County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

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PLANNING COMMISSION STAFF REPORT **APRIL 14, 2011**

FILE #2011-004: Request for a Use Permit to construct and operate a new olive mill facility in Brooks for the local and regional processing of olive oil from fruit grown in the Capay Valley and surrounding area (Attachment A).

APPLICANT/OWNER: Rob Willis
Yocha Dehe Wintun Nation
PO Box 18
Brooks, CA 95606

LOCATION: 13790 State Highway 16, in Brooks, accessed off County Road 78 (APN: 048-010-007) (Attachment B).

GENERAL PLAN: Agriculture (AG)

ZONING: Agricultural Preserve (A-P)

FIRE SEVERITY ZONE: Moderate

SUPERVISORIAL DISTRICT: 5 (Supervisor Chamberlain)

FLOOD ZONE: A (area within the 100-year flood plain) and X (area outside the 100-year and 500-year flood plains)

SOILS: Zamora loam (Za) (Class I); Tehama loam (TaA), 0 to 2 percent slopes (Class II); Balcom silty clay loam (BaE2), 15 to 30 percent slopes, eroded (Class IV); Sycamore complex (Sv), drained (Class II); Tehama loam (TaB), 2 to 5 percent slopes (Class II); Marvin silty clay loam (Mf) (Class II)

ENVIRONMENTAL DETERMINATION: Negative Declaration

REPORT PREPARED BY:
Stephanie Cormier, Senior Planner

REVIEWED BY:
David Morrison, Assistant Director

RECOMMENDED ACTIONS

That the Planning Commission:

1. Hold a public hearing and receive comments;
2. Adopt the Initial Study/Negative Declaration prepared for the project in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment C);
3. Adopt the proposed Findings (Attachment D); and

4. Approve the Use Permit subject to the Conditions of Approval (Attachment E).

REASONS FOR RECOMMENDED ACTIONS

The proposed project will bolster the olive oil industry in the County, especially in the Capay Valley and surrounding region. Currently, there are well over 3,000 acres of olives actively producing fruit for olive oil in Yolo County, most of which is transported out-of-county for processing. The only olive oil processing facility currently located in Yolo County is a small, family-owned operation near Zamora, that does not have the capacity to take in additional fruit for processing.

The project also supports goals and polices in the 2030 Countywide General Plan that promote the regional consumption of locally grown food, and value-added agricultural processing, such as wineries and olive oil presses; the active marketing of Yolo County agricultural products; and tourism that showcases agricultural products and heritage in a manner complimentary to the rural environment. Additionally, the project is consistent with goals and policies in the 2010 Capay Valley Area Plan that support agri-tourism, and the promotion of the distinctive agricultural and recreational character of the region.

BACKGROUND

The applicant requests a Use Permit to operate an olive oil production facility in Brooks. The Yocha Dehe Wintun Nation is proposing to construct a new processing facility that would not only allow for the custom processing of fruit from their orchards (currently 81 producing acres), but would provide for the local and regional processing of fruit from other olive growers in the Capay Valley and surrounding vicinity. Current estimates show roughly 400± acres of olives are grown in the Capay Valley. Build-out of the project is expected to process approximately 1,500± acres of regionally grown olives.

The new production facility would be completed in three phases over a five-year period, or as the market dictates. Proposed operations at the olive mill facility include:

- The local and regional transporting of raw olives to the facility;
- Olive washing and press preparation;
- Olive pressing and/or crushing;
- Olive oil distribution to storage tanks;
- Bottling and commercial packaging; and
- Olive waste disposal.

The project consists of a single-story 13,287-square foot building, which would later be expanded to 22,386 square feet at project build-out. Mezzanines would be used as necessary to accommodate working operations. The mill would be housed in an approximately 40-foot high metal building that incorporates rural architectural features, consistent with the agrarian character of the area. The milling equipment, imported from Italy, would be state of the art and is expected to produce quality olive oil. The facility would be serviced by five full-time/seasonal employees, with an annual production period of approximately three to six weeks each year, and no more than three months at project build-out.

A public viewing area would be oriented to face the Blue Ridge mountain range, or "Seka Hills" (Seka means blue in the Wintun language). Surrounding the facility will be an approximately five-acre medium-density, active olive orchard. The mill's lounge will be open to the public for viewing of

the tank room, olive processing operations, and the surrounding orchards. The public area is intended as a waiting/observation area for growers utilizing the mill to crush, process, and bottle their fruit. The lounge/lobby area will also host a small retail operation for the tasting and sales of olive products. Olive oil tasting, occasional olive mill classes, and limited wine tasting is considered by the applicant to be incidental to the primary industrial use of the facility. Tasting events are expected to be offered approximately 12 times per year, hosting a maximum of 100 visitors per event. In comparison, recently approved projects for Taber Ranch Event Center and Park Winters allowed 50-100 events per year, with up to 300 guests per event.

Phase 1 of the project (first year) would be designed to accommodate the custom milling of olives already planted in the Capay Valley, which primarily includes the applicant's approximately 81 acres, with the facilities sized accordingly. Phase 1 would entail full site grading, drainage and utility installation to accommodate full project build-out, and the construction of approximately 13,287 square feet of building space.

Phase 2, expected in the second year, would accommodate additional olive orchard acreage in the Capay Valley (approximately 600 acres), and includes expansion of the building and olive processing to approximately 13,547 square feet to accommodate extra storage capacity and temporary tanking. Phase 3, anticipated in the fifth year, would accommodate a wider geographic area (approximately 1,500 acres), and includes expansion of the building and olive processing to approximately 22,386 square feet for the addition of a large tank room.

The project will require a Waiver and/or a State Wastewater Discharge Permit for agricultural irrigation or field spraying, and/or disposal of the olive processing wastewater. Additionally, Caltrans will require compliance with Caltrans' National Pollutant Discharge Elimination System (NPDES) permit for the design of a wastewater pond.

The facility is being designed to be sustainable and energy efficient. In addition to meeting the newly adopted 2010 CAL Green codes, some of the sustainability measures that are being considered include:

- Use of recycled steel for the building structure, including flooring materials and interior finishes;
- Use of fly ash admixtures in concrete to reduce cement content;
- Increased insulation levels in the conditioned building areas to reduce energy demand;
- Use of low-flow plumbing fixtures;
- Daylight harvesting with use of sky lights;
- Sustainable lighting strategies for interior and exterior lighting;
- Reclamation of process wastewater for irrigation use; and
- Maximization of the use of pervious and permeable surfaces to reduce runoff.

STAFF ANALYSIS

The approximately 67-acre subject property is currently in use as Yocha Dehe's farm and ranch operations, and includes various structures in use as office buildings and agricultural accessory storage. The remainder of the property, which is under a Williamson Act contract, is dry land farmed in wheat, oats, and/or safflower, and is occasionally used for cattle grazing. The property has historically been farmed in various crops. Two drainage watercourses traverse through the site along the west property line and near the east property line, which are tributaries to Cache Creek.

The olive mill is proposed to be constructed in the southeastern portion of the parcel, adjacent to the existing farm and ranch operations. Overall project development, including olive orchard and ornamental landscaping, parking, and detention pond, would consist of approximately 7.8± acres, plus an additional 2.3 acres of active olive orchard (for a total of 5.1 acres of medium-density olive orchard) (Attachment A).

As indicated in the Initial Study/Negative Declaration prepared for the project, no significant environmental impacts are expected to occur from the construction of the proposed project. The site is surrounded by agricultural uses to the north, south, east, and west. State Route 16 (SR 16), a locally designated scenic highway, lies to the east, along the eastern property boundary of the project site. Rural residences lie to the east and southwest, and properties containing active vineyards and orchards lie on the east side of SR 16. Most of the adjoining farmland is owned by the applicant and is dry farmed for wheat, oats, and safflower. The closest rural home sites are located on the other side (east) of SR 16, approximately 793 feet northeast and 1,274 feet southeast of the project site; another rural residence is located approximately 1,853 feet to the southwest.

Traffic and Parking

Traffic generated by the project would consist of olive transport trucks, employees, general business deliveries, local growers accessing the facility, and visitors. Most of the traffic would be generated during production, a span of three to six weeks beginning in October, and lasting no more than three months at project build-out. The project site and the proposed olive mill will be accessed by a newly constructed and relocated driveway off County Road 78, which is accessed off State Route 16. Existing traffic volumes on portions of SR 16 in the vicinity of the project site have been determined to have a Level of Service (LOS) B, or, stable operating conditions (between CR 78 and Arbuckle Rd), and LOS C, stable operating conditions with motorists affected by other vehicle interactions (between CR 78 and CR 85B).

The Yolo County 2030 Countywide General Plan Final Environmental Impact Report (FEIR) and Caltrans data (Caltrans, 2008) indicate that the existing average daily traffic volume on SR 16 between CR 87 and CR 78 is 6,700, which is equivalent to LOS C. Traffic volumes on SR 16 are forecast to increase to 20,000 average daily vehicle trips in the far future (2030), equivalent to LOS D, which represents a high-density but stable flow.

The applicant estimates that truck transports to the new olive mill during peak production (October) would occur approximately two to four times each day. This translates to a production time of less than one month during Phase 1 and up to three months at build-out (Phase 3) of the project. Traffic generated by employees commuting to the olive mill during production is estimated at approximately 10 daily vehicle trips, and up to 20 daily trips, if double shifts are necessary. This assumes that each employee drives alone to work, i.e., no ride sharing or alternative transportation. This traffic assumption does not consider that the project will also allow local growers to send their olives to the new local facility, thus reducing some long distance olive transport truck traffic that would otherwise occur as a consequence of sending Yolo County olives out of the county. Additionally, the facility may serve as a venue for hosting occasional tastings, for up to 100 visitors, approximately 12 times per year.

The addition of olive mill traffic to SR 16 is not anticipated to significantly affect existing and future level of service standards. However, the new olive mill traffic, including transport truck deliveries and the short-term heavy truck traffic associated with grading and construction activities, could affect County Road 78, which is a rural road primarily serving agricultural lands. Pavement widths and design features do not meet modern design standards (i.e., 12-foot vehicle lanes and four-foot

paved shoulders). Thus, the project will necessitate County standard lane widths and shoulders to reduce potential conflicts with existing agricultural traffic, and to improve public safety.

Conditions of Approval have been included that require the applicant to dedicate the necessary right-of-way for CR 78, which will be required to be improved from SR 16 to the new driveway location, in accordance with Yolo County Improvement Standards for a rural roadway. This includes construction of paved travel lanes and shoulders, and roadside ditches. Dedication shall also include the transition length necessary (west of the new driveway) to conform and connect to the existing centerline of CR 78. Relocation of the driveway will require a paved driveway connection with culvert to CR 78 as required per Yolo County Improvement Standards. The applicant will also be required to submit an encroachment permit application to Caltrans to construct improvements to the existing intersection at CR 78 and SR 16 to accommodate the widening, if necessary, as required by Caltrans. Any improvements will be required to be coordinated with the State Route 16 Safety Improvement Project.

Parking for the project will be designed to accommodate employee, visitor, and event parking, and will include accessible spaces and the necessary path of travel (See Attachment A).

Air Quality and Greenhouse Gas Emissions

Approximately 6.6 pounds of CO_2 are expected to be generated per each roundtrip truck transport from the delivery of raw olives from the Tribe's orchards to the facility, and 22.2 pounds from other Capay Valley orchards, during the project's first two phases, for an overall CO_2 production of 3,014 pounds generated by 150 roundtrip truck transports. This estimate is based on a diesel truck travel distance of one to five miles and 22 pounds of CO_2 per gallon of diesel fuel. According to the applicant, if the same raw olives grown in the Capay Valley or surrounding vicinity were trucked to facilities near Winters or Suisun City, each roundtrip truck trip would generate approximately 133.2 pounds of CO_2, for a total of 19,980 pounds of CO_2 during Phase 2 of the project. Phase 3 of the project will accommodate a greater regional area, i.e., 375 roundtrip truck deliveries traveling up to 30 miles and generating 32,984 pounds of CO_2.

In addition to reducing some long distance raw olive transport truck traffic that would otherwise occur as a consequence of sending Yolo County olives out of the County to a processing facility some miles away, the applicant is proposing to incorporate numerous "green" or energy efficient design features into the olive mill plans. Many of these design features will serve to reduce the level of energy consumed in the construction and operation of the project, which helps to reduce green house gas impacts associated with the project. A Condition of Approval will require that the project exceed Title 24 energy standards by at least 20 percent.

Wastewater Disposal System and Water Supply

Olive oil production in the project's first year (Phase 1) is expected to generate approximately 35,000 gallons of blackwater from the crushing of olives, and will use approximately 26,000 gallons of water for washing and cleaning (26,000 gallons of water per season averages out to 71 gallons per day), for a total of 61,000 gallons of wastewater. Since Phase 1, expected to serve the Tribe's 81 acres of olives and other nearby growers, would generate less than 100,000 gallons of wastewater, the project is subject to a Waiver of Waste Discharge Requirements for Small Food Processors, as regulated by the Central Valley Regional Water Quality Control Board (CVRWQCB), for discharge onto agricultural fields. The Phase 1 process wastewater would be stored and reclaimed by irrigating onsite crops and landscape areas, as well as fields on adjoining lands owned by the applicant.

As the facility accepts more fruit for processing from local growers and/or the applicant's orchards increase (expected in Phase 2), and process wastewater subsequently increases to over 100,000

gallons, the project would be subject to a CVRWQCB Permit for Waste Discharge. Phase 2 is expected to generate approximately 260,000 gallons of blackwater from the crushing of olives from approximately 600 acres, and will use approximately 193,000 gallons of water for washing and cleaning (193,000 gallons of water per season averages out to 529 gallons per day).

Phase 3 is expected to generate approximately 648,000 gallons of blackwater from the crushing of olives from approximately 1,500 acres; and will use approximately 481,000 gallons of water for washing and cleaning, which averages out to 1,300 gallons per day. These future phases will also include recirculation of wash water, as a conservation measure, which should reduce the actual number of anticipated gallons of water used in the washing and cleaning process.

Water for the facility would be obtained from the Cache Creek Casino water system, which is supplied by a network of water wells that are pumped and treated at a desalination plant. An eight-inch water main will be connected and routed from the Casino's water system to the project site. Approximately 100 pounds per square inch of water pressure would be available at the eight-inch water main, which is located upstream from the proposed facility. Estimated water use at build-out of the project is approximately 1.4 million gallons per year.

Irrigation for the proposed 23,000-square foot landscaped areas, which include shade trees, lawn, and shrubs, will also be connected to the Casino's water system, and will be subject to the County's Water Efficient Landscape Ordinance. The ordinance, recently adopted to comply with changes in California law, promotes the conservation and efficient use of water in new and rehabilitated landscaping. A Condition of Approval requires that the applicant submit a landscape plan that is consistent with the requirements of the Water Efficient Landscape Ordinance, and which meets objectives in the 2030 Countywide General Plan and the Yolo County Design Guidelines that call for native plantings in newly landscaped areas.

Irrigation for the five-acre olive orchard, which is not subject to the Water Efficient Landscape Ordinance, will operate off the same well and irrigation systems that currently serve the Tribe's nine-acre vineyard on an adjacent parcel.

Sanitary sewage from the facility would be collected and conveyed to an onsite septic tank and leach field system, as permitted by Yolo County Environmental Health. Solid waste from the project would consist of general refuse and olive pomace (residue left over from the olive pressing). General refuse would be collected by the local hauler. Olive pomace would be stockpiled during harvest and later composted for use in crop areas to provide supplemental soil nutrients.

Aesthetics

The site is accessed off State Route 16, a locally designated scenic roadway. Although the project site can be seen from SR 16, approximately five acres of a medium-density olive orchard will surround the project, softening the facility's presence in the midst of an agriculturally productive area, which includes other orchards and vineyards, and their associated production areas. Additionally, the project will be set back from the highway approximately 275 feet during its first few years (Phase 1 and Phase 2), and 200 feet at build-out (Phase 3). Architectural features implemented into the project design accommodate agrarian and rural characteristics, which are consistent with other agricultural facilities in the area. This complies with policies in the Capay Valley Area Plan, a component of the 2030 Countywide General Plan, that require the architectural quality and design of new structures to remain consistent with existing structures in communities along the SR 16 corridor.

The property currently contains several outbuildings and old farm residences now in use as a farm and ranch office operation with agricultural accessory storage. Although the proposed use is consistent with the agricultural use of the land, some of the existing views in the area would be changed with the placement of the new structure. According to a sight line exhibit prepared for the project, views of the facility from the property to the northeast (APN: 048-020-021) will not be visible, and views of the mountain range from the property to the southeast (APN: 048-020-022) will not be obstructed. The site exhibit indicates that views of the facility from CR 78, alongside the residence to the southwest (APN: 048-010-025), can be seen, but are distant, and will not dramatically obscure the existing view shed, including vineyards on the east side of SR 16. Additionally, once the olive orchard has matured, the facility will be nearly screened from view from that vantage point.

Noise

Construction and operation of the proposed olive mill project would increase noise in the vicinity of the project area. Temproary construction noise associated with the grading and construction activities would be similar to existing noise associated with ongoing agricultural activities in the adjacent area, as well as vehicle traffic on SR 16. Upon completion of the olive mill, noise from the operations would be generated from the washing area and the leaf blower, as well as from bottling activities, fork lifts, and truck deliveries. However, sounds from the washing area would not tend to carry outside; and sounds generated within the milling room would typically not emanate beyond the building.

The proposed project is located in a rural agricultural area with no sensitive receptors in the vicinity. However, there are three rural residences located in the vicinity of the project. The nearest rural residences include two homes on the east side of SR 16 that are located approximately 793 feet northeast and 1,274 southeast of the proposed olive mill facility, and one home on CR 78 located approximately 1,853 feet to the southwest. The proposed construction and operation of the olive mill are not expected to generate noise levels at the boundaries of the property that will significantly impact the nearest neighbors, since the residences are located so far away.

Agricultural Resources

The Soil Survey of Yolo County, California (U.S. Soil Conservation Service, 1972) indicates that the project site is composed of several loam and clay loam soils, which are generally Class I and Class II soils with a Storie Index range of 65 to 95. The Tehama, Zamora, and Balcom loam series consist of well-drained loams that have a subsoil of clay loam. According to the Soil Survey, these soils are used mainly for dryfarmed grain, irrigated forage crops, row crops, orchards, wildlife habitat, and recreation. The Sycamore and Marvin series consist of somewhat poorly drained silty clay loams whose soils are used for irrigated row crops, forage crops, truck crops, orchards, pasture, dryfarmed grain, wildlife habitat, and recreation.

The project site, which is under a Williamson Act contract, has historically been farmed in various crops, and is currently dry land farmed and pastured. Approximately ten acres of dry land crops would be removed from production to accommodate the project, which includes approximately five

acres of a medium-density, active olive orchard. The remainder of the property will continue to be dry land farmed and pastured.

Drainage

A 1.25-acre foot detention pond, contained within a dual purpose orchard area, will accommodate the project's storm drainage, and will discharge into an existing swale that traverses near the eastern property line. Storm drains will be installed and existing channels will be cleaned and

modified for improved flow. The inlet pipe into the detention pond will be approximately 24 inches to convey approximately eight cubic feet per second during a ten percent annual chance storm. The detention pond will be designed to ensure that post-project runoff does not exceed pre-project runoff. Additionally, landscape planters will be sited as appropriate with landscape buffers to intercept sheet flows from the gravel and paving runoffs. The two Cache Creek tributaries, located approximately 1,340 feet southwest and 539 feet northeast from the proposed facility, will not be affected by the project. According to a drainage report prepared for the project, Caltrans' drainage facilities will also not be affected by the project.

Fire Suppression

The project site is located in a hazardous fire zone, as mapped by the State. However, the new olive mill facility, which will be surrounded by a five-acre olive orchard, will provide a minimum of two onsite fire hydrants, with a maximum distance of 50 feet from the proposed building, and a fire sprinkler system for the facility. Fire flows will be provided by the Cache Creek Casino's water system, which will be improved to provide domestic and fire flow water to the project. The Casino's elevated water tank currently has a fire flow volume of approximately 350,000 gallons. The Capay Valley Fire Station and Yocha Dehe Fire Department, a fully-accredited fire station and first responder in the Capay Valley, are located proximate to the project site. Additionally, as a public benefit, the Yocha Dehe Fire Department and Cal-Fire are coordinating to place an additional fire hydrant at the CR 78 and SR 16 intersection to service the community in case of fire.

SUMMARY OF AGENCY COMMENTS

A Request for Comments was prepared and circulated for the proposed project from February 1, 2011, to February 16, 2011. The Initial Study/Negative Declaration was circulated for public review from March 15, 2011, to April 14, 2011. The project was also reviewed by the Development Review Committee (DRC) on February 23, 2011, and March 23, 2011. Representatives of the project were present at the March 23rd DRC meeting.

At their meeting on April 6, 2011, the Capay Valley Citizens Advisory Committee voted to recommend approval of the project with a vote of three (3) ayes, zero (0) noes, zero (0) abstains, and two (2) recusals; two committee members were absent. A representative of the project, Jim Etters, was present to discuss the project. A lengthy discussion followed regarding the potential impacts to nearby residents who are already concerned with impacts from the Cache Creek Casino. A request was made to include a Condition of Approval that would restrict the Tribe from ever placing the project site into Trust land held by the federal government. However, as staff explained, such a request is not under the purview of the County, but is handled at the federal level.

While the committee members discussed the positive benefits of having a local agricultural processing facility, it was evident that residents, including some committee members, were wary of the project's commercial aspect, i.e., olive tastings and related events, and felt that the project may become too large over time. Staff attempted to clarify that the applicant's primary intent of the project was to accommodate the processing of olive oil from fruit grown in the Capay Valley; olive tastings would be incidental to the primary use of the facility. Staff is supportive of allowing limited tastings, which are addressed in the Conditions of Approval, because they will increase agri-tourism opportunities and boost the agricultural economy in the area.

Comments received during the review periods from interested agencies are provided below and have been incorporated into the project as appropriate.

Date	Agency	Comment	Response
Feb. 2, 2011	Yolo County Planning and Public Works, Building Division	Permits are required for all new construction.	Included in the Conditions of Approval.
Feb. 15, 2011	Yolo-Solano Air Quality Management District	Any pieces of stationary equipment greater than 50 horsepower that will be installed as part of the project, such as boilers and engines, would require an authority to construct and permit to operate from the air district. The composting operations may also require a permit. The air district's engineering department can be contacted for more information.	Included in the Conditions of Approval.
Feb. 16, 2011	Department of Transportation (Caltrans)	Caltrans requested to review a drainage report for the project, which should include the following: • Basis for design of storm water detention facilities with back-up calculations. Runoff from the detention pond must be designed to ensure that post project runoff does not exceed the pre-project runoff and the State's right of way is not adversely affected. • In addition to the Regional Water Quality Control Board permit, the wastewater pond design should also comply with Caltrans' National Pollutant Discharge Elimination System (NPDES) permit. • Maintenance of the detention and wastewater ponds should be addressed in the report. • An Encroachment Permit will be required for any work conducted in the State's right of way.	Included in the Conditions of Approval.
March 7, 2011	Yolo County Planning and Public Works, Engineering Division	See Attachment E (Conditions of Approval) for Public Works' project requirements, which require CR 78 to be improved consistent with County Improvement Standards for a rural road.	See project Conditions of Approval.
March 15, 2011	Yolo County Sheriff's Office	Expressed concern about trucks accessing CR 78 from the south, turning off of SR 16 in a curve. Otherwise, no other issues with the project.	Comments noted. Caltrans is expected to improve the intersection; the project will be required to comply with Caltrans' requirements.
March 23, 2011	Yolo County Health Department, Environmental Health Division	The applicant shall obtain approval from the appropriate agency, Federal or State, for disposal of food processing waste into the Cache Creek Casino waste water treatment system.	Included in the Conditions of Approval.

