided to the greatest feasible extent.
9. Second or Ancillary Units Allowed. Second or ancillary housing units may be allowed through issuance of a Use Permit on any small lots created through subdivision by this ordinance, if the second units meet environmental health and other standards set forth in the Yolo County Code and other applicable laws and regulations and are no more than 1,200 square feet in size, not counting the garage.
10. Access. Clustered developments in compliance with this Section shall be allowed only on properties with access to an existing paved, county or state maintained road. Home site parcels shall be located as close as possible to existing access roads, and significant new road or driveway development that takes farmland out of production shall be avoided to the extent feasible.
11. Interior Road and Utilities. Unless otherwise required by the County, all interior roads and utilities shall be privately-owned and maintained and the applicant shall demonstrate through draft Conditions, Covenants and Restrictions or other means that the project residents shall maintain all private roads and utilities for the life of the project at their own expense, without any financial support of the County.
12. Agricultural buffers. Residential building sites and access drives shall maintain a sufficient buffer separation from adjacent and on-site agricultural operations and exterior property lines, to reduce any significant land use compatibility impacts affecting on-site or off-site agricultural operations, including but not limited to trespass by persons or domestic animals, vandalism, and complaints about agricultural practices. The width of buffers shall be consistent with the agricultural buffer policies adopted in the General Plan, i.e., not less than 100 feet. All agricultural buffers shall normally be located within the clustered agricultural housing project, unless approved by the County and the property owner on the adjacent remainder agricultural production parcel. Fencing shall be provided, as required by the County.
13. Visual resources. Roads and building sites shall be located to minimize site disturbance and visibility from public roads and viewing areas.
14. Habitat protection. Clustered agricultural housing development shall be located and designed to ensure maximum protection of sensitive habitats such as Swainson's hawk habitat and wetlands.

(g) Conservation of remainder agricultural production parcel.

No clustered agricultural housing development shall be approved without an easement that assures the permanent conservation for agricultural use of the remainder agricultural production

parcel that is created as part of the project. The required conservation easement shall be maintained in perpetuity, and the terms and minimum requirements for the conservation easement recorded to satisfy the requirements of this provision shall be at least as stringent as those set forth in Section 8-2.2416 of this Chapter. The conservation easement shall be recorded concurrent with the Parcel or Final Map that creates the subdivision.

(h) Homeowners association.

A homeowners association, or other suitable organization as approved by the County Counsel, shall be formed and membership shall be mandatory for each buyer and successive buyer of each of the clustered agricultural housing units. The homeowners association shall be responsible for, at a minimum, the permanent maintenance of areas held in common, if any, by the homeowners. In addition, the homeowners association shall be responsible for ensuring the permanent protection of the agricultural buffer and protection of the adjacent agricultural uses from trespass, vandalism, and complaints about agricultural practices from those residing within the home sites created by the subdivision. An assessment system involving all home site residents, or other form of subsidy, shall be required to ensure compliance with this provision.