		Prior to generation of food processing wastes, the applicant must comply with the requirements of a Waiver or Permit for Waste Discharge as regulated by the Central Valley Regional Water Quality Control Board. An approved site plan for onsite sewage disposal must be obtained. The capacity of the plan must include domestic sewage generated by employees, visitors, and retail food facility operations. Construction plans for retail food sales must be reviewed and approved. A Health Permit is required prior to any food sales. Prior to solid waste operations, i.e., composting, disposal, the applicant shall file an appropriate notification or obtain the required permit.	
April 6, 2011	Linda and Ken Pillard, Brooks residents	Expressed concern about the project's impact on their rural residence. See attached e-mail excerpt (Attachment F).	Comments noted. Staff has addressed impacts of the project in the Initial Study/Negative Declaration and through the Conditions of Approval.

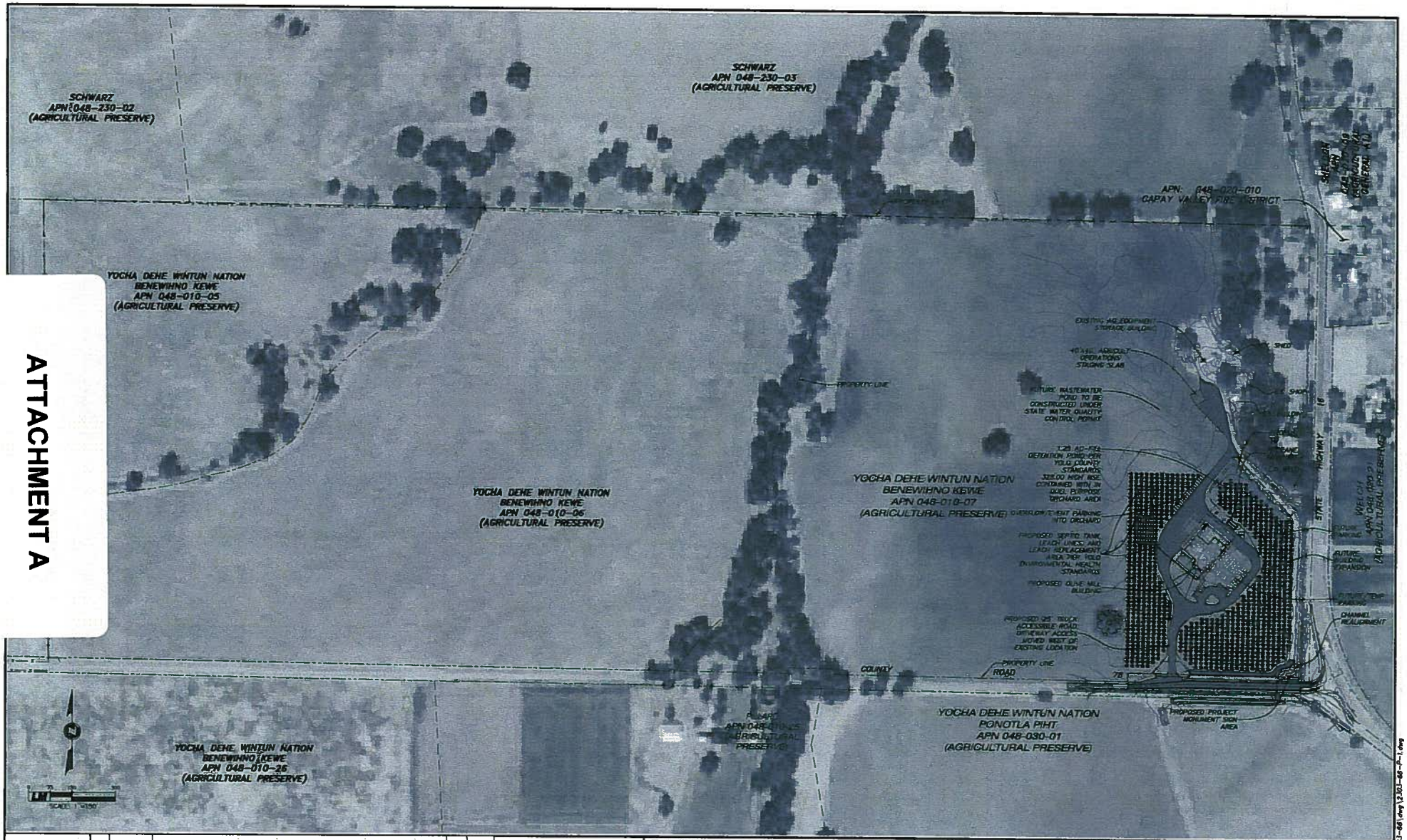
APPEALS

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

ATTACHMENTS

A: Site Plan
B: Location Map
C: Initial Study/Negative Declaration and errata
D: Findings
E: Conditions of Approval
F: Letters of concern

ATTACHMENT A



REV.	DATE	DESCRIPTION	BY	APP'D.

DESIGNED BY BPB
DRAWN BY PHO
CHECKED BY BPB

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
808 COURT STREET, WOODLAND, CALIFORNIA 95695 PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 FAX: (530) 662-4693
BY _____ BRYAN P. BONINO
DATE _____ P.E. 41804

OVERALL SITE PLAN
FOR
SEKA HILLS OLIVE MILL
13790 STATE HIGHWAY 16, BROOKS YOLO COUNTY, CALIFORNIA
YOCHA DEHE WINTUN NATION

SCALE 1"=150'
CAD FILE: 2303-66-P-1
DATE: 03-10-17
JOB NO. 2303-66

SHEET P1 OF 3

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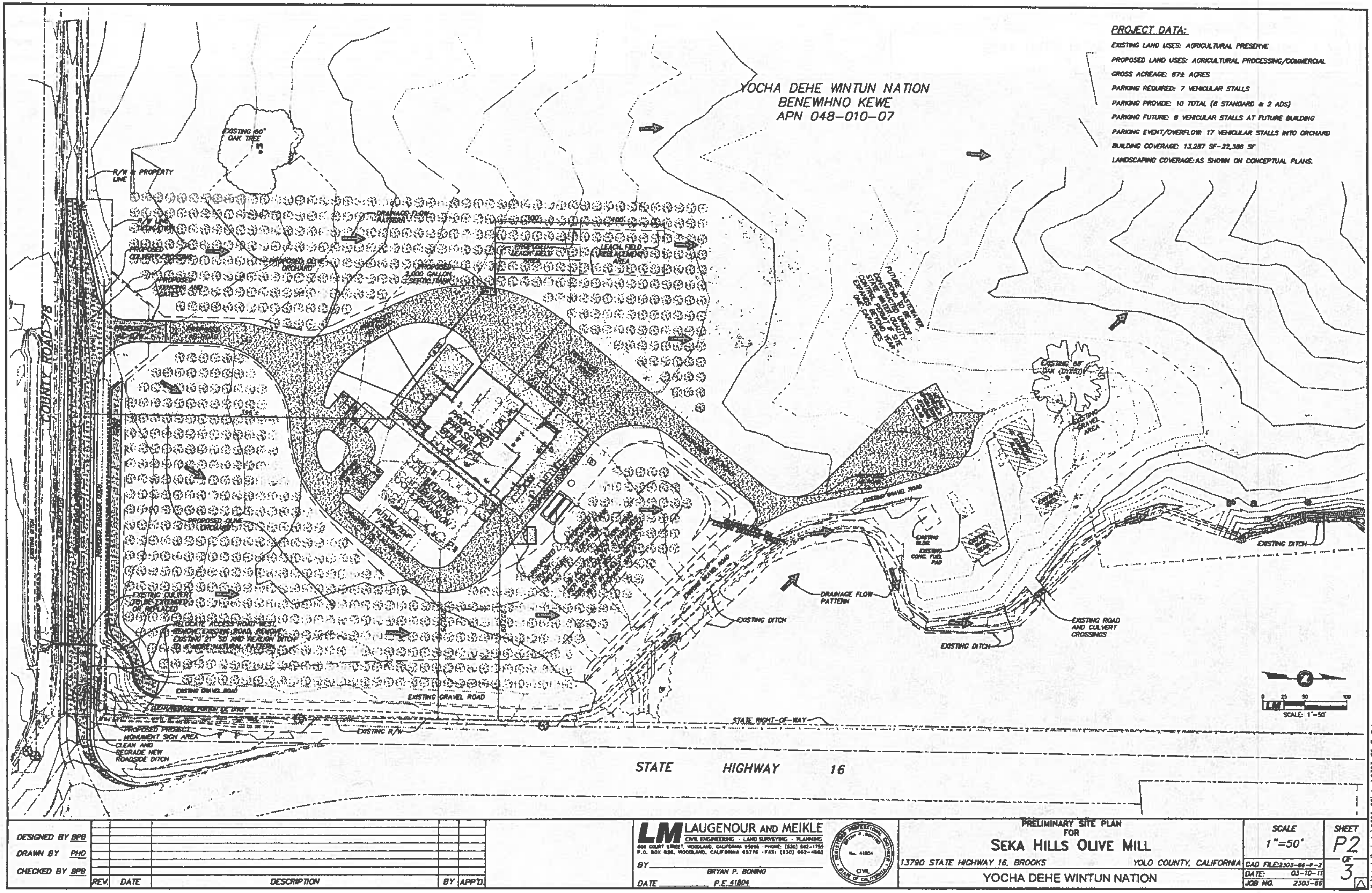
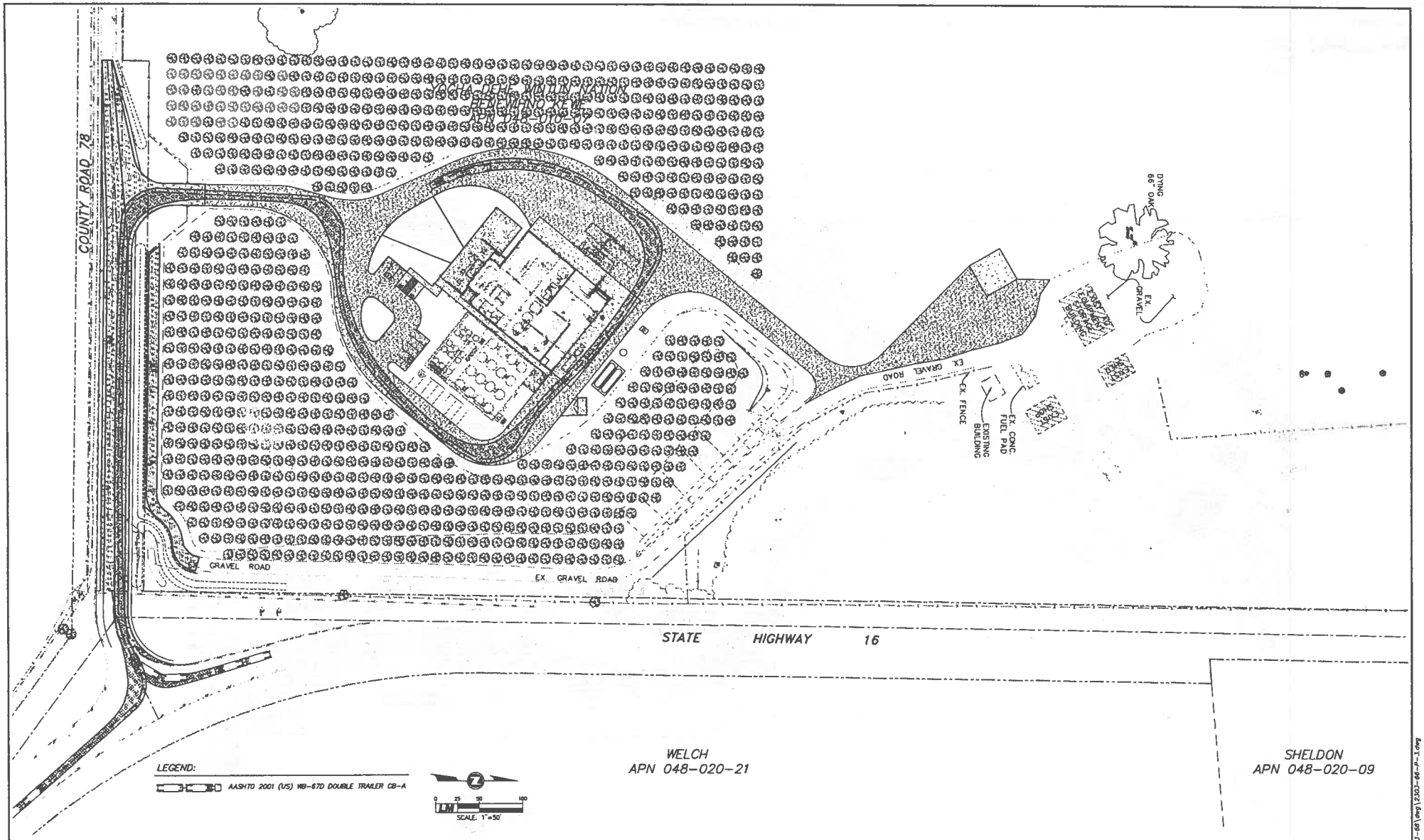

PROJECT DATA:
EXISTING LAND USES: AGRICULTURAL PRESERVE
PROPOSED LAND USES: AGRICULTURAL PROCESSING/COMMERCIAL
GROSS ACREAGE: 67± ACRES
PARKING REQUIRED: 7 VEHICULAR STALLS
PARKING PROVIDE: 10 TOTAL (8 STANDARD & 2 ADS)
PARKING FUTURE: 8 VEHICULAR STALLS AT FUTURE BUILDING
PARKING EVENT/OVERFLOW: 17 VEHICULAR STALLS INTO ORCHARD
BUILDING COVERAGE: 13,287 SF-22,386 SF
LANDSCAPING COVERAGE: AS SHOWN ON CONCEPTUAL PLANS.
YOCHA DEHE WINTUN NATION
BENEWIHNO KEWE
APN 048-010-07
EXISTING 60" OAK TREE
R/W & PROPERTY LINE
COUNTY ROAD 78
DRAINAGE FLOW PATTERN
PROPOSED OLIVE ORCHARD
PROPOSED 3,000 GALLON SEPTIC TANK
LEACH FIELD REPLACEMENT AREA
PROPOSED BUILDING
FUTURE BUILDING EXPANSION
EXISTING 68" OAK (DTBR)
EXISTING GRAVEL AREA
EXISTING GRAVEL ROAD
EXISTING BLDG.
EXISTING CONC. FUEL PAD
DRAINAGE FLOW PATTERN
EXISTING DITCH
EXISTING ROAD AND CULVERT CROSSINGS
EXISTING CULVERT TO BE EXTENDED OR REPLACED
EXISTING R/W
STATE RIGHT-OF-WAY
PROPOSED PROJECT MONUMENT SIGN AREA
CLEAN AND REGRADE NEW ROADSIDE DITCH
STATE HIGHWAY 16
SCALE: 1"=50'
DESIGNED BY BPB
DRAWN BY PHO
CHECKED BY BPB
REV. DATE DESCRIPTION BY APP'D.
LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
BY BRYAN P. BONINO
DATE P.E. 41804
PRELIMINARY SITE PLAN FOR
SEKA HILLS OLIVE MILL
13790 STATE HIGHWAY 16, BROOKS
YOLO COUNTY, CALIFORNIA
YOCHA DEHE WINTUN NATION
SCALE 1"=50'
SHEET P2 OF 3
DATE: 03-10-11
JOB NO. 2303-66



DESIGNED BY BPB
DRAWN BY PHO
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
606 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1735
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 - FAX: (530) 662-4602

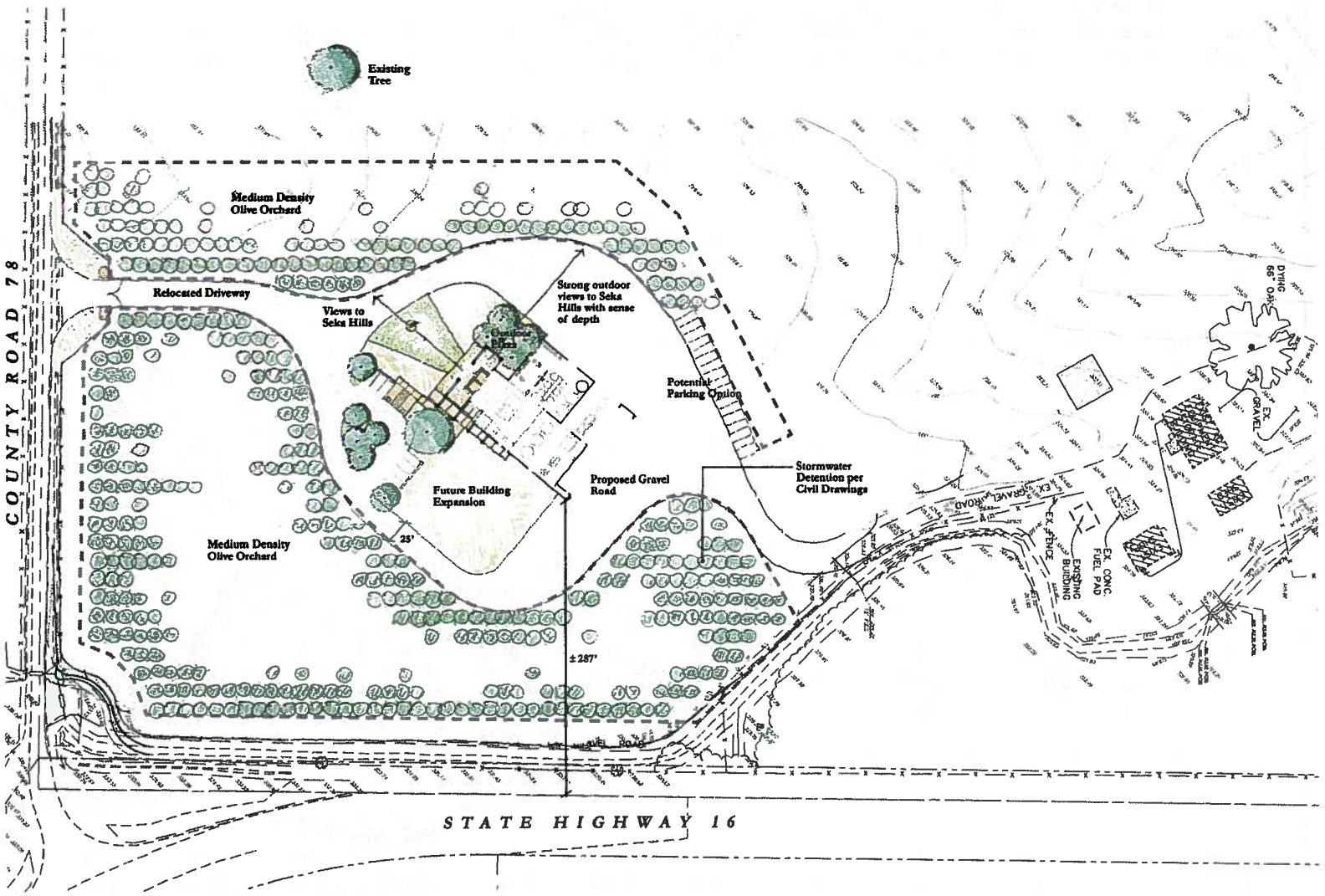
BY _____ BRYAN P. BONINO
DATE _____ P.E. 41804

REGISTERED PROFESSIONAL ENGINEER BRYAN P. BONINO No. 41804 CIVIL STATE OF CALIFORNIA

PRELIMINARY CIRCULATION EXHIBIT
FOR
SEKA HILLS OLIVE MILL
13790 STATE HIGHWAY 16, BROOKS YOLO COUNTY, CALIFORNIA
YOCHA DEHE WINTUN NATION

SCALE 1"=50'
CAD FILE: 2303-66-P-1
DATE: 03-10-11
JOB NO. 2303-66
SHEET P3 OF 3

X:\Land Projects\2303-66\dwg\2303-66-P-1.dwg



North 0 20 40 80 120

Conceptual Site Plan

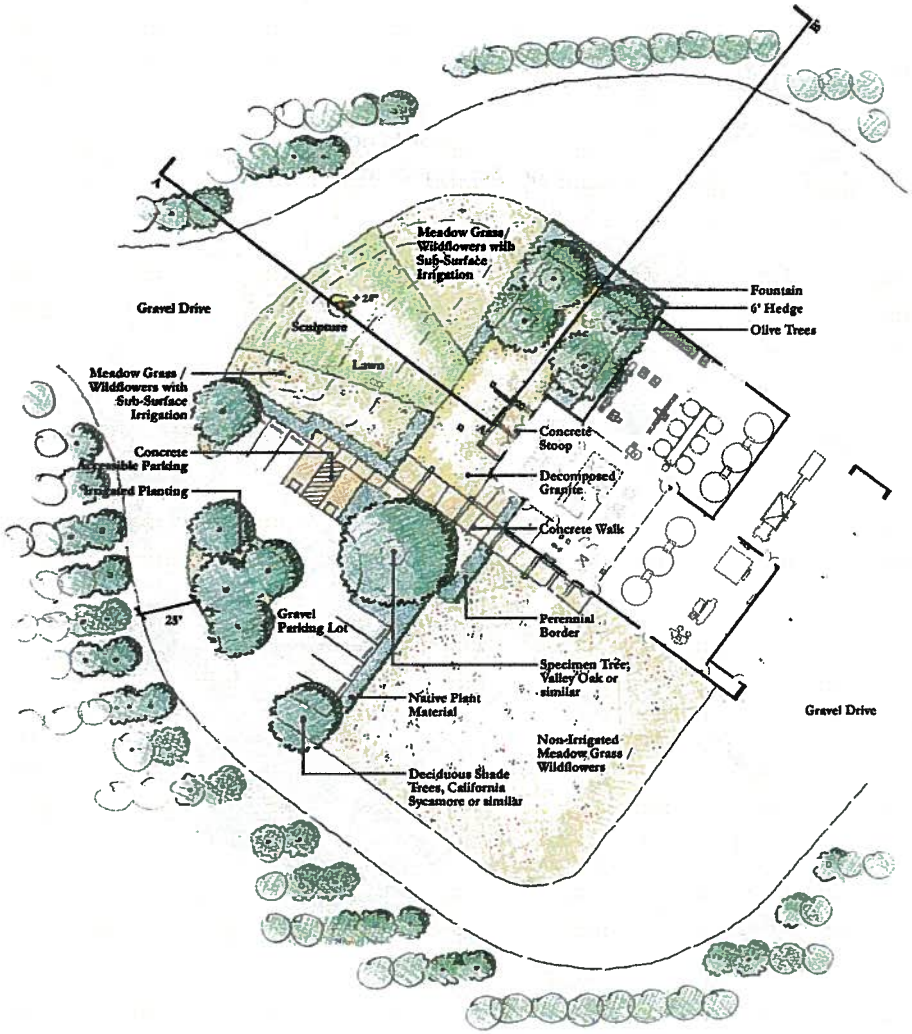
March 8, 2011

Yocha Dehe Wintun Nation

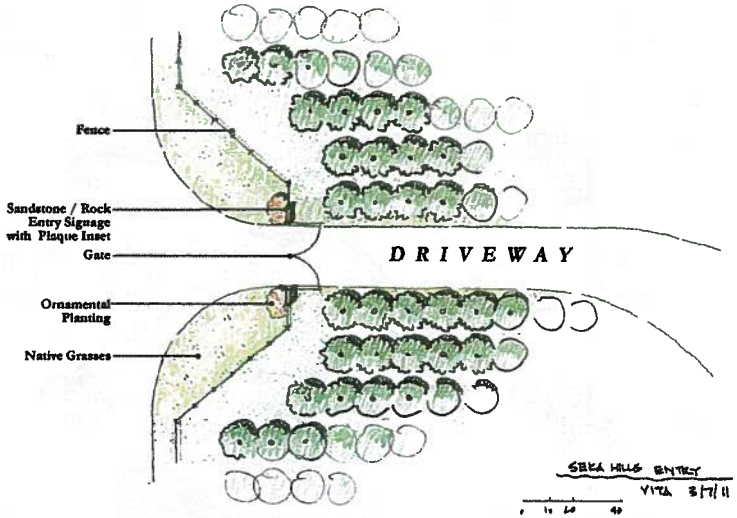
Seka Hills Olive Mill

Brooks, California

VITA
PLANNING & LANDSCAPE ARCHITECTURE



Building Landscape Plan



Site Entry

North 0 10 20 40 60

March 8, 2011

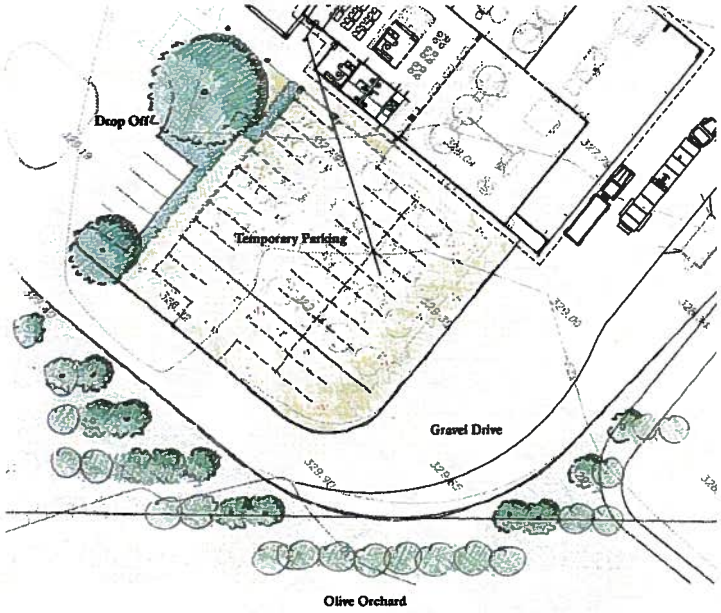
Site Detail Drawings

Yocha Dehe Wintun Nation

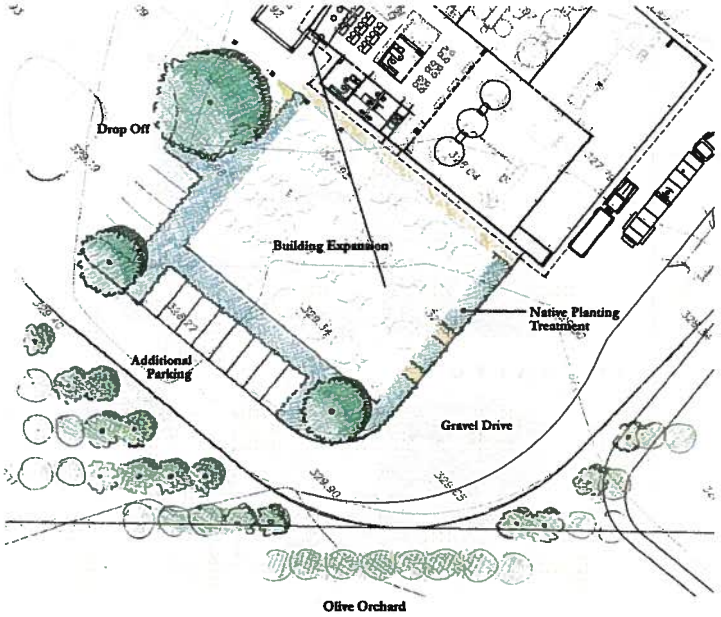
Seka Hills Olive Mill

Brooks, California

VITA
PLANNING & LANDSCAPE ARCHITECTURE



Phase I Temporary Parking Option
(30 Spaces)



Phase II Parking Option
(8 Spaces)

North 0 5 10 20 30

Site Detail Drawings

Yocha Dehe Wintun Nation

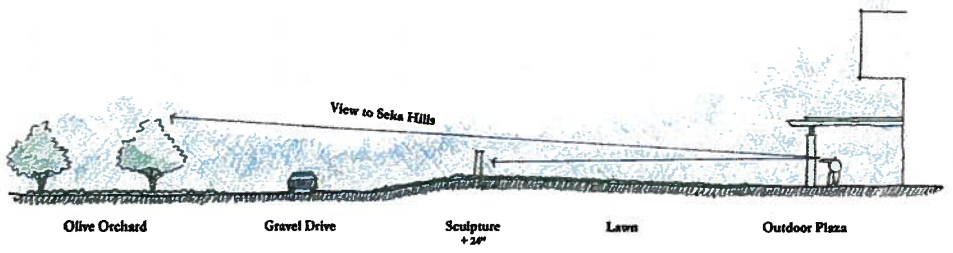
Seka Hills Olive Mill

Brooks, California

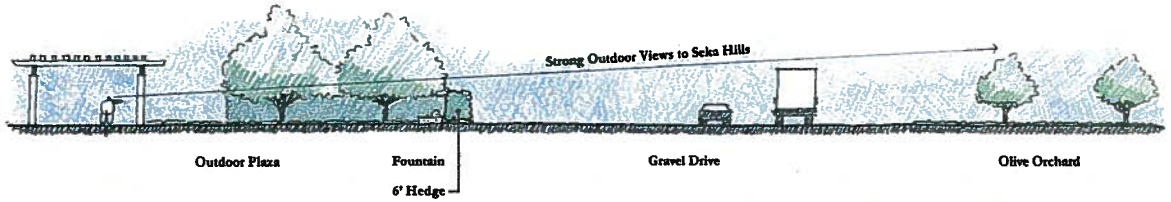
March 8, 2011

VITA
PLANNING & LANDSCAPE ARCHITECTURE

Landscape Imagery



Section A - A'



Section B - B'

Site Sections and Imagery

Yocha Dehe Wintun Nation

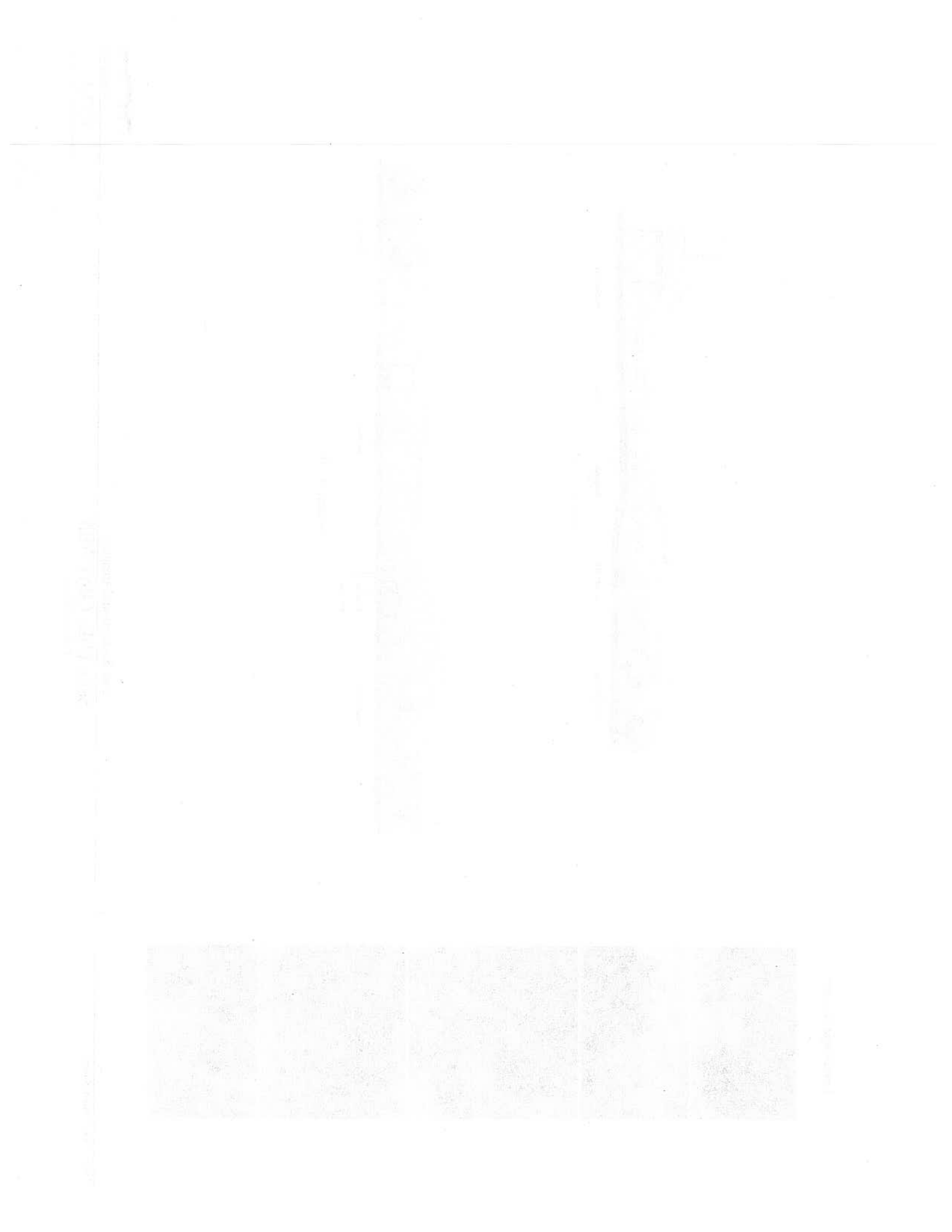
Seka Hills Olive Mill

Brooks, California

0 5 10 20 30

March 8, 2011

VITA
PLANNING & LANDSCAPE ARCHITECTURE



ATTACHMENT B

ZF 2011-004

Yolo County

Planning and

Public Works

Seka Hills Olive Mill

N
W E
S

0 1000 2000 3000

Scale 1 in = 2000 ft

Printed 4/8/2011

YOLO COUNTY
PLANNING AND PUBLIC WORKS DEPARTMENT

INITIAL STUDY/NEGATIVE DECLARATION

FILE # 2011-004

SEKA HILLS OLIVE MILL

USE PERMIT

March, 2011

ATTACHMENT C

Initial Environmental Study

1. **Project Title:** Seka Hills Olive Mill Use Permit (ZF #2011-004)

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:**
   Stephanie Cormier, Senior Planner
   (530) 666-8850
   stephanie.cormier@yolocounty.org

4. **Project Location:**
   The project site is located at 13790 State Highway 16 in Brooks, CA, and is accessed off County Road 78 (Assessor Parcel Number (APN): 048-010-007 see Figure 1, Vicinity Map and Figure 2, Aerial Map)

5. **Project Sponsor's Name and Address:**
   Yocha Dehe Wintun Nation
   PO Box 18
   Brooks, CA 95606
   c/o Rob Willis

6. **Land Owner's Name and Address:**
   (same)

7. **General Plan Designation(s):**
   Designated as "Agriculture" in the 2030 Yolo Countywide General Plan

8. **Zoning:**
   Currently zoned Agricultural Preserve (A-P)

9. **Description of the Project:**
   See attached "Project Description" on the following pages for details

10. **Surrounding Land Uses and Setting:**
    Agricultural uses surround the project site to the north, south, east, and west. State Route 16 lies to the east, along the eastern property boundary line of the project site; and some rural residences lie to the east and southwest. The Capay Fire Station, and properties containing active vineyards and orchards lie on the east side of SR 16. Most of the surrounding farmland is dry farmed for wheat, oats, and safflower.

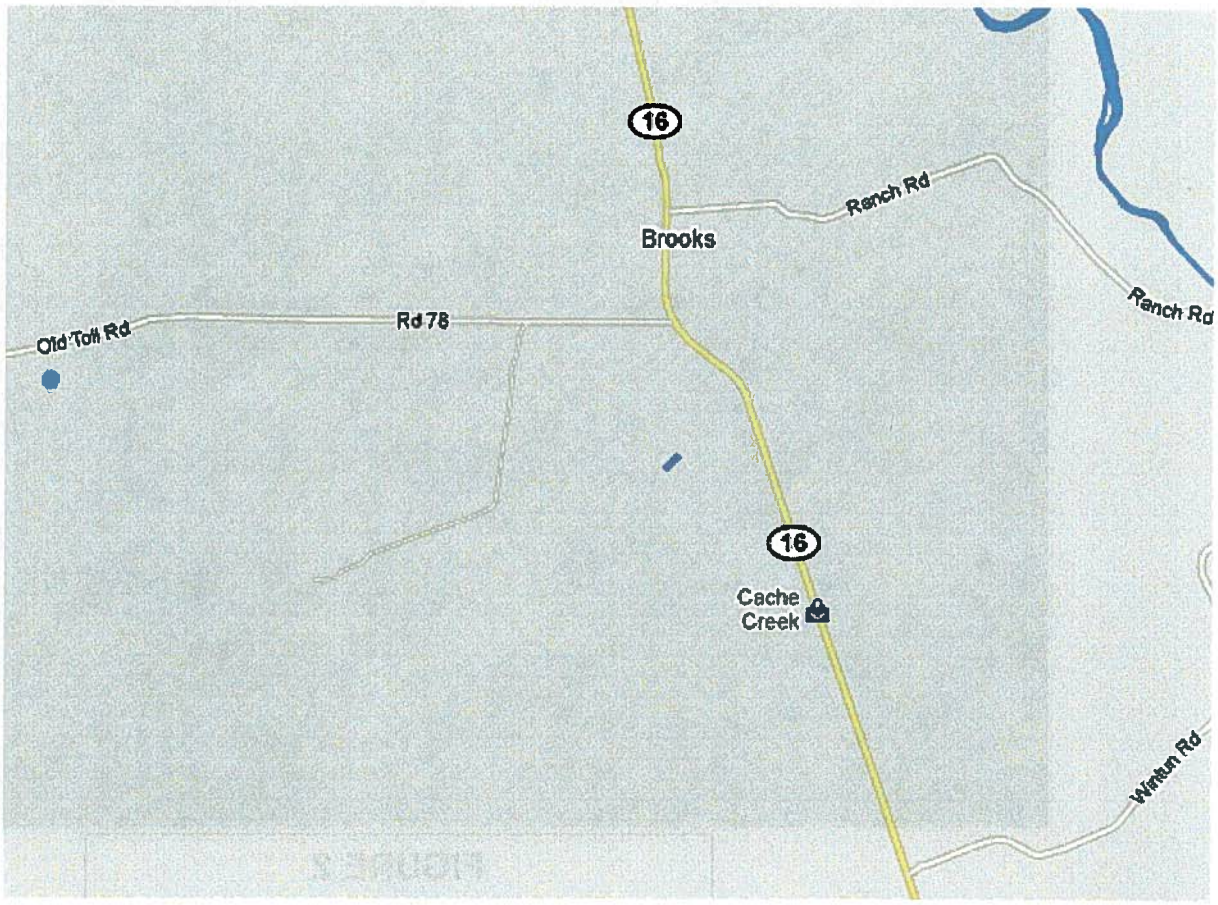
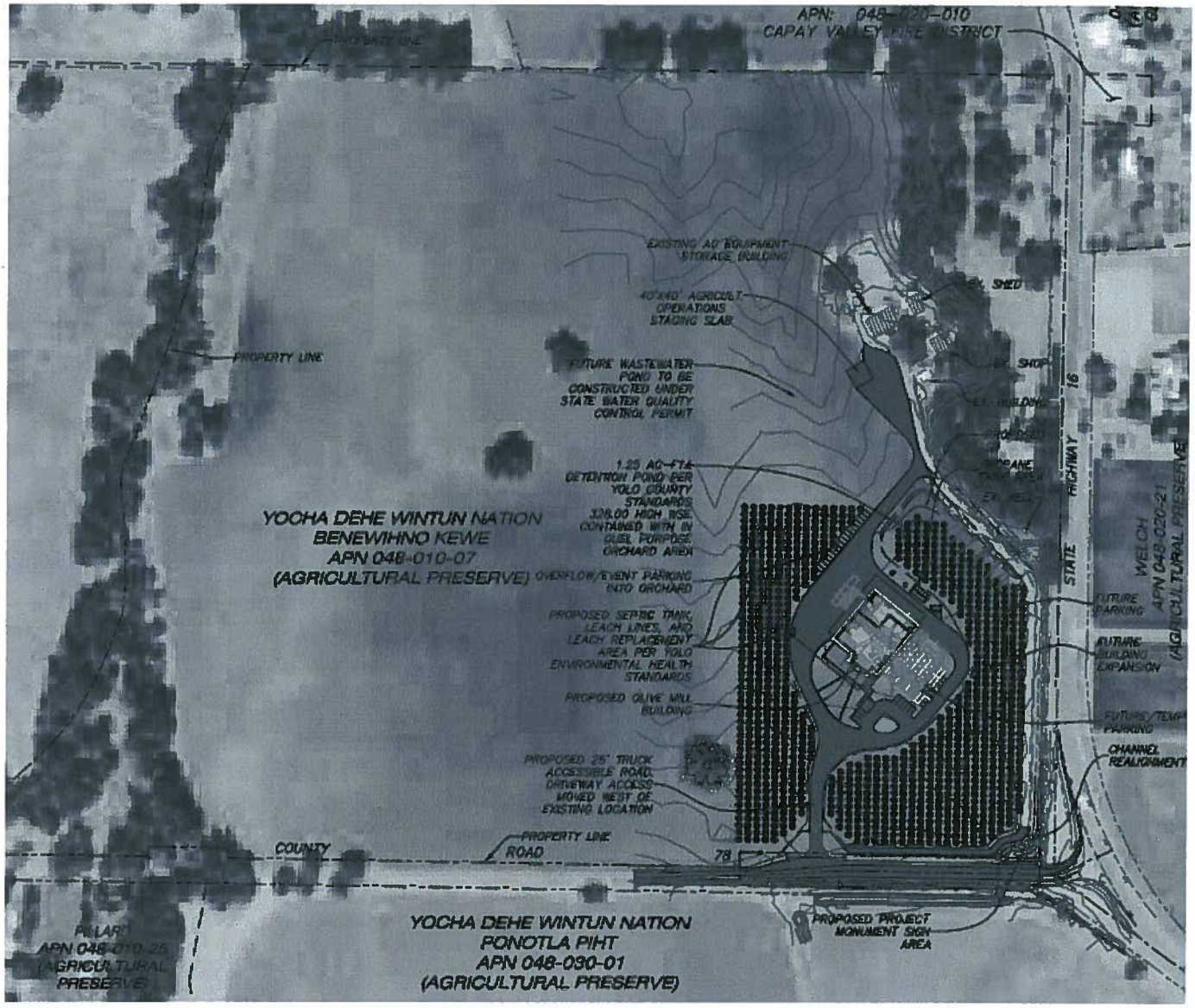


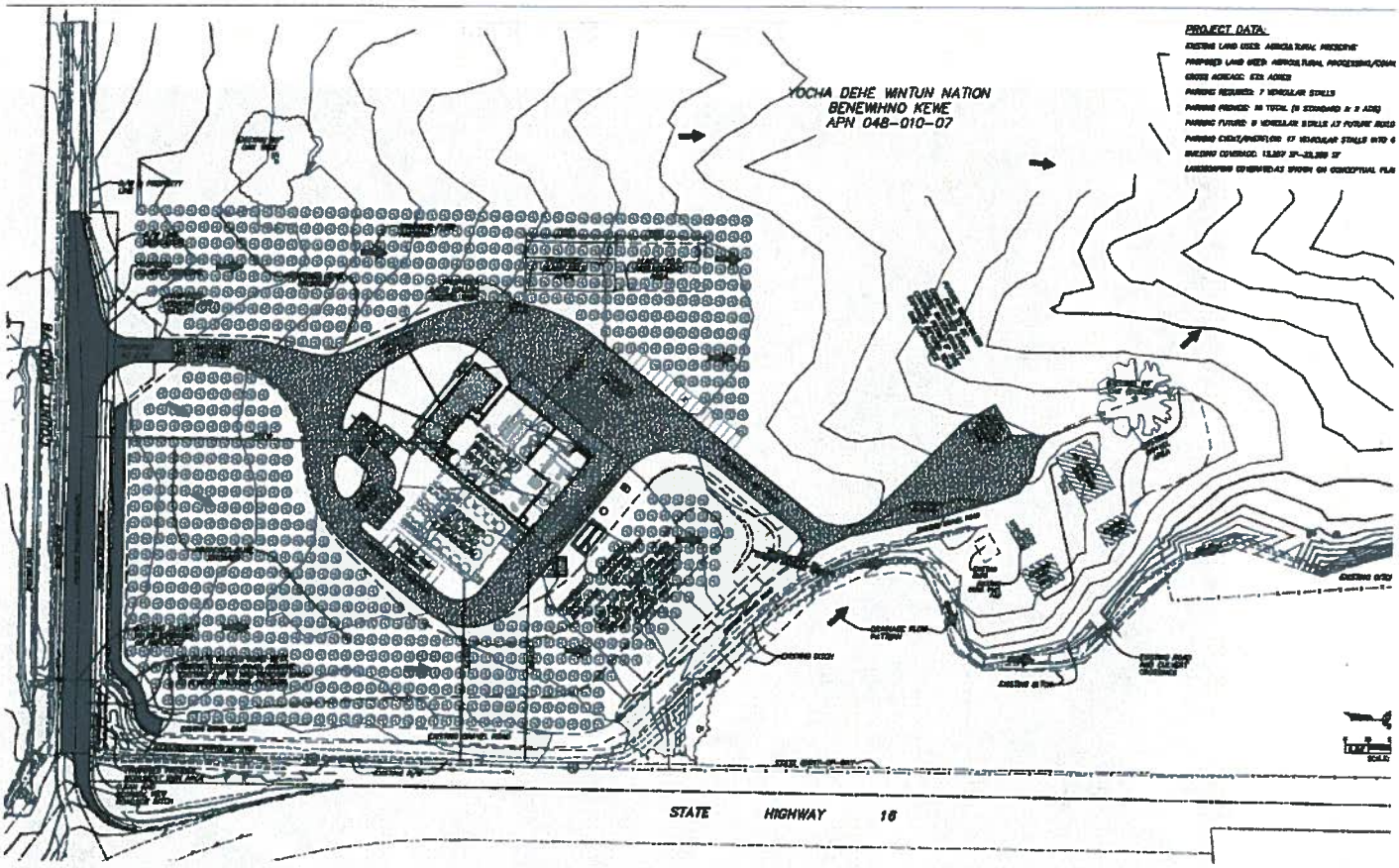
Figure 1 - Vicinity Map

FIGURE 2

AERIAL MAP OF PROJECT SITE

Figure 3 – Site Plan




PROJECT DATA:
YOCHA DEHE WINTUN NATION
BENEWHNO KEWE
APN 048-010-07
STATE HIGHWAY 16

11. **Other public agencies whose approval is required:**
    - Yolo County Public Works: Approval of improvements to County Road 78, as per County Improvement Standards; encroachment permit
    - Central Valley Regional Water Quality Control Board: Approval of Report of Waste Discharge for olive processing waste
    - Yolo County Environmental Health: Approval of domestic septic system
    - Caltrans: encroachment permit
12. **Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, County of Yolo Improvement Standards, the State Health and Safety Code, and the State Public Resources Code.

Project Description

The "Project" Under CEQA

This Environmental Initial Study is prepared in accordance with the California Environmental Quality Act (CEQA). The term "project" is defined by CEQA as the whole of an action that has the potential, directly or ultimately, to result in a physical change to the environment (CEQA Guidelines Section 15378). This includes all phases of a project that are reasonably foreseeable, and all related projects that are directly linked to the project. The "project," which is the subject of this Environmental Initial Study, is a request for a Use Permit to construct and operate an olive mill production facility, as described below (Figure 3).

Proposed Use Permit

The project involves a Use Permit for an olive processing facility in the Capay Valley, located on an approximately 67-acre agriculturally zoned property on the west side of State Route 16 and accessed on the north side of County Road 78. The property currently contains ranch and farm office operations for the Yocha Dehe Wintun Nation, with various agricultural equipment storage facilities. The remainder of the property, which is under a Williamson Act contract, is dry land farmed in wheat, oats, and/or safflower, and occasionally used for cattle grazing. The property has historically been farmed in various crops. Two drainage watercourses traverse through the site along the west property line and near the east property line, which are tributaries to Cache Creek. The watercourses follow the parcel's topographic gradients, with an average slope of one percent to 1.5 percent, from a south to north direction.

The olive mill is proposed to be constructed in the southeastern portion of the parcel, adjacent to the existing farm and ranch operations, which is served by a gravel road. Overall project development, including olive orchard landscaping, parking, and a detention pond, would consist of approximately 7.8± acres plus an additional 2.3 acres of active olive orchard (for a total of 5.1 acres of olive orchard) (Figure 5). Proposed operations at the olive mill include: the local and regional transporting of raw olives to the facility; mill equipment used for olive washing and

press preparation; olive pressing and/or crushing; olive oil distribution to storage tanks; bottling and commercial packaging; and olive waste disposal.

Proposed Olive Mill Facility

The Yocha Dehe Wintun Nation is proposing to develop an olive processing facility which would allow for the local processing of olive oil from fruit grown in the Capay Valley and surrounding region. The milling equipment, imported from Italy, would be state of the art and will produce quality olive oil made from fresh, local olives. The facility would be a full-scale olive mill intended to handle all aspects of olive oil production. The project is proposed to develop in three phases over a five-year timeline, or as the market demands (Figure 4).

The project consists of a single-story 13,287-square foot building, which would later be expanded to 22,386 square feet at project build-out (anticipated five-year phase). Mezzanines would be used as required to accommodate working operations. The mill would be housed in an approximately 40-foot high metal building that incorporates rural architectural features, consistent with the agrarian character of the area. Any light, glare, or heat generated by the processing equipment would be contained by the building, and outside lighting would be shielded to protect views of the rural night sky. Similarly, noise generated by the project would be contained within the milling room and would typically not emanate beyond the building.

The public viewing area would be oriented to face the Blue Ridge mountain range, or "Seka Hills" (Seka means blue in the Wintun language). Surrounding the facility will be an approximately five acre medium-density, active olive orchard. The mill's lounge will be open to the public for viewing of the tank room, olive processing operations, and the surrounding orchards. The public area is intended as a waiting/observation area for growers utilizing the mill to crush, process, and bottle their fruit. The lounge/lobby area will also host a small retail operation for the tasting and sales of olive products. Olive oil tasting, occasional olive mill classes, and limited wine tasting would be considered incidental uses to the primary industrial use of the facility. Tasting events will be offered no more than ten times per year and will accommodate up to 60 attendees.

The initial phase (first year) of the project would provide for the custom milling of olives already planted in the Capay Valley, and the structures will be sized to accommodate custom milling and bottling for local growers, which includes approximately 81 acres of olives grown by the applicant. Phase 1 would include full site grading, drainage, and utility installation to accommodate full project build-out, and approximately 13,287 square feet of building space. ~~Wastewater generated by the project's first phase will be stored inside tanks and/or ponds, and then trucked to the Cache Creek Casino's wastewater treatment facility~~.

The second phase (anticipated in the second year) would allow for additional olive orchard acreage in the Capay Valley (approximately 600 acres of olives). Phase 2 includes expansion of the building and olive processing to approximately 13,547 square feet to accommodate extra storage capacity and temporary tanking. The third phase (anticipated in the fifth year) would accommodate a wider geographic area (approximately 1,500 acres of olives). Phase 3 includes expansion of the building and olive processing to approximately 22,386 square feet to accommodate the addition of a large tank room.

Wastewater generated by the project's first phase will be stored inside tanks and then pumped to trucks for disposal at a permitted wastewater treatment plant, or distributed to the project's land for irrigation, subject to a Waiver of Discharge Requirements, as regulated by the Central Valley Regional Water Quality Control Board (CVRWQCB). The project is estimated to generate approximately 61,000 gallons of process wastewater in Phase 1, which includes 35,000 gallons of "blackwater" from the crushing of the olives and 26,000 gallons of water used for washing and cleaning.

Phase 2 is expected to produce approximately 260,000 gallons of blackwater from the crushing process and will use approximately 193,000 gallons of water for washing and cleaning. Phase 3 (build-out of project) is expected to produce approximately 648,000 gallons of blackwater from the crushing process and use approximately 481,000 gallons of water for the washing and cleaning process (481,000 gallons of water per season averages out to approximately 1,300 gallons per day). ~~These~~ project's additional phases will require a State Wastewater Discharge Permit for agricultural irrigation or field spraying, and/or other State approved method of disposal for olive processing wastewater. In accordance with Caltrans, ~~the~~ a wastewater pond will ~~also~~ be required to comply with Caltrans' National Pollutant Discharge Elimination System (NPDES) permit.

A 1.25-acre foot detention pond, contained within a dual purpose orchard area, will accommodate the project's storm drainage, and will discharge into an existing swale that traverses near the eastern property line. Storm drains will be installed and existing channels will be cleaned and modified for improved flow. The inlet pipe into the detention pond will be approximately 24 inches to convey approximately eight cubic feet per second during a ten percent annual chance storm. The detention pond will be designed to ensure that post project runoff does not exceed pre-project runoff; Caltrans' drainage facilities will not be affected by the project.

The property is currently served by an onsite well that generates eight gallons of water per minute. Water for the proposed project would be supplied by the Cache Creek Casino water system, which is supplied by a network of water wells that are pumped and treated at a desalination plant. An eight-inch water main will be connected and routed from the Casino's water system to the project site (approximately 2,500 feet). Approximately 100 pounds per square inch of water pressure would be available at the eight-inch water main upstream of the proposed olive mill facility. Estimated water use at build-out of the project is approximately 1.4 million gallons per year.

Currently, no water storage facilities exist onsite. Two fire hydrants will be placed at the project site with a maximum distance of 50 feet from the proposed facility, and water will be supplied by the Casino's water system to accommodate an estimated two-hour duration of approximately 2,400 to 3,500 gallons per minute for fire flows.

Solid waste or pomace generated by olive processing, estimated at 300 to 500 tons per process cycle, will be contained onsite and mixed with less pungent compost materials, such as grass clippings from the Cache Creek Casino Golf Course and Tribal housing project, and eventually composted at a proposed 40-foot by 40-foot concrete compost slab for reuse in agricultural productions. The compost pad will be graded to convey potential runoff to a retention basin west

of the pad. Pomace staging (set aside for later reuse in the farm fields) will be employed in the project's first year; later phases will initiate composting, as described.

Access to the site would be from County Road 78, which includes relocation of the gravel access road and realignment of a drainage ditch to conform to the site's natural grading patterns. A total of five employees are expected to serve the project during peak production (approximately three months), with hours of operation from 6:00 AM to 6:00 PM, for a 12-hour production time. Double shifts may be required during peak production. Two to four truck deliveries are anticipated per day during production, with an average estimated loading time of approximately one hour.

Traffic generation from the facility would consist of the transporting of local raw olives to the facility, general delivery trucks, employees, and visitors. Plans for limited tastings and other hospitality events will occur no more than ten times per year, with a maximum of 60 people in attendance, i.e., generating approximately 60 vehicle trips per event.

According to the applicant, it is estimated that approximately ~~278 pounds of CO_2 will be spared per day by eliminating the need for trucking raw olives grown in the Capay Valley to facilities outside the region, such as near Winters or Suisun City~~ 3,014 pounds of CO_2 are expected to be generated, through cumulative truck transport trips of raw olives to the facility, during the first two phases of the project. By comparison, if the same raw olives grown in the Capay Valley or surrounding vicinity were trucked to facilities near Winters or Suisun City, approximately 19,980 pounds of CO_2 would be generated by out-of-county transport.

The facility is located proximate to State Route 16 and accessed from County Road 78; traffic entering the state highway will use an existing developed intersection at CR 78. Improvements required at the intersection will be specified in the project's Conditions of Approval, and include widening the county road to a paved road from the SR 16 apron to the proposed access driveway.

The facility is being designed to be sustainable and energy efficient. Some of the sustainability measures that are being considered include:

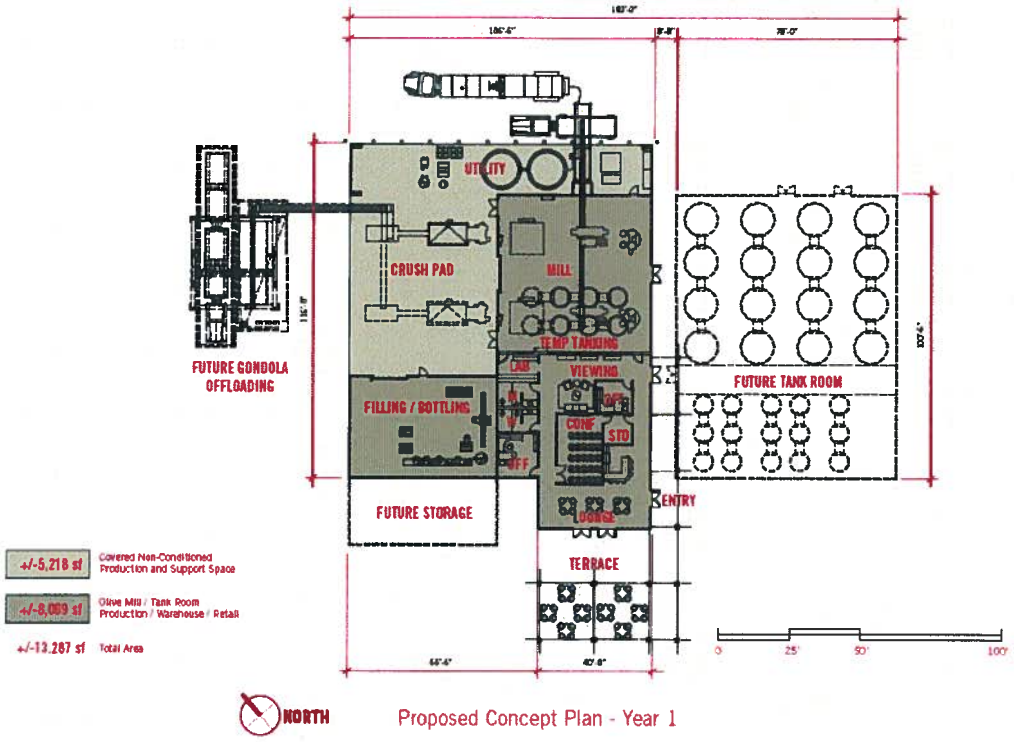
- Use of recycled steel for the building structure, including flooring materials and interior finishes;
- Use of fly ash admixtures in concrete to reduce cement content;
- Increased insulation levels in the conditioned building areas to reduce energy demand;
- Daylight harvesting;
- Reclamation of process wastewater for irrigation use; and
- Maximization of the use of pervious and permeable surfaces to reduce runoff.

Relationship to the 2030 Yolo Countywide General Plan and Capay Valley Area Plan

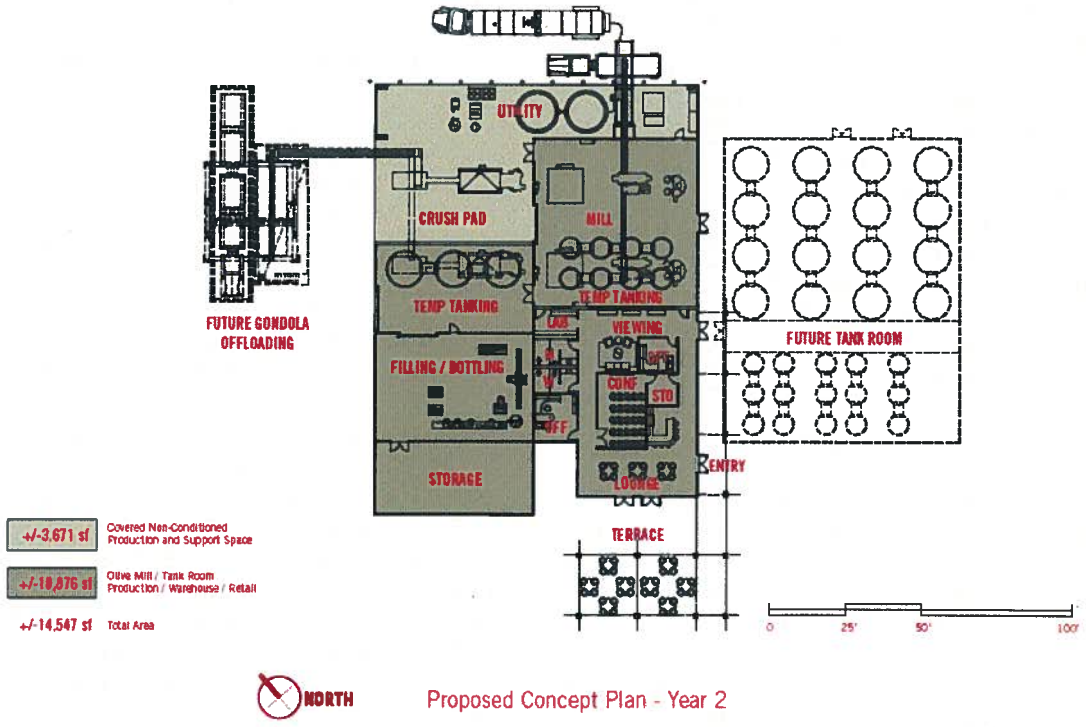
Agricultural processing facilities are consistent with, and are encouraged by, policies included in the 2030 Yolo Countywide General Plan that promote a healthy and competitive farm economy to expand the County's agricultural base by allowing for the location of agricultural commercial, industrial, and tourism activities on land designated as Agricultural. Similarly, policies in the

newly adopted Capay Valley Area Plan (December, 2010) support the overall goal of viable agriculture in the Capay Valley by expanding the local agricultural economy.

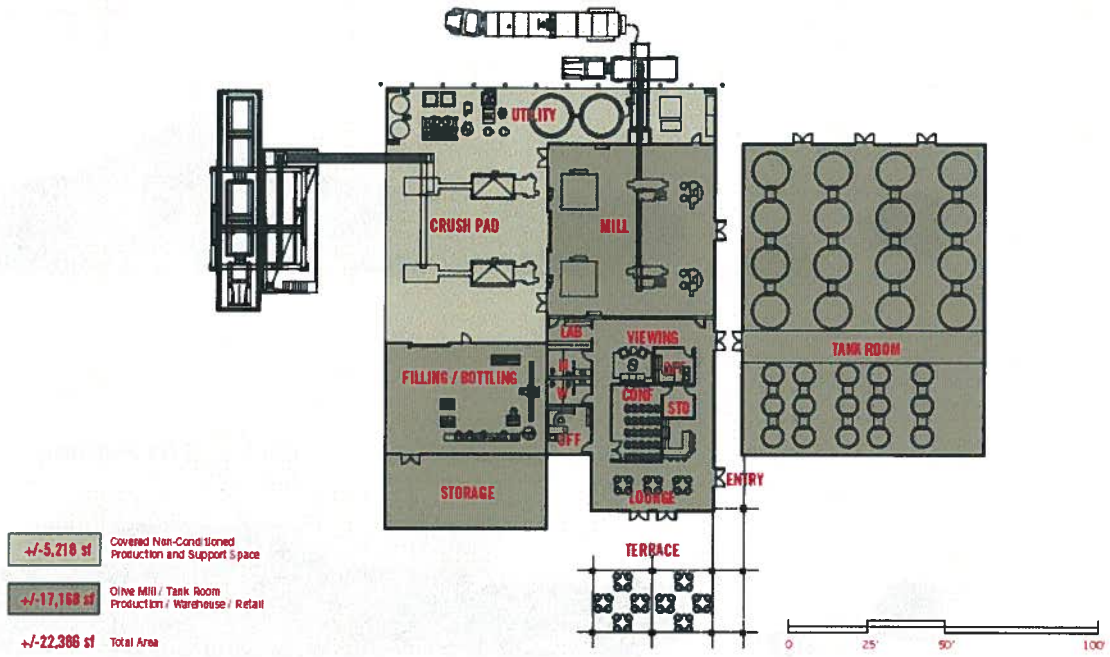
Figure 4 – Concept Plan



Proposed Concept Plan - Year 1



Proposed Concept Plan - Year 2



NORTH

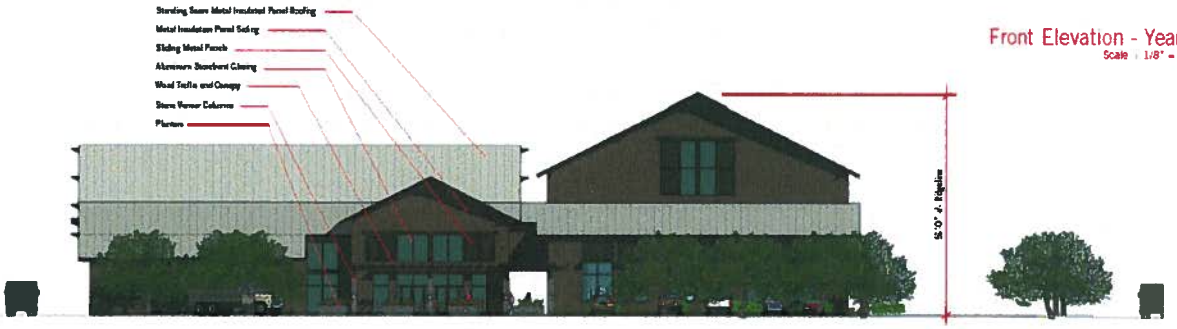
Proposed Concept Plan - Year 5

Front Elevation - Year 1

Scale : 1/8" = 1'-0"

Front Elevation - Year 5

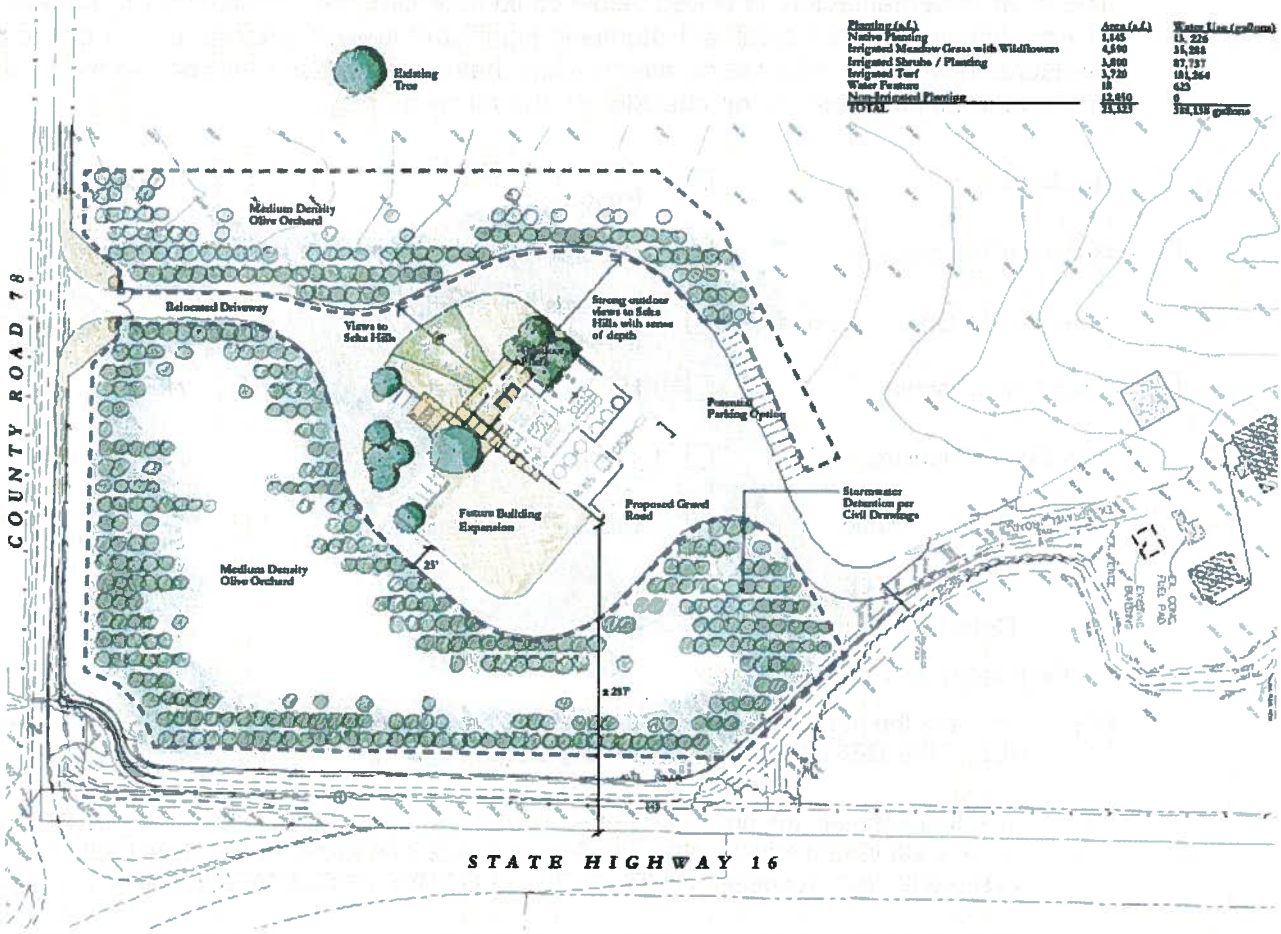
Scale : 1/8" = 1'-0"



Side Elevation (Facing Highway) - Year 1

Side Elevation (Facing Highway) - Year 5

Figure 5 – Landscape Plan



Environmental Factors Potentially Affected

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

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

Determination

On the basis of this initial evaluation:

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

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

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

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

☐ I find that although the proposed project could have a significant effect on the environment, because the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083(a).

Planner's Signature | Date | Planner's Printed name

Purpose of this Initial Study

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

Evaluation of Environmental Impacts

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

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

Discussion of Impacts

a) *Less than Significant Impact.* The project area is located along the corridor of a locally designated scenic roadway (State Route 16). Views of the Capay Valley hills and the Blue Ridge mountain range can be seen to the east and west, and all along the highway corridor. Although the olive mill will be seen from the roadway, approximately five acres of a medium-density olive orchard will surround the project, softening the facility's presence in the midst of an agriculturally productive area, which includes other orchards and vineyards, and associated production areas, in proximity to the project site. Additionally, the project will be set back from the highway approximately 275 feet during its first few years, and 200 feet at build-out. Architectural features implemented into the project design accommodate agrarian and rural characteristics, which is consistent with other agricultural facilities in the area, as prescribed in the Capay Valley Area Plan. Impacts to scenic vistas are expected to be less than significant.

b) *Less than Significant Impact.* The proposed project is not expected to damage scenic resources, although State Route 16 is a locally designated scenic highway in the 2030 Countywide General Plan. In order to preserve the agrarian character of the landscape as it's seen from the highway, policies in the Capay Valley Area Plan, a component of the 2030 Countywide General Plan, require that the architectural quality and design of new structures remain consistent with existing structures in communities along the SR 16 corridor. The olive mill will be housed in a metal building that incorporates rural architectural features into its design in order to ensure the area's aesthetic resources are not compromised. Impacts to scenic resources will be less than significant.

c) *Less than Significant Impact.* The proposed project will allow the construction and operation of an olive mill that will be housed in a metal building and designed with agrarian features in order to blend with the existing rural character of the area. The property currently contains several outbuildings and old farm residences now in use as a farm and ranch office operation with agricultural accessory storage. Approximately five

acres of medium density olive orchard will surround the new facility. Although the use is consistent with the agricultural use of the land, some of the existing views in the area would be changed with the erection of the new structure. The closest rural residences are on the other side of SR 16, approximately 793 feet northeast and 1,274 southeast of the project site. Another rural residence located southwest of the project site is approximately 1,853 feet away, and may be subject to views of the new facility. However, according to a sight line exhibit prepared for the project, views of the facility from the property to the northeast will not be visible, and views of the mountain range from the property to the southeast will not be obstructed. The site exhibit indicates that views of the facility from County Road 78, alongside the residence to the southwest, can be seen, but are distant and will not dramatically obscure the existing viewshed. Additionally, the medium-density olive orchard will soften the view of the facility from that vantage point. Overall, the new olive production facility would not degrade the existing agricultural visual character or the quality of the site and its surroundings.

d) *Less than Significant Impact.* The project would include some outdoor lighting for the olive receiving and processing areas, which could be used at night during production season. Outdoor lighting would be designed to focus down and not spill over onto adjacent properties or interfere with the night sky. Most of the light, glare, and/or heat generated by the olive mill processing equipment would be contained by the building, however. The project site is located in a remote area and the nearest residences that could be exposed to light pollution are located approximately 793 feet to the northeast and 1,274 to the southeast (across SR 16), and 1,853 feet to the southwest (south side of CR 78). The impact of outdoor lighting during the pressing season would be considered a less than significant impact.

II. AGRICULTURAL AND FOREST RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
In determining whether impacts on agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐

II.	AGRICULTURAL AND FOREST RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
b.	Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e.	Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Environmental Setting

The Yolo County General Plan designates land use on the project site as "Agricultural." An Agricultural land use designation is applied to lands best suited for agriculture, to preserve them from the encroachment of nonagricultural uses. It is intended to include lands in contracted agricultural preserves. Examples of uses which are considered appropriate under the agricultural designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; processing of agricultural crops; wildlife preserves; and other similar agricultural uses.

The California Department of Conservation Division of Land Resource Protection maintains a Farmland Mapping and Monitoring Program (FMMP) that has developed Important Farmland Maps for the state. The FMMP is a classification system that combines technical soil ratings and current land use as the basis for the Important Farmland Maps. The Important Farmland Maps identify prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, grazing land, urban and built-up land, other land and water. The designation for the project site is Farmland of Local Importance.

The Soil Survey of Yolo County, California (U. S. Soil Conservation Service, 1972) indicates that the project site is composed of Zamora loam (Za), which is a Class I soil, with a Storie Index of 95; Tehama loam (TaA), 2 to 5 percent slopes, a Class II soil, and a Storie Index of 72; Balcom silty clay loam, 15 to 30 percent slopes, eroded (BaE2); a Class IV soil, and a Storie Index of 43; Sycamore complex, drained (Sv), a Class II soil, and a Storie Index of 61-76; Tehama loam (TaB), 2 to 5 percent slopes, a Class II soil, and a Storie Index of 69; and Marvin silty clay loam (Mf), a Class II soil, and a Storie Index of 65. The Tehama, Zamora, and Balcom series consists of well-drained loams that have a subsoil of clay loam. According to the Soil Survey, these soils are used

mainly for dryfarmed grain, irrigated forage crops, row, crops, orchards, wildlife habitat, and recreation. The Sycamore and Marvin series consists of somewhat poorly drained silty clay loams whose soils are used for irrigated row crops, forage crops, truck crops, orchards, pasture, dryfarmed grain, wildlife habitat, and recreation.

The project site has historically been farmed with various crops, and is currently in dry land farm production and pasture grazing. Approximately ten acres of dry land crops would be removed from production to accommodate the project, which includes approximately five acres of a medium-density, active olive orchard. The rest of the property would remain dry land farmed and pastured.

Discussion of Impacts

a) *Less than Significant Impact.* The proposed project would result in the conversion of approximately ten acres of existing dry land and pasture farmland to an olive mill processing facility and associated medium-density olive orchard. This impact is considered less than significant because the Yolo County General Plan and zoning regulations consider an agricultural processing facility and associated uses to be an agricultural use. Approximately five acres of the project site will be planted in a medium-density, active olive orchard.

b) *No Impact.* As described above, the project site is designated Agricultural by the Yolo County General Plan and the zoning is Agricultural Preserve (A-P). The proposed use of approximately ten acres of the 67-acre project site as an olive oil production facility and associated olive orchard is consistent with applicable zoning. Agriculture is defined in the County Code as, "The use of land for the raising of crops, trees or animals, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, and the necessary accessory uses thereto. For the purposes of this section, "accessory use" shall mean supply, service, storage, and processing areas and facilities for any other agricultural land." (Section 8-2.208).

The project site is under a Williamson Act contract (#75384) established in 1975. The construction of an agricultural processing facility is defined by the County as an agricultural use and is consistent with the Williamson Act contract.

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

e) *No Impact.* The project is consistent with the General Plan and zoning designations and does not involve any other changes that could result in the conversion of farmland to non-agricultural uses.

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

Environmental Setting

The project site is within the Yolo-Solano Air Quality Management District (YSAQMD), and the Sacramento Valley Air Basin regulates air quality conditions within Yolo County. Yolo County is classified as a non-attainment area for several air pollutants, including ozone (O_3) and particulate matter 10 microns or less in diameter (PM_{10}) for both federal and state standards, the partial non-attainment of the federal particulate matter 2.5 ($PM_{2.5}$), and is classified as a moderate maintenance area for carbon monoxide (CO) by the state.

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

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

- Reactive Organic Gases (ROG): 10 tons per year (approx. 55 pounds per day)
- Oxides of Nitrogen (NOx): 10 tons per year (approx. 55 pounds per day)
- Particulate Matter (PM_{10}): 80 pounds per day

- Carbon Monoxide (CO): Violation of State ambient air quality standard

Discussion of Impacts

a) *No Impact.* A project is deemed inconsistent with air quality plans if it would result in population and/or employment growth that exceeds growth estimates included in the applicable air quality plan. The proposed project would result in employment growth of approximately five to ten full-time/seasonal employees. The addition of this amount of employment growth is within the amount of growth anticipated by the YSAQMD in unincorporated Yolo County. The project would be consistent with the adopted air district plan.

b) *Less than Significant Impact.* Potential short-term impacts may occur from equipment exhaust emissions and dust during excavation and grading for the proposed olive mill facility. Though, vehicle emissions of ozone, ozone precursors, PM_{10} and $PM_{2.5}$ will not contribute significantly to local violations of regulatory standards. The project applicant would be required to comply with all standards as applied by the YSAQMD to minimize dust and other construction related pollutants. In addition, prior to any building permit issuance, the applicant is required to obtain any permits as required by the YSAQMD to ensure the project complies with District regulations. To ensure that thresholds for project-related air pollutant emission would not exceed significance levels as set forth in the 2007 YSAQMD Handbook, the following District Rules and Regulations shall be included as conditions of project approval:

- Visible emissions from stationary diesel-powered equipment are not allowed to exceed 40 percent opacity for more than three minutes in any one hour, as regulated under District rule 2.3, Ringelmann Chart.
- Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5, Nuisance.
- Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be registered with either the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) or with the District.
- Architectural coatings and solvents used at the project shall be compliant with District Rule 2.14, Architectural Coatings.
- All stationary equipment, other than internal combustion engines less than 50 horsepower, emitting air pollutants controlled under District rules and regulations require an Authority to Construct (ATC) and Permit to Operate (PTO) from the District.

c) *Less than Significant Impact.* Development projects are considered cumulatively significant by the YSAQMD if: (1) the project requires a change in the existing land use designation (i.e., general plan amendment, rezone); and (2) projected emissions (ROG, NOx, or PM_{10} and $PM_{2.5}$) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation. The project is an agricultural processing facility with an associated five-acre medium-density olive orchard, and would not result in significant projected emissions; agricultural processing is a permitted use in the agricultural zones.

The anticipated construction of the olive production facility could result in temporary impacts to air quality during construction. Temporary construction emissions could contribute to levels that exceed State ambient air quality standards on a cumulative basis, contributing to existing nonattainment conditions, when considered along with other construction projects. By implementing the above Conditions of Approval, construction-related emissions for the proposed project would result in a less than significant level.

Short-term air quality impacts will be generated by truck trips during grading to prepare the site for construction of buildings. Approximately 1.25-acre feet of topsoil will be excavated for the proposed detention facility, and the excavated material will be used as fill for site grading and improvements. Construction activities are expected to take five months to complete Phase 1. Construction of future phases, dictated by market demand, will also result in short-term air quality impacts.

Long-term mobile source emissions from the anticipated olive mill operations would also not exceed thresholds established by the Yolo-Solano Air Quality Management District Handbook (2007) and would not be cumulatively considerable for any non-attainment pollutant from the project. Truck transport deliveries to the facility would occur approximately two to four times each day during production. Vehicle trips would also be associated with employees commuting to the olive mill facility, which consists of five to ten full-time employees during peak production. The project also proposes limited tasting events, not to exceed ten times per year with up to 60 people at each event.

Traffic generated by the project is thus estimated at approximately 28 daily vehicle trips to and from the site during production; and an additional 60 vehicle trips ten times per year for a tasting event. Approximately ~~25~~ 6.6 pounds of CO_2 are expected to be generated per each roundtrip truck transport, i.e., delivery of raw olives from the Tribe's orchards to the facility during Phase 1. Likewise, approximately 22.2 additional pounds of CO_2 will be generated per each truck transport by the delivery of raw olives from other Capay Valley orchards during Phase 2. Th~~is~~ese estimates ~~is~~ are based on a diesel truck travel distance of one to five miles and 22 pounds of CO_2 per gallon of diesel fuel. Cumulatively, approximately 3,014 pounds of CO_2 will be generated in Phase 2 of the project, based on 150 roundtrip truck transports to the facility. According to the applicant, if the same raw olives grown in the Capay Valley were trucked to facilities near Winters or Suisun City, the CO_2 generated would be approximately ~~300~~ 19,980 pounds.

The Yolo-Solano Air Quality Management District also regulates composting activities. The applicant would be required to obtain permits for the olive mill operation in accordance with existing Yolo-Solano Air Quality Management District regulations, if applicable. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant.

d) *Less than Significant Impact.* The proposed project is located in a rural agricultural area and there are no sensitive receptors in the vicinity. ("Sensitive receptors" refer to those segments of the population most susceptible to poor air quality, i.e. children, elderly and the sick, and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities.) There are three rural residences located in the

vicinity of the project; however, individual rural homes are not considered sensitive receptors. The proposed grading, construction, and operation of the olive mill facility are not expected to generate pollutant concentrations at a sufficient level to be noticed by any rural residences, particularly given the agricultural nature of the project area.

The nearest rural residences in the project vicinity include two homes on the other side of SR 16 (APN 048-020-009 and -021) that are located approximately 793 feet northeast and 1,274 feet southeast, respectively, of the proposed olive mill facility, and one home on CR 78 (APN 048-010-025) located approximately 1,853 feet to the southwest. The air pollutants generated by the olive mill project would be primarily dust and particulate matter during construction and improvement activities, vehicle trips generated through visitor and employee activity, truck deliveries, and possibly from any future composting activities associated with later phases of the olive mill production. The project could have the potential to expose sensitive receptors to minimal pollutant concentrations from construction equipment, truck deliveries, and composting. However, dust will be controlled through effective management practices, such as water spraying during construction activity, and composting will be contained in a controlled environment. Dust control measures will be incorporated into the project's Conditions of Approval, as defined in the following list of best management practices:

- All construction areas shall be watered as needed.
- All trucks hauling soil, sand, or other loose materials shall be covered or required to maintain at least two feet of free board.
- Unpaved access roads, parking areas, and staging areas shall be paved, watered, or treated with a non-toxic soil stabilizer, as needed.
- Exposed stockpiles shall be covered, watered or treated with a non-toxic soil stabilizer, as needed.
- Traffic speeds on unpaved access roads shall be limited to 15 miles per hour.
- Any visible soil materials that is carried onto adjacent public streets shall be swept with water sweepers, as needed.

Olive oil production would be conducted within a metal building at considerable distance from the rural residences with no adverse impacts from the composting activities. Therefore, the project would have a less than significant impact on air pollutant concentrations.

e) *Less than Significant Impact.* The proposed olive oil production facility and associated uses are not anticipated to create objectionable odors. The proposed project would be constructed using diesel-powered heavy equipment. Diesel exhaust from construction activities may generate temporary odors while project construction is under way. Additionally, the project is expected to generate approximately 22 cubic yards of olive pomace per day during production, which may cause odors. However, olive pomace will be placed in compost bins and mixed with less pungent compost materials, and there are no sensitive receptors of substantial numbers of people within the vicinity of the project.

The process wastewater generated during Phase 1 (first year) will be ~~stored inside tanks and/or ponds, and then trucked to the Cache Creek Casino's wastewater treatment facility~~ regulated under a waiver issued by the CVRWQB for disposing at a permitted

wastewater treatment plant or distributing on agricultural lands. Future phases of the project will require a zero discharge permit to accommodate full build-out for processing wastewater, as regulated by a State Wastewater Discharge Permit for agricultural irrigation or field spraying and/or disposal for olive processing wastewater. Wastewater generated by production is not expected to produce odors.

Solid waste generated by olive processing, i.e., de-leafing, pressing, de-seeding, pomace, etc., will be contained onsite and composted at a proposed 40-foot by 40-foot concrete compost slab for reutilization in the agricultural operations. Normal olive receiving and olive oil processing activities are not expected to generate significant odors. The facility will be designed to locate potentially odor generating activities in a manner to prevent obnoxious odors from reaching adjacent properties. Thus, objectionable odors from the proposed uses are expected to be less than significant.

IV.	BIOLOGICAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

IV.	Biological Resources.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

As noted above in the Agricultural Resources section, the project site has historically been in dry land crop production and pasture land. According to the Final Environmental Impact Report for the Yolo County 2030 Countywide General Plan, no special status plant or animal species have been identified within the vicinity of the project area, including the federally protected species, the Swainson's hawk. Additionally, the project area supports very little foraging or breeding habitat for the Swainson's hawk.

Discussion of Impacts

a) *Less than Significant Impact.* The project site has historically been farmed in various crops, and is currently dry land farmed and pastured. Approximately ten acres of the 67-acre parcel would be removed from dry land farming production and pasture to accommodate the project, which includes an agricultural processing facility and five acres of medium-density olive orchard. According to a biological assessment prepared for the Draft Yolo County Natural Communities Conservation Plan/Habitat Conservation Plan (August 25, 2004), no known Swainson's hawk nests or sightings and relatively little breeding habitat is expected to be found near the project site, compared to most of the County. Swainson's hawk observations have also been documented in the Final Environmental Impact Report prepared for the 2030 Countywide General Plan (October 4, 2008, California Natural Diversity Database species information), which indicate very few sitings in the western Capay Valley.

As a Condition of Approval, and in order to ensure that no adverse impacts occur to any potential active raptor nest sites during construction of the project, the applicant will be

required to hire a qualified biologist to conduct preconstruction surveys to locate all active raptor nest sites within one-half mile of construction activities. All surveys shall be submitted to the appropriate state and/or federal wildlife agencies and Yolo County Planning and Public Works Department for review. If any nearby nests are identified, and are found to be sufficiently close (as determined by the qualified biologist) to the area to be affected by construction activities, a qualified biologist shall notify the Department of Fish and Game (CDFG) and a ½ mile construction-free buffer zone shall be established around the nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March and September unless it is determined by a qualified biologist in coordination with CDFG that the young have fledged and are feeding on their own, or the nest is no longer in active use..

b) *Less than Significant Impact.* Two drainage watercourses traverse through the property along the western boundary line, approximately 1,340 feet west of the project site, and near the eastern property line, approximately 500 feet east of the project site. These two watercourses are tributaries to Cache Creek, and follow the property's topographic gradients from a south to north direction. A records search was conducted through the National Wetland Inventory (NWI). A formal wetland delineation was not performed. The project is not expected to have a substantial adverse effect on any riparian habitat or any other sensitive natural community identified in local or regional plans, policies, or regulations.

c) *No Impact.* Agricultural lands surround the project to the north, south, east and west. The project will not affect any riparian habitat on the site.

d) *Less than Significant Impact.* Construction of the project would temporarily disrupt use of the project site by local wildlife; however, any disruption would be temporary. The project would not impact migratory patterns of any species.

e) *No Impact.* The proposed project would not conflict with any local policies or ordinances protecting biological resources.

f) *No Impact.* The Yolo County Habitat Conservation Plan (HCP)/Natural Communities Conservation Plan (NCCP) is in preparation by the Natural Heritage Program, with an anticipated adoption sometime in 2011. The proposed project would not conflict with the HCP/NCCP effort or any conservation plan protecting biological resources.

V.	CULTURAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒

V.	CULTURAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion of Impacts

a) *No impact.* There are currently six buildings with a gravel road access located on the project site. Two of the existing buildings were at one time for residential use and are now used for Yocha Dehe's farm and ranch office/management operations. The other four buildings are used for agricultural accessory storage. In order to identify any sensitive cultural resources on or near the project site, the Yocha Dehe Wintun Nation consulted with its cultural resources program and its Tribal Historic Preservation Officer (THPO), after reviewing data from the California Historic Information Resources System, the Tribe's culturally sensitive GIS layer, and an intense ground survey with auger testing, to confirm that no historic properties or archeological resources would be affected by the project.

b) *No impact.* See (a) above. In order to determine any potential conflicts with cultural resources located on the site, the Tribe's cultural monitors inspected the site and have indicated that the project would not present a conflict.

c) *No impact.* No paleontological resources are known or suspected and no unique geologic features exist on the project site.

d) *Less than Significant Impact.* No human remains are known or predicted to exist in the project area. However, the potential exists during construction to uncover previously unidentified resources. Any development that uncovers cultural resources is required to follow procedures and recommendations as set forth in the CEQA Guidelines, Section 15064.5. In addition, Section 7050.5 of the California Health and Safety Code states that, when human remains are discovered, no further site disturbance shall occur until the county coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

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

Discussion of Impacts

a) *Less than Significant Impact.* According to the 2030 Countywide General Plan, the only fault in Yolo County that as been identified by the California Division of Mines and Geology (1997) to be subject to surface rupture (within an Alquist-Priolo Earthquake Fault Zone) is the Hunting Creek Fault, which is partly located in a sparsely inhabited area of the extreme northwest corner of the county. Most of the fault extends through Lake and Napa counties. The other potentially active faults in the county are the Dunnigan Hills Fault, which extends west of I-5 between Dunnigan and northwest of Yolo, and the newly identified West Valley and East Valley Faults (Fault Activity Map of California, California Geological Survey, 2010), which are in the vicinity of the proposed project. However, these faults are not within an Alquist-Priolo Earthquake Fault Zone, and are therefore not subject to surface rupture. The project site has gently sloping topography, but no potential for major landslides. The project site can be expected to

experience moderate to strong ground shaking during future seismic events along active faults throughout Northern California or on smaller active faults located in the project vicinity. A geotechnical investigation report is currently being prepared for the project by Raney Geotechnical. Any proposed construction would be required to comply with recommendations made by the report and all applicable Uniform Building Code requirements.

b) *Less than Significant Impact.* The Soil Survey of Yolo County, California (Soil Conservation Service 1972) indicates the project site is composed of silty clay loam soils. Surface runoff on this soil type is slow, and the erosion hazard is none to slight. However, ground disturbance caused by project activities has the potential to increase erosion and sedimentation above preconstruction levels.

The applicant is required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to address erosion, stormwater runoff, sedimentation, and other construction-related pollutants during project grading and construction until all areas disturbed during construction have been permanently stabilized. Implementation of a SWPPP would substantially minimize the potential for project-related erosion and associated adverse effects on water quality. In addition, all disturbed areas will be seeded and/or planted following construction to prevent soil erosion.

c) and d) *Less than Significant Impact.* The project site is typically blanketed with clays of high expansive potential. Expansive soils will experience volume changes with seasonal moisture variations. Such volume changes may crack and heave lightly loaded, shallow foundations and slabs. The geotechnical report will conclude whether or not the existing surface soils in their present condition are suitable for support of fills, foundations, and concrete slabs.

As a Condition of Approval, construction of any structures on the project site shall implement the recommendations of the applicable geotechnical and soil studies prepared by a licensed engineer, in order to mitigate the impacts of loose and expansive soils on the site.

e) *Less than Significant Impact.* The project would generate domestic wastewater from approximately five to ten onsite employees during production, and from visitors to the site. A domestic sewage septic system would be constructed, which requires approval from Yolo County Environmental Health. The applicant will be required to contact Environmental Health for necessary approvals, prior to issuance of any building permits.

VII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒
c. Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?	☐	☐	☒	☐

Environmental Setting

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

The following discussion of GHG/climate change impact relies upon, and "tiers off" the analysis, conclusions, and mitigation measures included in the Final Environmental Impact Report (FEIR) of the 2030 Yolo Countywide General Plan. While the FEIR analysis concluded that the severity of impacts related to planned urban growth and GHG/climate change could be reduced by some policies and some available mitigation measures, the overall impact could not be reduced to a less than significant level. The impacts of countywide cumulative growth on GHG emissions, and the impacts of climate change on cumulative growth, are considered significant and unavoidable at this time.

Discussion of Impacts

a) *Less than Significant Impact.* The project could affect GHG emissions through vehicle trips generated, as well as physical changes in the vegetation of the land, and the slight

reduction in current agricultural activities. However, approximately five acres of medium-density olive orchards will be planted in association with the development proposal. To identify impacts of trip generation associated with the project, GHG emissions have been based on the project's typical transport trips.

As noted above in the Air Quality section, short-term air quality and GHG impacts will be generated by truck trips during grading to prepare the site for construction of buildings, estimated to last up to five months. The carbon dioxide emissions (the main GHG associated with auto and truck trips) generated by construction truck trips would be a temporary impact.

Long-term GHG impacts from the anticipated olive mill facility operations would be caused by truck transport deliveries to the facility and commuting by employees during production. Truck deliveries would occur approximately two to four times per day during transport and production periods. Vehicle trips would be associated with employees commuting to and from the olive mill facility, including five to ten employees during production, as well as visitors and local growers accessing the facility. Additionally, the project proposes to offer limited tastings up to ten times per year for a maximum of 60 attendees per event.

Traffic generated by the completed olive mill production facility is thus estimated at approximately 28 vehicle trips per day during production to and from the site. This is a worst-case analysis that assumes each employee drives him- or herself to work, i.e., no ride sharing or carpooling. Additionally, approximately 60 vehicle trips would be generated up to ten times per year for limited tasting events. Operation of the Seka Hills Olive Mill project will also allow some local growers to send their olives to the new local facility, thus reducing some long distance raw olive transport truck traffic that would otherwise occur as a consequence of sending Yolo County olives out of the County to a processing facility some miles away.

The project applicant has assumed that approximately ~~25~~ 6.6 pounds of CO_2 would be generated per each roundtrip truck transport ~~day~~ of raw olives from the Tribe's orchards to the facility during Phase 1, for a total of 134 pounds of CO_2 from 20 roundtrip truck deliveries. ~~which is estimated by~~ This estimate is based on a diesel truck travel distance of one to five miles and 22 pounds of CO_2 per gallon of diesel. Likewise, Phase 2 is expected to generate an additional 22.2 pounds of CO_2 per each roundtrip truck transport of olives grown in other Capay Valley orchards, for a cumulative total of 3,014 pounds of CO_2 from 150 roundtrip truck deliveries. According to the applicant, if the same raw olives were trucked to facilities near Winters or Suisun City, the cumulative CO_2 generated would be approximately ~~300~~ 19,980 pounds, based on 150 roundtrip truck deliveries traveling 30 miles or more. Phase 3 of the project is expected to generate a total of 32,984 pounds of CO2, based on 375 cumulative roundtrip truck deliveries traveling up to 30 miles. This Phase 3 estimate includes 20 roundtrip truck transports traveling 1.5 miles; 150 roundtrip truck transports traveling five miles; and 225 roundtrip truck transports traveling 30 miles.

The proposed project is not considered to have an individually significant or cumulatively considerable impact on global climate change. Considering that California produces over

500 million tons of CO_2 annually, the estimated ~~25~~ 32,984 pounds per ~~transport~~ year at project build-out will only contribute a tiny fraction of the total annual statewide CO_2 emissions.

The applicant has also proposed to incorporate numerous "green" or energy efficient design features into the olive mill facility plans. Many of these design features will serve to reduce the level of energy consumed in the construction and operation of the project, and thus help to further reduce GHG impacts of the project. These design features include:

- Meeting the newly adopted 2010 CAL Green codes;
- Use of recycled steel for the building structure;
- Use of fly ash admixtures in concrete to reduce cement content;
- Increased insulation levels in the conditioned building areas to reduce energy demand, and use of low-flow plumbing fixtures;
- Use of recycled materials for interior finishes;
- Daylight harvesting, i.e., use of sky lights;
- Reclamation of process wastewater for irrigation use; and
- Maximization of the use of pervious and permeable surfaces to reduce runoff.

Additional design and energy features include use of sustainable lighting strategies for interior and exterior lighting. The following measures will be incorporated into the olive mill production facility, as required by the following Condition of Approval:

The applicant shall incorporate all feasible "green building" features into the design of all buildings in the proposed olive mill facility, to reduce greenhouse gas emissions. These features include those already incorporated into the project description, as well as additional features that would comply with the General Plan policies cited below:

> Policy CC-4.1: Reduce dependence upon fossil fuels, extracted underground metals, minerals and other non-renewable resources by:
>
> - Requiring projects to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use.
> - Encouraging projects to use regenerative energy heating and cooling source alternatives to fossil fuels.
> - Encouraging projects to select building materials that require less energy-intensive production methods and long-distance transport, in compliance with Leadership in Energy and Environmental Design (LEED) or equivalent standards.
>
> Policy CC-4.6: Encourage all new residences to exceed Title 24 energy standards by at least 15 percent, and encourage all new commercial buildings to exceed Title 24 by at least 20 percent.

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

c) *Less than Significant Impact.* The project could be affected by climate change impacts, specifically wildfire danger. The project is located in the Capay Valley within an urban wildlands interface. Fire severity is classified as high. Projections of wildfire danger caused by global warming and climate change have been documented in the FEIR of the 2030 Yolo Countywide General Plan, which indicate that if temperatures continue to rise, the risk of large wildfires in California could increase by as much as 55 percent. Additionally, a hotter, drier climate could promote up to 90 percent more northern California fires by the end of the century by drying out and increasing the flammability of forest vegetation; although, wildfire activity will depend critically on future precipitation patterns.

Numerous wildfire-related policies and action programs included in the 2030 Yolo Countywide General Plan and Capay Valley Area Plan will help to reduce the potential impacts of future climate change and wildfire danger.

VII.	HAZARDS AND HAZARDOUS MATERIALS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c.	Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d.	Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e.	Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f.	Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

VII.	HAZARDS AND HAZARDOUS MATERIALS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h.	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Discussion of Impacts

a) *Less than Significant Impact.* The proposed project will require the short-term use of construction equipment and the storage of fuel and oil for equipment. Construction equipment used on the site could include excavators, backhoes, scrapers, dump trucks, and water trucks. The routine use of construction equipment and vehicles to and from the site would not create a significant hazard to the public or the environment.

The proposed project will also include the storage, use, and disposal of a small amount of chemicals related to the olive oil production process, including: liquid sodium hydroxide for cleaning tanks; citric acid for neutralizing the sodium hydroxide; nitrogen vapor for purging oil as it leaves the mill, purging and charging of storage tanks, and the related oil transfer piping prior to and during filling operations; grease and gearbox oil for use as lubricant to equipment bearings and gears; and typical custodial cleaning detergents. Additionally, approximately 10,000 to 20,000 gallons of propane will be stored at the facility, depending on the propane delivery schedule during the processing season. All hazardous materials will be stored and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health regulations. Due to the limited amount of material, hazardous impacts to the public or environment would be considered less than significant.

The proposed olive mill project includes wastewater ponds, which will be regulated by the Central Valley Regional Water Quality Control Board (CVRWQCB) during later phases of the project. Terms for agricultural irrigation or field spraying and/or disposal for olive processing wastewater will be covered under a State Wastewater Discharge Permit issued by the CVRWQCB., which include best management practices for solid waste removal and/or reuse of the solid olive waste.

b) *Less than Significant Impact.* The construction equipment associated with this project typically uses only a minor amount of hazardous materials, primarily motor vehicle fuels and oils. Small volumes of hazardous materials (fuel and engine oil) would be temporarily used and handled to operate the construction equipment. Refueling of all equipment would be limited to a designated staging area. There is a danger that these materials may be released in accidental spills and result in harm to the environment. Implementation of a SWPPP, as described above in the Geology and Soils section,

would ensure that the risk of accidental spills and releases into the environment would be minimal.

c) *No Impact.* No schools exist or are proposed within 0.25 mile of the proposed project area.

d) *No Impact.* Although no Phase I Environmental Site Assessment has been conducted for the project site, based on the long term use of the site for dry land crop production, no underground or other hazardous materials are anticipated to be located at the project site. Additionally, the project site is not located on a site that is included on a list of hazardous materials sites compiled by the Yolo County Environmental Health Division-Hazardous Waste Site Files pursuant to Government Code 65962.5.

e) *No Impact.* The proposed project is located more than two miles from a public airport. The project would not result in a safety hazard for people residing or working in the project area.

f) *No Impact.* The project is located more than two miles from any private airstrips. The project would not result in a safety hazard for people residing or working in the project area.

g) *No Impact.* No emergency response plans will be affected by the proposed project during or upon completion of construction.

h) *Less than Significant Impact.* The project site is located in a hazardous fire zone, as mapped by the State. However, the new olive mill facility will provide a minimum of two onsite fire hydrants, with a maximum distance of 50 feet from the proposed building, and a fire sprinkler system for the facility. Fire flows will be provided by the Cache Creek Casino's water system, which will be improved to provide domestic and fire flow water to the project. The casino's elevated water tank currently has a fire flow volume of approximately 350,000 gallons, which would meet project requirements. The Capay Valley Fire Station and Yocha Dehe Fire Department, a fully-accredited fire station and first responder in the Capay Valley, are located in proximity to the project site, which is conveniently accessed off SR 16. Additionally, the project will be surrounded by an irrigated medium-density olive orchard and would not expose people or structures to wildland fires.

VIII.	HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

VIII.	HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or off-site?	☐	☐	☒	☐
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or off-site?	☐	☐	☒	☐
e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f.	Otherwise substantially degrade water quality?	☐	☐	☐	☒
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?	☐	☐	☐	☒
h.	Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j.	Contribute to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion of Impacts

a) *Less than Significant Impact.* One new metal building to house the olive mill will be constructed as part of the project. The driveways and parking area will be overlain with gravel. Absorption rates will decrease slightly, but would be addressed through the construction of an onsite stormwater detention pond. A Stormwater Pollution Prevention Plan is required of the project. The facility will construct a self-contained septic system established for domestic wastewater purposes. First year process wastewater will be ~~contained in tanks and/or ponds, and then trucked to the Cache Creek Casino's wastewater treatment facility~~ stored inside tanks and then pumped to trucks for disposal to a permitted wastewater treatment plant or distributed on agricultural lands, as

regulated by the State through a Waiver of Waste Discharge Requirements for Small Food Processors.

As already noted, future phases of the project will include installation of a treatment pond constructed under a State Water Quality Control Permit to dispose of wastewater from the olive mill operation. In addition, water would be disposed of by irrigation of onsite crops annually. Construction of a future wastewater system requires approval from the Central Valley Regional Water Quality Control Board (CVRWQCB). Any potential water quality impacts from the process wastewater ponds will be reduced through installation of a proper liner, which will be required by permit with the CVRWQCB. In addition, setbacks of at least 100 feet between the ponds and nearest property lines will be required to further mitigate any potential impact to adjacent wells.

The applicant will be required to comply with best management practices established under the permit agreement with the CVRWQCB. Therefore, impacts on water quality and discharge of pollutants into the wastewater system, or violations of existing water quality standards or waste discharge requirements, would be less than significant.

b) *Less than Significant Impact.* The project will be served by a proposed eight-inch water main extension routed from the Cache Creek Casino water system, which is supplied by a network of water wells. The pumped well water is treated at a desalination plant, pumped into a 1.1 million-gallon elevated water tank, and distributed to water service connections on the Casino property. Approximately 100 psi water pressure is available at the eight-inch water main upstream of the proposed olive mill facility. Irrigation for the proposed 23,000-square foot landscaped areas, which include shade trees, lawn, and shrubs, will also be connected to the Casino's water system. Irrigation for the five-acre olive orchard will operate off the same well and irrigation systems that currently serve the Tribe's nine-acre vineyard on an adjacent parcel. Agriculture wells in the general vicinity of the project provide water for agricultural uses well in excess of this estimated usage. It is highly unlikely that the project will have any impact on water flows on any neighboring wells.

c) *Less than Significant Impact.* The proposed project would not substantially alter the existing drainage pattern of the project site or the surrounding area and would not, therefore, result in substantial erosion or siltation on- or off-site. Any increased impervious runoff would be attenuated and managed through the proposed detention basin. Additionally, landscape planters will be sited as appropriate with landscape buffers to intercept sheet flows from the gravel and paving runoffs. The reduction in peak flows and impervious runoff volumes will reduce the potential for erosion and sediment transport. The two Cache Creek tributaries, located approximately 1,340 feet southwest and 539 feet northeast from the proposed facility, will not be affected by the project.

d) *Less than Significant Impact.* A new metal building will be constructed to house the olive mill as part of this project. Much of the project site will be composed of gravel paving. Absorption rates will decrease slightly, but would be addressed through the construction of an onsite 1.25-acre foot stormwater detention pond located to the northwest of the planned olive mill facility. The proposed project has the potential to slightly change absorption rates, drainage patterns, and the rate and amount of surface

runoff. Yolo County Improvement Standards (Yolo County, 2008) require preparation and submittal of a drainage study prior to the issuance of any building permits. A Condition of Approval will be applied to require that the report shall document the design and size of the detention pond and discharge structure to ensure that the project would not result in any additional flooding on- or off-site. The report shall be signed and sealed by a civil engineer licensed in the State of California.

e) *Less than Significant Impact.* See d), above. A preliminary drainage report prepared for the project by Laugenour and Meikle (March 11, 2011), indicates that modifications to the County's and Caltrans' ditches, culverts, and other drainage facilities will be required in order to accommodate the project's improvements to County Road 78. The proposed Phase 1 will include full site improvements, which will address development related to peak discharges and predevelopment watershed characteristics in comparison to post-development watershed characteristics. Widening improvements proposed for CR 78 within the Caltrans right-of-way will result in relocating roadside ditches along the widened county road. Existing channels and ditches will be cleaned, widened, and rerouted to improve the overall conveyance of the drainage system at that intersection. Increased imperviousness from the project would be contained by an onsite detention basin. The new detention basin's outlet would connect to the maintained portion of the onsite channel located on the project site. Peak flows, increased impervious volumes, and potential sediment transport downstream from the development and into the Caltrans drainage facilities is not anticipated; and thus, no drainage improvements are proposed in the Caltrans right-of-way, as only minor improvements would occur within that right-of-way and the existing ditch is already oversized for the watershed it serves. Additionally, grading plans are required for all construction to address erosion control and drainage, and a Stormwater Pollution Prevention Plan is required of the project. The project would not provide significant additional sources of runoff pollution.

f) *No Impact.* See (a), (d), and (e), above. No additional impacts to water quality are anticipated.

g) *No Impact.* The project does not include any housing and would not place housing in an existing floodplain.

h) *No Impact.* The project site is not located within the 100-year floodplain, as designated by the Federal Emergency Management Agency (FEMA), and is not considered to be subject to 100-year flood flows. Thus, the proposed olive mill facility would not be expected to impede any flood flows.

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

j) *No Impact.* The project area is not located near any large bodies of water that would pose a seiche or tsunami hazard. The project site is gently sloping, but is not located near any physical or geologic features that would produce a mudflow hazard.

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

Discussion of Impacts

a) *No Impact.* The project site is located in a rural agricultural area, near the community of Brooks, with no potential of dividing any unincorporated urban area of the Capay Valley. Therefore, there would be no impact.

b) *Less than Significant Impact.* As already noted above in the Project Description, the proposed project would not conflict with any Yolo County General Plan policies or other applicable land use documents designed to avoid or mitigate an environmental impact. The project would, however, implement several key policies that call for allowing additional commercial and industrial projects to accommodate agriculturally-related industrial facilities.

Specifically, Agriculture Policy AG-3.7 supports the development of local suppliers for agricultural goods and services, including small-scale and/or mobile processing facilities and distribution centers for locally produced foods. Agriculture Policy AG-5.1 promotes markets for locally and regionally grown and/or prepared food and other products and services that will strengthen the local economy, improve health, and connect residents with the agricultural community. Several Economic Development policies encourage new businesses to advance local economic growth. Policy ED-1.3 encourages businesses that promote, provide services, and support farming, with an emphasis on value-added agriculture, agri-tourism, food processing and agricultural suppliers. Policy ED-5.5 supports sustainable economic development by promoting Yolo County businesses that encourage residents to obtain their goods and services locally. Additionally, policies in the Capay Valley Area Plan support agricultural uses that are directly related to agricultural production and the support of agriculture, and recognize the potential for processing and other ancillary activities that are compatible with the rural quality of life and unique community character of the Capay Valley.

c) *No Impact.* The county does not have an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP), although a draft plan is now being prepared by the Yolo County Natural Heritage Program (the Joint Powers Agency).

X.	MINERAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion of Impacts

and b) *No impact.* The project area has not been identified as an area of significant aggregate deposits.

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

Discussion of Impacts

a) *Less than Significant Impact.* Yolo County has not adopted a noise ordinance which sets specific noise levels for different zoning districts or for different land uses in the unincorporated area, except for mining activities along Cache Creek, which are restricted to no more than 65 dBA Leq measured at the property boundaries between 6 p.m. and 6 a.m.

Construction of the proposed project would temporarily increase noise in the vicinity of the project area. Noise increases would result from grading and onsite construction activities. The 2030 Yolo Countywide General Plan Final Environmental Impact Report (FEIR) (Yolo County, 2009) notes that typical construction noise ranges between 80 to 88 dBA at 50 feet generated by tractors, front loaders, trucks, and dozers. Temporary construction noise associated with the grading and construction activities would be similar to existing noise associated with ongoing agricultural activities, such as tractors disking fields, in the adjacent areas, as well as traffic generated on State Route 16. The FEIR notes that typical noise levels for tractors conducting farming activities ranges from 78 dBA L_{max} to 106 dBA at 50 feet, with an average of about 84 dBA. Noise levels at 100 feet from SR 16 roadway centerline range from 63 to 65 dBA L_{dn}.

The proposed grading, construction, and operation of the olive mill facility are not expected to generate noise levels at the boundaries of the property that will significantly impact the nearest neighbors, since the residences are located so far away from the noisiest construction activities. Noise levels diminish or attenuate as distance from the noise source increases, based on an inverse square rule. Noise from a single piece of construction equipment attenuates at a rate of 6dB for each doubling of distance.

The proposed project is located in a rural agricultural area and there are no sensitive receptors in the vicinity. There are three rural residences located in the vicinity of the project; however, individual rural homes are not considered sensitive receptors. The nearest rural residences in the project vicinity include two homes on the east side of State Route 16 (APN 048-020-021 and -022) that are located approximately 793 feet northeast and 1,274 southeast of the proposed olive mill facility, and one home on County Road 78 (APN 048-010-025) located approximately 1,853 feet to the southwest.

b) *Less than Significant Impact.* Groundborne vibration levels may be measured similar to noise in vibration decibels (VdB). The 2030 Yolo Countywide General Plan FEIR notes that typical construction vibration levels range from 58 VdB at 25 feet for a small bulldozer up to 112 VdB for a pile driver, However, construction activities are not expected to generate vibration levels at the boundaries of the property that will significantly impact the nearest neighbors, since the residences are located so far away from the construction activities.

c) *Less than Significant Impact.* See a), above. Upon completion of the olive mill facility, noise from the operations would be generated from the washing area and emanated from the leaf blower, as well as from bottling activities, fork lifts, and truck deliveries. However, sounds from the washing area would not tend to carry outside; and sounds generated within the milling room would typically not emanate beyond the building.

Ongoing operational noise can be reduced through building design, location, and buffers.

Noise generated by the normal operations of the olive mill would be expected to be at a level similar to normal agricultural activities, and should not adversely impact the nearest homes since they are so far away (793 to 1,853 feet) from the facility, including two homes on the east side of SR 16.

d) *Less than Significant Impact.* As described above, temporary construction activities could result in substantial increases in ambient noise levels but would be attenuated at the property boundaries to acceptable levels. Operational noise levels of the olive mill facility would not be adverse to the nearest homes.

e) *No Impact.* The proposed project is located more than two miles from the nearest public airport. The project would not expose people residing or working in the project area to excessive noise levels.

f) *No Impact.* The proposed project is located more than two miles from the nearest private airstrip. The project would not expose people residing or working in the project area to excessive noise levels.

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

Discussion of Impacts

a) *No Impact.* The proposed project would not induce any population growth either directly or indirectly. Construction of an olive oil production facility with up to ten full time/seasonal employees would not be expected to induce population or housing growth beyond the demand for housing that already exists in the area and in the region.

b) *No Impact.* The proposed project would not displace any existing housing units.

c) *No Impact.* There are currently no housing units on the project site, and implementation of the proposed project would not displace any housing units or people.

XIII.	PUBLIC SERVICES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
	Fire protection?	☐	☐	☒	☐
	Police protection?	☐	☐	☒	☐
	Schools?	☐	☐	☐	☒
	Parks?	☐	☐	☐	☒
	Other public facilities?	☐	☐	☐	☒

Discussion of Impacts

a) *Less than Significant Impact.* The addition of an olive mill facility and employees to the area could slightly increase the demand for fire and emergency medical services. The Capay Valley Fire Department provides primary service to the project site, and the Yocha Dehe Fire Department, a fully accredited fire station, is a primary first responder in the Capay Valley area. Conditions of Approval will require that the facility maintain an onsite water supply adequate for fire suppression and that defensible space be maintained around the proposed buildings. Impacts to fire protection services will be less than significant.

b) *Less than Significant Impact.* The addition of an olive mill facility and employees to the area could slightly increase the demand for police protection services. The proposed project would not significantly impact police services provided by the Yolo County Sheriff's Department.

(c)(d)(e) *No Impact.* The proposed olive mill facility would not increase the need for schools, parks or other public facilities and services.

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

Discussion of Impacts

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

b) *No Impact.* The project would not require the construction of nor include additional recreational facilities.

XV.	TRANSPORTATION/TRAFFIC.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d.	Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e.	Result in inadequate emergency access?	☐	☐	☐	☒

XV.	TRANSPORTATION/TRAFFIC.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
f.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Environmental Setting

The project site and the proposed olive mill facility would be accessed by a newly constructed and relocated driveway off County Road 78, which in turn is accessed off State Route 16. Existing traffic volumes on portions of SR 16 in the vicinity of the project site have been determined to have a Level of Service (LOS) B (between CR 78 and Arbuckle Rd) and LOS C (CR 78 to CR 85B). State Route 16 is a conventional two lane highway that is a designated truck route. The highway serves local, tourist, Casino, and agricultural traffic.

The 2030 Yolo Countywide General Plan Final Environmental Impact Report (FEIR) (Yolo County, 2009) and Caltrans data (Caltrans, 2008) indicate that the existing average daily traffic volume on State Route 16 between County Road 87 and County Road 78, just at the project's intersection, is 6,700, equivalent to Level of Service of C, or stable operating conditions.

Traffic volumes on State Route 16 and local roads in the project vicinity are forecast to increase to a LOS D in the future. The 2030 Yolo Countywide General Plan FEIR projects the amount of future traffic on all key roadways in Yolo County due to buildout of growth allowed under the 2030 General Plan policies. Traffic levels on the portion of SR 16 between CR 78 and 87, proximate to the project site, is projected to increase from an average daily traffic count of 6,700 in 2007 to 20,000 average daily vehicle trips. This cumulative future increase in traffic would change the conditions on SR 16, from CR 78 to CR 85B, from LOS C (stable operating conditions) to LOS D (high density, but stable flow). The Yolo Congestion Management Plan sets a maximum LOS standard on SR 16 between CR 78 and CR 85B of LOS D.

County Road 78 is an agricultural rural road with characteristics similar to other low-volume county roads serving agricultural lands. Pavement widths and design features do not meet modern design standards (i.e., 12 foot vehicle lanes and 4 foot paved shoulders). The CR 78 pavement section was not designed to handle heavy truck traffic and is in poor condition. According to Yolo County Public Works documentation, CR 78 was last maintained in March 2007. The proposed olive mill facility would be accessed via a new (relocated) driveway off CR 78, which all future truck transports and employee traffic would use.

Discussion of Impacts

a) *Less than Significant Impact.* Approval of the project would allow construction of an olive mill industrial facility. Grading to prepare the site for construction of buildings will

make use of approximately 1.25-acre feet of fill, derived from excavating the proposed detention basin, for the building and tank pad areas. Construction activities for Phase 1, which include full site grading, drainage and utility installation to accommodate full project buildout, and construction of approximately 13,287 square feet of building space, is expected to occur six days per week (Monday through Saturday). Hours of construction are proposed as follows: 7:00 am to 6:00 pm Monday through Thursday; 7:00 am to 5:00 pm Fridays, and Saturdays, as needed, for approximately five months. Any future construction activity to accommodate Phase 2 and Phase 3 would require a significantly shorter timeframe.

Long-term changes to local traffic circulation from the proposed project would be generated by additional vehicle trips from truck transports and employees, as well as limited tastings. The applicant estimates that truck transports during peak production would occur approximately two to four times each day. Traffic would be generated by employees commuting to the olive mill facility, consisting of five to ten full-time/seasonal employees, and up to ten limited tasting events per year. Total traffic generated by the project is estimated at approximately 28 daily vehicle trips, during production, to and from the site, and an additional 60 vehicle trips up to ten times per year to accommodate limited tasting events. As already noted above in the Climate Change/Greenhouse Gas section, this is a worst-case analysis that assumes each employee drives him- or herself to work, i.e., no ride sharing or carpooling). This analysis also does not consider that operation of the Seka Hills Olive Mill project will allow some local growers to send their olives to the new local facility, thus reducing some long distance raw olive truck/transport traffic that would otherwise occur as a consequence of sending Yolo County olives out of the county.

The amount of heavy truck traffic associated with construction of the project, up to five months, could have a significant impact on the local access road and the intersection at the project site driveway. As noted above, CR 78 is a rural agricultural road of substandard width that is in poor condition. With an increase in truck traffic due to construction activities and the agricultural industrial operations, it is anticipated that the CR 78 pavement will fail unless the road is reconstructed to current county standards for the length of the development. The increase in agricultural industrial traffic will necessitate county standard lane widths and shoulders to reduce potential conflicts with existing agricultural traffic, and to improve public safety.

As a Condition of Approval for the project, the applicant will be required to dedicate the amount of right-of-way necessary on the north side of CR 78, from SR 16 to the western extent of the proposed access driveway apron, to provide an acceptable overall road right-of-way width and roadside ditches to match Yolo County Improvement Standards for a rural road. Dedication shall include the transition length necessary (west of the relocated access road) to conform and connect to the existing CR 78.

To reduce mode conflicts and maintain public safety, CR 78 will be widened to an acceptable county standard rural street width for the length of the development. The applicant will submit engineered civil improvement plans for the reconstruction of CR 78 from SR 16 to the western edge of the relocated access road, for review and approval by the County Engineer. The design shall include the transition length necessary (west of

the relocated access road) to conform and connect to the existing CR 78, and provide STAA (Surface Transportation Assistance Act of 1982) vehicle turning radii for all turning movements. The plans must be signed and sealed by a civil engineer licensed in the State of California. A paved driveway connection with culvert to CR 78 is also required per Yolo County Improvement Standards. The county shall determine minimum culvert diameter. The culvert will be required to be maintained by the applicant or applicant's successor.

The applicant will also be required to submit an encroachment permit application to Caltrans and construct improvements to the existing intersection at CR 78 and State Route 16 to accommodate the CR 78 widening, as required by Caltrans. Any improvements will be required to be coordinated with the State Route 16 Safety Improvement Project, which proposes a left-turn lane at CR 78.

b) *No Impact.* The project would not conflict with any applicable congestion management program. The Yolo Congestion Management Plan sets a maximum LOS standard on SR 16 near the project site of LOS D. Future traffic levels, including project generated traffic, are projected to increase on SR 16 from LOS C to LOS D, due to cumulative growth in the areas and region, as discussed above in the Environmental Setting section.

c) *No Impact.* The project would not affect air traffic patterns.

d) *No Impact.* The proposed project does not have any design features that would result in hazardous traffic conditions.

e) *No Impact.* The proposed project would not result in inadequate emergency access.

f) *No Impact.* Construction of the proposed project would not conflict with any adopted policies, plans, or programs supporting alternative transportation. A Class III bike line is proposed for SR 16 through the Capay Valley.

XVI.	**Utilities And Service Systems.**	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

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

Discussion of Impacts

a) *Less than Significant Impact.* The facility will construct a self-contained onsite septic system for domestic liquid wastes, and will connect to the Cache Creek Casino's water system via an eight-inch water main. The project also includes installation of treatment ponds in its later phases to dispose of process wastewater from the olive mill operation, which requires approval from the Central Valley Regional Water Quality Control Board (CVRWQCB) through issuance of a discharge permit. Initially, Phase 1 (first year operations) wastewater generated by the olive processing, i.e., olive cleaning, washing, custodial wastewater, etc., will be stored inside tanks ~~and/or pond,~~ then trucked to ~~the Cache Creek Casino's wastewater treatment facility~~ a permitted wastewater treatment plant or distributed on agricultural lands, as regulated by a Waiver of Waste Discharge Requirements issued by the CVRWQCB. Any water used for preseason clean-up will be sent to an appropriately permitted facility, as defined by the waiver in the State's regulations. As a Condition of Approval the applicant will be required to ~~provide verification that the Casino's wastewater treatment facility will handle the olive mill's Phase 1 process wastewater~~ obtain approval from the appropriate agency, federal or State, for disposal of food-processing waste into the Cache Creek Casino waste water treatment system. Likewise, the applicant will be required to contact Environmental Health for necessary approvals for the construction of any new septic system. Impacts from the project are anticipated to be less than significant.

The project is expected to generate approximately 61,000 gallons of process wastewater in its first year (Phase 1); 453,000 gallons of process wastewater in Phase 2; and 1,129,000 gallons in Phase 3. Process wastewater will only be generated during production, which is expected to last anywhere from three to six weeks, and no more than three months at project build-out (Phase 3). The proposed project would not create any new demand for public utilities or public service systems. It would not exceed wastewater requirements, nor would it necessitate expansion of any public wastewater treatment facilities or water supply entitlements.

b) *Less than Significant Impact.* No new wells are proposed for the olive mill facility, as water for the project will be supplied by a proposed eight-inch water main extension routed from the Cache Creek Casino waster system, which is supplied by a network of water wells. Approximately 100 pounds per square inch of water pressure is available at the eight-inch water main upstream of the proposed project. Irrigation for the proposed five-acre medium density olive orchard will be supplied by an extension of the irrigation system currently serving vineyards on the adjacent parcel. Additionally, reclaimed treated process wastewater will be used to offset irrigation demands on site. Daily domestic water usage for the olive mill operation is estimated to be approximately 350 gallons per day in its first year (Phase 1) and 500 gallons per day at build-out.

Water used for processing is estimated at 21,000 gallons in Phase 1 (for a production time of no more than three to six weeks), which translates to approximately 70 gallons per day over one year. Water used for processing in Phase 2 is estimated at approximately 193,000 gallons (averaging approximately 529 gallons of water use per day); and Phase 3 is estimated at approximately 481,000 gallons of water use for processing (approximately 1,300 gallons per day). Agricultural wells in the general vicinity of the project provide water for agriculture uses well in excess of this estimated usage.

c) *Less than Significant Impact.* The project will require the construction of new stormwater drainage facilities in the form of an onsite detention pond, which will include typical storm drain piping and conveyance channels. The detention pond will discharge into an existing swale that traverses near the eastern property line, with an outlet that will be designed to discharge per Yolo County storm drainage improvement requirements.

d) *Less than Significant Impact.* A potable water system will be supplied by a proposed eight-inch water main extension routed from the Cache Creek Casino water system, as described in (b), above.

e) *No impact.* There is no wastewater treatment provider; the project will construct its own septic system and waste water ponds.

f) *No Impact.* The existing County landfill would adequately accommodate the project. The project would not significantly impact disposal capacity at the landfill.

g) *Less than Significant Impact.* The proposed project would be required to comply with all solid waste regulations as implemented and enforced by Yolo County, as well as requirements under CVRWQCB. Solid waste from the olive mill operation will be removed from the facility and used in the applicant's local agricultural operations for composting purposes, subject to any applicable County and/or State requirements and regulations.

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

Discussion of Impacts

a) *Less than Significant Impact.* Based on the information provided in this Initial Study, the project would not degrade the quality of the environment. The project site has historically included structures ancillary to the primary agricultural use of the property, and is proposed to be improved with a five-acre medium density olive orchard and 23,000 square feet of landscaping to serve the agricultural industrial project. No important examples of major periods of California history or prehistory in California were identified; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated. Additionally, the project will be required to comply with Conditions of Approval that regulate construction activity during raptor nesting season, if any nearby nests are identified. Impacts to biological resources will be less than significant.

b) *Less than Significant Impact.* The proposed project has temporary construction impacts which could degrade air quality cumulatively, in combination with other construction projects in Yolo County. These potential impacts will be reduced to a less-than-significant level through implementation of the standard air quality measures described in this Initial Study. In addition, the project will contribute incrementally to an increase in cumulative energy demand, traffic levels, and greenhouse gas (GHG) emissions in the region and globally. The latter cumulative impacts are associated with growth allowed under the 2030 Yolo Countywide General Plan. The General Plan includes numerous policies that will require new development, including this project, to reduce air quality, energy, transportation, and GHG impacts, through application of

design features and specific mitigation measures. Although these impacts may be mitigated at an individual level, at a cumulative level these impacts cannot be fully mitigated and would be considered significant and unavoidable, as noted in the certified Final Environmental Impact Report for the 2030 Yolo Countywide General Plan.

c) *Less than Significant Impact.* Based on the analysis provided in this Initial Study, impacts to human beings resulting from the proposed project would be less than significant. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly, and would be required to comply with Conditions of Approval to manage: dust control from construction-related activities, composting activities; building on expansive soils; the release of hazardous materials; wildland fire; construction-related noise; and the approval of any new wastewater design system(s) and wastewater treatment ponds. Impacts to air quality, geology and soils, hazards, noise, and utilities will be less than significant.

References Consulted and Cited

Application and supporting materials

Laugenour and Meikle, 2011. *Sight Line Exhibit for Seka Hills Olive Mill*

Laugenour and Meikle, 2011. *Preliminary Drainage Report for Seka Hills Olive Mill*

Yolo County, 2008, *Yolo County Improvement Standards.*

Yolo County. 2009. *2030 Yolo Countywide General Plan.*

Yolo County, 2010. *Capay Valley Area Plan*

Yolo-Solano Air Quality Management District (YSAQMD). 2007. *Handbook for Assessing and Mitigating Air Quality Impacts.*

County of Yolo

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M_E_M_O_R_A_N_D_U_M

TO: Chair Reed and Members of the Planning Commission

FROM: Stephanie Cormier, Senior Planner

DATE: April 14, 2011

RE: Errata for the Initial Study/Negative Declaration prepared for the Use Permit for the Seka Hills Olive Mill located in Brooks (Zone File #2011-004)

Modifications to the project description have been made in order to better address the project's wastewater generation and water usage, and to clarify CO_2 emissions resulting from the project. Minor changes have been made to the Initial Study/Negative Declaration in the following discussion sections, and were found not to affect any level of significance (changes identified by underline and ~~strikeout~~):

Project Description – Page 7-8 of the Initial Study

Add the following changes to portions of the "Project Description" to address wastewater and water supply:

The initial phase (first year) of the project would provide for the custom milling of olives already planted in the Capay Valley, and the structures will be sized to accommodate custom milling and bottling for local growers, which includes approximately 81 acres of olives grown by the applicant. Phase 1 would include full site grading, drainage, and utility installation to accommodate full project build-out, and approximately 13,287 square feet of building space. ~~Wastewater generated by the project's first phase will be stored inside tanks and/or ponds, and then trucked to the Cache Creek Casino's wastewater treatment facility~~.

The second phase (anticipated in the second year) would allow for additional olive orchard acreage in the Capay Valley (approximately 600 acres of olives). Phase 2 includes expansion of the building and olive processing to approximately 13,547 square feet to accommodate extra storage capacity and temporary tanking. The third phase (anticipated in the fifth year) would accommodate a wider geographic area (approximately 1,500 acres of olives). Phase 3 includes expansion of the building and olive processing to approximately 22,386 square feet to accommodate the addition of a large tank room.

Wastewater generated by the project's first phase will be stored inside tanks and then pumped to trucks for disposal at a permitted wastewater treatment plant, or distributed to the project's land for irrigation, subject to a Waiver of Discharge Requirements, as regulated by the Central Valley Regional Water Quality Control Board (CVRWQCB). The project is estimated to generate approximately 61,000 gallons of process wastewater in Phase 1, which includes

35,000 gallons of "blackwater" from the crushing of the olives and 26,000 gallons of water used for washing and cleaning.

Phase 2 is expected to produce approximately 260,000 gallons of blackwater from the crushing process and will use approximately 193,000 gallons of water for washing and cleaning. Phase 3 (build-out of project) is expected to produce approximately 648,000 gallons of blackwater from the crushing process and use approximately 481,000 gallons of water for the washing and cleaning process (481,000 gallons of water per season averages out to approximately 1,300 gallons per day). These project's additional phases will require a State Wastewater Discharge Permit for agricultural irrigation or field spraying, and/or other State approved method of disposal for olive processing wastewater. In accordance with Caltrans, the a wastewater pond will also be required to comply with Caltrans' the State's National Pollutant Discharge Elimination System (NPDES) permit.

Project Description – Page 9 of the Initial Study

Add the following changes to portions of the "Project Description" to address CO_2 emissions:

Traffic generation from the facility would consist of the transporting of local raw olives to the facility, general delivery trucks, employees, and visitors. Plans for limited tastings and other hospitality events will occur no more than ten times per year, with a maximum of 60 people in attendance, i.e., generating approximately 60 vehicle trips per event.

According to the applicant, it is estimated that approximately ~~278 pounds of CO_2 will be spared per day by eliminating the need for trucking raw olives grown in the Capay Valley to facilities outside the region, such as near Winters or Suisun City~~ 3,014 pounds of CO_2 are expected to be generated, through cumulative truck transport trips of raw olives to the facility, during the first two phases of the project. By comparison, if the same raw olives grown in the Capay Valley or surrounding vicinity were trucked to facilities near Winters or Suisun City, approximately 19,980 pounds of CO_2 would be generated by out-of-county transport.

Section III Air Quality - Page 23-24 of the Initial Study

Add the following changes to "Discussions of Impacts" for Section III (c) and (e):

Long-term mobile source emissions from the anticipated olive mill operations would also not exceed thresholds established by the Yolo-Solano Air Quality Management District Handbook (2007) and would not be cumulatively considerable for any non-attainment pollutant from the project. Truck transport deliveries to the facility would occur approximately two to four times each day during production. Vehicle trips would also be associated with employees commuting to the olive mill facility, which consists of five to ten full-time employees during peak production. The project also proposes limited tasting events, not to exceed ten times per year with up to 60 people at each event.

Traffic generated by the project is thus estimated at approximately 28 daily vehicle trips to and from the site during production; and an additional 60 vehicle trips ten times per year for a tasting event. Approximately ~~25~~ 6.6 pounds of CO_2 are expected to be generated per each roundtrip truck transport, i.e., delivery of raw olives from the Tribe's orchards to the facility, during Phase 1. Likewise, approximately 22.2 additional pounds of CO_2 will be generated per each truck transport by the delivery of raw olives from other Capay Valley orchards during Phase 2. Thisese estimates ~~is~~ are based on a diesel truck travel distance of one to five miles and 22 pounds of CO_2 per gallon of diesel fuel. Cumulatively, approximately 3,014 pounds of CO_2 will be generated in Phase 2 of the project, based on 150 roundtrip truck transports to the

facility. According to the applicant, if the same raw olives grown in the Capay Valley were trucked to facilities near Winters or Suisun City, the CO_2 generated would be approximately ~~300~~ 19,980 pounds.

e) *Less than Significant Impact.* The proposed olive oil production facility and associated uses are not anticipated to create objectionable odors. The proposed project would be constructed using diesel-powered heavy equipment. Diesel exhaust from construction activities may generate temporary odors while project construction is under way. Additionally, the project is expected to generate approximately 22 cubic yards of olive pomace per day during production, which may cause odors. However, olive pomace will be placed in compost bins and mixed with less pungent compost materials, and there are no sensitive receptors of substantial numbers of people within the vicinity of the project.

The process wastewater generated during Phase 1 (first year) will be ~~stored inside tanks and/or ponds, and then trucked to the Cache Creek Casino's wastewater treatment facility~~ regulated under a waiver issued by the CVRWQB for disposing at a permitted wastewater treatment plant or distributing on agricultural lands. Future phases of the project will require a zero discharge permit to accommodate full build-out for processing wastewater, as regulated by a State Wastewater Discharge Permit for agricultural irrigation or field spraying and/or disposal for olive processing wastewater. Wastewater generated by production is not expected to produce odors.

Section VII Greenhouse Gas Emissions/Climate Change – Page 32

Add the following changes to "Discussions of Impacts" for Section VII (a):

Traffic generated by the completed olive mill production facility is thus estimated at approximately 28 vehicle trips per day during production to and from the site. This is a worst-case analysis that assumes each employee drives him- or herself to work, i.e., no ride sharing or carpooling. Additionally, approximately 60 vehicle trips would be generated up to ten times per year for limited tasting events. Operation of the Seka Hills Olive Mill project will also allow some local growers to send their olives to the new local facility, thus reducing some long distance raw olive transport truck traffic that would otherwise occur as a consequence of sending Yolo County olives out of the County to a processing facility some miles away.

The project applicant has assumed that approximately ~~25~~ 6.6 pounds of CO_2 would be generated per each roundtrip truck transport ~~day~~ of raw olives from the Tribe's orchards to the facility during Phase 1, for a total of 134 pounds of CO_2 from 20 roundtrip truck deliveries. ~~which is estimated by~~ This estimate is based on a diesel truck travel distance of one to five miles and 22 pounds of CO_2 per gallon of diesel. Likewise, Phase 2 is expected to generate an additional 22.2 pounds of CO_2 per each roundtrip truck transport of olives grown in other Capay Valley orchards, for a cumulative total of 3,014 pounds of CO_2 from 150 roundtrip truck deliveries. According to the applicant, if the same raw olives were trucked to facilities near Winters or Suisun City, the cumulative CO_2 generated would be approximately ~~300~~ 19,980 pounds, based on 150 roundtrip truck deliveries traveling 30 miles or more. Phase 3 of the project is expected to generate a total of 32,984 pounds of CO2, based on 375 cumulative roundtrip truck deliveries traveling up to 30 miles. This Phase 3 estimate includes 20 roundtrip truck transports traveling 1.5 miles; 150 roundtrip truck transports traveling five miles; and 225 roundtrip truck transports traveling 30 miles.

The proposed project is not considered to have an individually significant or cumulatively considerable impact on global climate change. Considering that California produces over 500 million tons of CO_2 annually, the estimated ~~25~~ 32,984 pounds per ~~transport~~ year at project build-out will only contribute a tiny fraction of the total annual statewide CO_2 emissions.

Section VIII Hydrology and Water Quality – Page 35-36

Add the following changes to "Discussions of Impacts" for Section VIII (a):

a) *Less than Significant Impact.* One new metal building to house the olive mill will be constructed as part of the project. The driveways and parking area will be overlain with gravel. Absorption rates will decrease slightly, but would be addressed through the construction of an onsite stormwater detention pond. A Stormwater Pollution Prevention Plan is required of the project. The facility will construct a self-contained septic system established for domestic wastewater purposes. First year process wastewater will be ~~contained in tanks and/or ponds, and then trucked to the Cache Creek Casino's wastewater treatment facility~~ stored inside tanks and then pumped to trucks for disposal to a permitted wastewater treatment plant or distributed on agricultural lands, as regulated by the State through a Waiver of Waste Discharge Requirements for Small Food Processors.

Section XVI Utilities and Service Systems – Page 47-48

Add the following changes to "Discussion of Impacts" for Section XVI (a) and (b):

a) *Less than Significant Impact.* The facility will construct a self-contained onsite septic system for domestic liquid wastes~~, and will connect to the Cache Creek Casino's water system via an eight-inch water main~~. The project also includes installation of treatment ponds in its later phases to dispose of process wastewater from the olive mill operation, which requires approval from the Central Valley Regional Water Quality Control Board (CVRWQCB) through issuance of a discharge permit. Initially, Phase 1 (first year operations) wastewater generated by the olive processing, i.e., olive cleaning, washing, custodial wastewater, etc., will be stored inside tanks ~~and/or pond,~~ then trucked to ~~the Cache Creek Casino's wastewater treatment facility~~ a permitted wastewater treatment plant or distributed on agricultural lands, as regulated by a Waiver of Waste Discharge Requirements issued by the CVRWQCB. Any water used for preseason clean-up will be sent to an appropriately permitted facility, as defined by the waiver in the State's regulations. As a Condition of Approval the applicant will be required to ~~provide verification that the Casino's wastewater treatment facility will handle the olive mill's Phase 1 process wastewater~~ obtain approval from the appropriate agency, federal or State, for disposal of food-processing waste into the Cache Creek Casino waste water treatment system. Likewise, the applicant will be required to contact Environmental Health for necessary approvals for the construction of any new septic system. Impacts from the project are anticipated to be less than significant.

The project is expected to generate approximately 61,000 gallons of process wastewater in its first year (Phase 1); 453,000 gallons of process wastewater in Phase 2; and 1,129,000 gallons in Phase 3. Process wastewater will only be generated during production, which is expected to last anywhere from three to six weeks, and no more than three months at project build-out (Phase 3). The proposed project would not create any new demand for public utilities or public service systems. It would not exceed wastewater requirements, nor would it necessitate expansion of any public wastewater treatment facilities or water supply entitlements.

b) *Less than Significant Impact.* No new wells are proposed for the olive mill facility, as water for the project will be supplied by a proposed eight-inch water main extension routed from the Cache Creek Casino waster system, which is supplied by a network of water wells. Approximately 100 pounds per square inch of water pressure is available at the eight-inch water main upstream of the proposed project. Irrigation for the proposed five-acre medium density olive orchard will be supplied by an extension of the irrigation system currently serving vineyards on the adjacent parcel. Additionally, reclaimed treated process wastewater will be used to offset irrigation demands on site. Daily domestic water usage for the olive mill

operation is estimated to be approximately 350 gallons per day in its first year (Phase 1) and 500 gallons per day at build-out.

Water used for processing is estimated at 21,000 gallons in Phase 1 (for a production time of no more than three to six weeks), which translates to approximately 70 gallons per day over one year. Water used for processing in Phase 2 is estimated at approximately 193,000 gallons (averaging approximately 529 gallons of water per day); and Phase 3 is estimated at approximately 481,000 gallons of water used for processing (approximately 1,300 gallons per day). Agricultural wells in the general vicinity of the project provide water for agriculture uses well in excess of this estimated usage.

FINDINGS
SEKA HILLS OLIVE MILL USE PERMIT
ZONE FILE #2011-004

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2011-004, the Yolo County Planning Commission finds the following:
(A summary of evidence to support each FINDING is shown in Italics)

California Environmental Quality Act (CEQA) and Guidelines

That the recommended Negative Declaration/Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) and is the appropriate environmental document and level of review for this project.

The environmental document for the project, prepared pursuant to Section 15000 et. seq. of the CEQA Guidelines, provides the necessary proportionate level of analysis for the proposed project, and sufficient information to reasonably ascertain the project's potential environmental effects. The environmental review process has concluded that there will not be a significant effect on the environment as a result of the proposed project.

General Plan

That the proposal is consistent with the Yolo County General Plan as follows:

The Yolo County General Plan designates the subject property as Agriculture (AG).

The project is consistent with the following General Plan Policies:

Land Use Policy LU-1.1 defines Agriculture as including the full range of cultivated agriculture, such as row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, floriculture, apiaries, confined animal facilities and equestrian facilities. It also includes agricultural industrial (e.g. processing and storage) and agricultural commercial uses (e.g. roadside stands, "Yolo Stores," wineries, farm-based tourism, crop-based seasonal events, ancillary restaurants and/or stores) serving rural areas.

Agriculture Policy AG-1.1 seeks to protect and enhance the County's key agricultural sectors, which includes retaining existing growers and processors of crops; encouraging the growth of emerging crops and value-added processing; and supporting small producers and their ability to serve visitors.

Agriculture Policy AG-3.2 allows uses that support agriculture, such as agricultural commercial uses, agricultural industrial uses, direct product sales, processing, and farm-based tourism on agricultural land subject to appropriate design review and development standards.

Agriculture Policy AG-3.7 supports the development of local suppliers for agricultural goods and services, including small-scale and/or mobile processing facilities and distribution centers for locally produced foods.

ATTACHMENT D

Agriculture Policy AG-3.18 allows the location of agricultural commercial, industrial, and tourism activities on land designated as Agricultural, consistent with the Land Use and Community Character Element.

Agriculture Policy AG-5.1 promotes markets for locally and regionally grown and/or prepared food and other products and services.

Economic Development Policy ED-1.3 encourages businesses that promote, provide services, and support farming, with an emphasis on value-added agriculture, agri-tourism, food processing, and agricultural suppliers.

Economic Development Policy ED-5.5 supports sustainable economic development by promoting Yolo County businesses that encourage residents to obtain their goods and services locally.

Additional policies in the Capay Valley Area Plan, a component of the Yolo County 2030 Countywide General Plan, support agricultural uses that are directly related to agricultural production and the support of agriculture, and recognize the potential processing and other ancillary activities that are compatible with the rural quality of life and unique community character of the Capay Valley, such as:

Zoning

That the proposal is consistent with the property's zoning.

The property is zoned A-P (Agricultural Preserve). The proposed use is consistent with Section 8-2.404.5(c) of the Yolo County Code, which requires a Major Use Permit for agricultural uses not otherwise listed as a principal, accessory, or conditional use in the A-P zone.

That, as required by Section 8-2.404.5(c), it is found that the proposed use:

(1) Is consistent with Government Code Sections 51200 et. seq; and,

The proposed use is considered to be ancillary to the primary use of the property and will not substantially alter the land's agricultural characteristics beyond those already related to the current use of the property. The 67-acre project site currently includes structures used for the Yocha Dehe Wintun Nation's farm and ranch operations, and is dryland farmed and pastured. The project proposes to construct and operate an olive mill facility for the local and regional processing of olive oil from fruit grown in the Capay Valley and surrounding area. Additionally, the project will add five acres of medium-density, active, olive orchard.

The project will not violate the property's current land use contract, which limits the use of the property for agricultural purposes, but will serve to enhance the surrounding region's agricultural production by offering a local agricultural processing facility. Agricultural processing facilities are conditionally allowed uses in the Agricultural Preserve (A-P) Zone, which is applied to those lands best suited for the Williamson Act.

(2) Will serve and support production of agriculture, or animal husbandry.

The proposed new use includes the expansion of agricultural uses on the property,

i.e., in addition to dryland farming and pasturing activities, a five-acre, active, olive orchard will be planted and an agricultural processing facility will be constructed for the production of olive oil from fruit grown in the Capay Valley and surrounding area. The project will provide a local and regional processing facility and will promote in-county processing, as opposed to transporting raw fruit to out-of-county facilities.

That the proposal is consistent with findings required for approval of a Use Permit (Section 8-2.2804 of the Yolo County Code) as follows:

The requested land use is listed as a permitted use in the zoning regulations.

Pursuant to Section 8-2.404.5 (c), the proposed olive mill facility is allowed within the A-P Zone through the Major Use Permit review and approval process.

The request is essential or desirable to the public comfort and convenience.

The project promotes the commercial production of locally-grown agricultural products, and increases the opportunity for local growers to produce olive oil within the County, rather than transporting locally grown fruit out of the county for processing. Additionally, the project will enhance agriculturally based tourism, thereby increasing economic development in Yolo County and specifically the Capay Valley.

The requested land use will not impair the integrity or character of a neighborhood or be detrimental to public health, safety or general welfare.

As evidenced in the Initial Study/Mitigated Negative Declaration, the proposed project will not create a significant effect on the character of the surrounding rural area. The project site is located on a 67-acre parcel, which adjoins other property owned by the applicant, also in active agricultural production. Although the processing facility will remove approximately ten acres of dryland farming, the project proposes to include five acres of medium-density, active olive orchard, in addition to active orchards already owned and operated by the applicant, north of the project site. The property is surrounded by agriculturally productive lands to the north, south, east, and west, some of which are also planted in orchards and vineyards that include associated production areas. Conditions of Approval placed on the project will ensure that the public's health, safety, or general welfare will not be impaired.

Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided.

All necessary infrastructure and utilities will be required of the proposed project. An existing driveway will be relocated and replaced with a paved apron and gravel drive that will serve the project and existing farm and ranch operations. The project's Phase 1 will include full site improvements, which will include construction of an onsite 1.25-acre foot stormwater detention pond that will connect to the maintained portion of a channel located on the project site. Any new construction and/or paving will be required to meet best management practices for addressing drainage and erosion control. The applicant is currently working with Yolo County Environmental Health for approval of required sewage disposal system(s).

The requested use will serve and support production of agriculture, the agricultural industry, animal husbandry or medicine; or is agriculturally related, and not appropriate for location within a city or town; and the requested use, if proposed on prime soils, cannot be reasonably located

on lands containing non-prime soils.

The proposed use will serve to further support the local agricultural industry by increasing opportunities for direct local processing and sales of locally grown and manufactured products. There are currently no other locally or regionally serving olive mills in Yolo County, with the exception of the Bariani Olive Mil located in Zamora, which produces olive oil from fruit grown in their own orchards. The Seka Hills Olive Mill proposes to allow for the local processing of olive oil from fruit grown in the Capay Valley and greater surrounding region.

CONDITIONS OF APPROVAL
SEKA HILLS OLIVE MILL
USE PERMIT
(ZF #2011-004)

ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL:

Planning Division—PPW (530) 666-8850

1. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval contained herein. The applicant shall comply with both the spirit and the intent of all applicable requirements of the Yolo County General Plan, the County Code, and these Conditions of Approval. The project shall be operated in compliance with all applicable federal and state laws and Yolo County Code regulations.

2. Development of the site, including construction and/or placement of structures, shall be as described in this staff report for this Use Permit (ZF #2011-004), as shown in Attachment A. Improvements to the property include construction of a single-story 13,287-square foot building, which would later be expanded to 22,386 square feet at project build-out, for the establishment of an olive oil processing facility.

3. Any minor modification or expansion of the proposed use shall be consistent with the purpose and intent of this Use Permit, and shall be approved through Site Plan Review or an amendment to this Use Permit, as determined by the Director of Planning and Public Works. The facility shall be operated in a manner consistent with the project's approval.

4. This Use Permit shall commence within one year from the date of the Planning Commission's approval or said permit shall be null and void. The Director of Planning and Public Works may grant an extension of time. However, such an extension shall not exceed a maximum of one year.

5. The applicant shall comply with all parking space requirements provided in Section 8-2.2504 of the Yolo County Code including but not limited to the following: The applicant shall provide one (1) parking space for each 2,000 square feet of gross floor area for the olive mill operations, or one space for each anticipated employee. The applicant shall also provide one (1) parking space for each 200 square feet of gross floor area for any area used for retail sales of olive oil. Based on the proposed olive mill production operations and anticipated employment, a total of seven (7) parking spaces will be required, including one van accessible paved parking space, for Phase 1 (first year). Build out of the project (Phase 3) will require an additional five (5) parking spaces. The owner shall designate off-street loading spaces for the olive mill operation prior to commencement of said use. Adequate event parking shall be made available to accommodate up to 30 total parking spaces, with overflow parking in the expansion areas and near the detention pond, as feasible.

6. Assessment of fees under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4 will be required. The fees ($2,044 plus a $50 Recorder fee) are payable by the project applicant upon filing of the Notice of Determination by the lead agency, within five working days of approval of this project by the Planning Commission.

7. Any outdoor lighting used to illuminate the off-street parking or loading areas shall be low-intensity, shielded and/or directed away from adjacent properties, public right-of-way, and the night sky. Lighting fixtures shall use low-glare lamps or other similar lighting fixtures.

8. The applicant shall apply for and maintain a Yolo County Business License prior to commencement of the olive mill operations.

9. Public visitation shall not exceed 100 people per day between the hours of 10:00 AM and 10:00 PM. At no time shall the number of visitors exceed maximum occupancy of the facility.

10. The applicant shall coordinate with the State Alcohol Beverage Control Department in order to obtain the necessary State license for the hosting of limited wine tasting at the olive mill facility.

11. In order to reduce greenhouse gas emissions, the applicant shall incorporate all feasible "green building" features into the design of the proposed olive mill facility. These features include those already incorporated into the project description, as well as additional features that would comply with the General Plan policies cited below:

    Policy CC-4.1: Reduce dependence upon fossil fuels, extracted underground metals, minerals and other non-renewable resources by:

    - Requiring projects to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use.
    - Encouraging projects to use regenerative energy heating and cooling source alternatives to fossil fuels.
    - Encouraging projects to select building materials that require less energy-intensive production methods and long-distance transport, in compliance with Leadership in Energy and Environmental Design (LEED) or equivalent standards.

    Policy CC-4.6: Encourage all new residences to exceed Title 24 energy standards by at least 15 percent, and encourage all new commercial buildings to exceed Title 24 by at least 20 percent.

12. The applicant shall establish an onsite program to strongly encourage for employee ridesharing and/or vanpooling.

<u>Building Division—PPW (530) 666-8775</u>

13. Prior to commencement of the proposed uses, the applicant shall provide one (1) paved accessible parking stall with one van access space as specified by the Chief

Building Official. An accessible path of travel to and from the accessible parking spaces to the facility shall be required.

Capay Valley Fire Department—(530) 796-3300

14. The applicant will maintain proper defensible space around all buildings.

15. Access to an adequate water supply for fire fighting shall be maintained at all times.

Environmental Health—(530) 666-8646

16. The applicant shall obtain approval from the appropriate agency, federal or state, for disposal of food processing waste into the Cache Creek Casino wastewater treatment system.

17. Prior to the generation of food processing wastes, the applicant must comply with the requirements of a Waiver or Permit for Waste Discharge, as regulated by the Central Valley Regional Water Quality Control Board.

18. An approved site plan for onsite sewage disposal must be obtained prior to final occupancy. The capacity of the plan must include domestic sewage generated by employees, visitors, and retail food facility operations.

19. Construction plans for retail food sales must be reviewed and approved by Environmental Health, prior to final occupancy. A Health Permit is required prior to commencement of sales.

20. Prior to solid waste operations (chipping and grinding, composting, and/or disposal) commencing at the site, the applicant shall file the appropriate notification or obtain the required permit from Yolo County Environmental Health, as applicable.

Central Valley Regional Water Quality Control Board—(916) 464-4732

21. The applicant must comply with the requirements of a Waiver or Permit for Waste Discharge, as regulated by the Central Valley Regional Water Quality Control Board. The Waste Discharge Requirements Program regulates all point source discharges of waste to land that do not require full containment (T-27 Land Discharge Program), or are not subject to the NPDES Program. A Waiver will be required for Phase 1. A Waste Discharge Permit must be obtained prior to initiating Phase 2 of the olive mill operations and/or once the operations generate more than 100,000 gallons of process wastewater.

Caltrans—(916) 274-0635

22. Design of the future wastewater pond should comply with Caltrans' National Pollutant Discharge Elimination System (NPDES) permit, as applicable.

Yolo-Solano Air Quality Management District—(530) 757-3650

23. Operation of any natural gas generators at the site will require an Authority to Construct and Permit to Operate issued by the District in accordance with Rule 3.1,

General Permit Requirements.

24. Visible emissions from any stationary diesel-powered equipment are not allowed to exceed 40 percent opacity for more than three minutes in any one-hour, as regulated under District Rule 2.3, Ringelmann Chart.

25. Portable diesel fueled equipment greater than 50 horsepower, such as generators or pumps, must be registered with either the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) (http://www.arb.ca.gov/perp/perp.htm) or with the District.

26. Architectural coatings and solvents used at the project shall be compliant with District Rule 2.14, Architectural Coatings.

27. All stationary equipment, other than internal combustion engines less than 50 horsepower, emitting air pollutants controlled under District rules and regulations require an Authority to Construct (ATC) and Permit to Operate (PTO) from the District.

28. The applicant shall contact the air district's engineering department to determine if the project's composting operations require a permit.

County Counsel—(530) 666-8172

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

30. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to the action. The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

    Failure to comply with these Conditions of Approval as approved by the Planning Commission and Board of Supervisors may result in the following:

    a. Non-issuance of future building permits;
    b. Legal action.

PRIOR TO ISSUANCE OF GRADING/BUILDING PERMITS AND/OR COMMENCEMENT OF OPERATIONS:

Planning Division—PPW (530) 666-8850

31. The applicant shall submit a landscape and irrigation plan consistent with the requirements of the County's Water Efficient Landscape Ordinance, which will provide for the design, installation, and maintenance of a water efficient landscape, and include at least 25 percent native plantings. Prior to Final Occupancy, the required Landscape Documentation Package shall be deemed complete, as determined by the Director of Planning and Public Works.

32. Construction details shall be included in construction drawings, submitted concurrent with all building permit applications for all structures, and shall be subject to review and approval by the Director of the Planning and Public Works Department, and includes each phase of the project.

Resources/ Natural Heritage Program—(530) 406-4885

33. A qualified biologist shall conduct preconstruction surveys to locate all active raptor nest sites within one-half mile of construction activities. Direct disturbance, including removal of nest trees and activities in the immediate vicinity of active nests, will be avoided during the breeding season (March through August). No-disturbance buffers will be established around any identified active nest to avoid disturbing nesting birds. The size and configuration of buffers will be based on the proximity of active nests to construction, existing disturbance levels, topography, the sensitivity of the species, and other factors and will be established through coordination with California Department of Fish and Game representatives on a case-by-case basis.

Engineering Division—PPW (530) 666-8811

34. Prior to grading permit issuance for site improvements, the applicant shall provide an engineered drainage study for the project, as per Yolo County Improvement Standards, for review and approval by the County Engineer. The report must be signed and sealed by a civil engineer licensed in the State of California.

35. The applicant shall submit a site geotechnical report for review by the County Engineer prior to issuance of a grading permit for any embankments. Embankment design (e.g., detention basin) shall be incorporated in the report (by addendum letter, if necessary). The report (and addenda, if necessary) must be signed and sealed by a civil engineer licensed in the State of California.

36. Prior to building permit issuance for site improvements, the applicant shall submit onsite engineered civil improvement plans for the project for review by the County Engineer. The plans must be signed and sealed by a civil engineer licensed in the State of California. A County encroachment permit will be required, and a paved driveway connection with culvert is required to County Road 78 per Yolo County Improvement Standards. The County shall determine minimum culvert diameter. The culvert will be required to be maintained by the applicant or applicant's successor.

37. The applicant shall obtain coverage under California's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (State General Permit) for controlling construction activities that may adversely affect water quality. State General Permit coverage requires preparation of a Storm Water Pollution Prevention Plan (SWPPP). The applicant shall provide Yolo County with its State-issued Waste Discharge Identification Number (WDID#) and a copy of the SWPPP prior to issuance of a County building or grading permit.

38. The applicant shall contact the Central Valley Regional Water Quality Control Board (CVRWQCB) to determine if an Industrial SWPPP is required for controlling operation activities that may adversely affect water quality. The applicant shall provide a copy of the CVRWQCB response, along with CVRWQCB contact information, to the Public Works Division prior to issuance of a grading permit.

39. To reduce mode conflicts and improve public safety, County Road 78 shall be widened to the County standard for a rural street width, from the State Route 16 apron to the proposed access driveway. The applicant shall dedicate to the County the amount of additional right-of-way necessary along County Road 78, from State Route 16 to the western extent of the access driveway apron, to provide the following: 12-foot wide minimum paved travel lanes, 4-foot wide minimum paved shoulders, 2-foot wide minimum aggregate base shoulders, and roadside ditches. Dedication to include the transition length necessary (west of the access driveway) to conform and connect to the existing centerline of County Road 78.

40. The applicant shall submit engineered civil improvement plans for the reconstruction and widening of County Road 78 to Yolo County Improvement Standards (rural street), as modified above in Condition #39, from State Route 16 to the western extent of the transition length necessary (west of the access driveway) to conform and connect to the existing County Road 78, for review and approval by the Yolo County Engineer. Final design for the reconstruction and widening of County Road 78 shall be for a 20-year design life based on the existing R-value and a Traffic Index of 9, or greater. Design to include driveway approach, replacement of the existing County Road 78 north-south culvert crossing per current Yolo County Improvement Standards, striping plan, and STAA (Surface Transportation Assistance Act of 1982) vehicle turning radii for all turning movements. The plans must be signed and sealed by a civil engineer licensed in the State of California. These improvements shall be completed to the satisfaction of the County Engineer within one (1) year of Use Permit approval or prior to final occupancy.

41. The developer shall apply for a County encroachment permit for any work within the County right-of-way, including County Road 78, not covered in the civil improvement plans for the reconstruction and widening of County Road 78.

42. The applicant shall prepare engineering drawings for the necessary State Route 16 improvements in the State right-of-way and obtain an encroachment permit from Caltrans (e.g., work associated with the County Road 78 reconstruction/widening, striping plan, and providing STAA vehicle turning radii for all intersection turning movements). The applicant shall also submit the plans for review by the Yolo County Engineer. The plans must be signed and sealed by a civil engineer licensed in the State of California. The applicant shall provide a copy of the executed Caltrans

encroachment permit to the County prior to beginning any work within Caltrans right-of-way. These improvements shall be completed to the satisfaction of Caltrans within one (1) year of Use Permit approval or prior to final occupancy.

43. If, in the opinion of the County Engineer, County Road 78 has been damaged west of the transition by the developer's vehicles during construction activities, then the developer shall submit engineered civil improvement plans for the repair/reconstruction as needed for those damaged portions of County Road 78. Design to be approved by the County Engineer and based on the existing R-value and a Traffic Index of 5 or greater. The plans must be signed and sealed by a civil engineer licensed in the State of California and approved by the Yolo County Engineer.

44. Existing Yolo County traffic signs affected by County Road 78 reconstruction/widening shall be replaced in their entirety per current Yolo County Improvement Standards.

45. Prior to approval by the Yolo County Engineer of the civil improvement plans for the reconstruction and widening of County Road 78, the applicant shall provide an improvement bond (or other guarantee acceptable to the County) and enter into an Improvement Agreement with the County to ensure all improvements are completed within one (1) year of Use Permit approval or prior to final occupancy. The Improvement Agreement shall also include details of a maintenance agreement for the County Road 78 improvements, in a form acceptable to the County, to ensure that adequate yearly maintenance costs are shared 75-percent by the applicant and 25-percent by the County, and the County is reimbursed by the applicant in a timely manner. For the bond amount, the applicant shall submit an engineer's cost estimate for all improvements required by the Conditions of Approval using public agency unit prices, adding ten percent contingency, plus twenty percent County administrative cost allowance.

46. The Yolo County Planning and Public Works Department has the discretionary authority to issue Transportation Permits for the movement of vehicles/loads exceeding statutory limitations on the size, weight, and loading of vehicles contained in Division 15 of the California Vehicle Code. Developer shall apply for all necessary Transportation Permits for all Use Permit-related (construction and business operations) hauling on County roads.

47. The applicant shall file a Record of Survey, prepared by a licensed surveyor in the State of California, whenever any of the following instances occur:
    a. A legal description has been prepared that is based upon a new field survey disclosing data that does not appear on any previously filed Subdivision Map, Parcel Map, Record of Survey, or other official map.
    b. Permanent monuments have been set marking any boundary.
    c. Additional right-of-way was dedicated to the County.

Caltrans—(916) 274-0635

48. An Encroachment Permit will be required for any work conducted in the State's right-of-way, such as sign placement, traffic control, light installation, culvert maintenance, drainage pattern changes, or sidewalk installation. For more information on

encroachment permits, the requirements and an application form, please visit their web page at www.dot.ca.gov/doingbusiness and click on "Encroachment Permits." Or call Office of Permits at (530) 741-4403.

Building Division—PPW (530) 666-8775

49. All building permit plans shall be submitted to the Yolo County Planning and Public Works Department for review and approval in accordance with Yolo County Building Standards prior to the commencement of any construction.

50. The applicant shall pay the appropriate fees prior to the issuance of Building Permits, including, but not limited to, School and Fire District fees, County Facilities Fees and Environmental Health Fees.

51. The applicant shall obtain the necessary building permits prior to installation of all equipment. New installation shall meet State of California minimum code requirements for fire, life, and safety standards. All equipment shall be installed in accordance with the California Building, California Plumbing, California Mechanical and California Electrical Codes.

Environmental Health—(530) 666-8646

52. Prior to the issuance of a building permit, the applicant shall submit a hazardous materials business plan and inventory for review and approval by Yolo County Environmental Health.

Yolo-Solano Air Quality Management District—(530) 757-3650

53. The project shall incorporate the standard construction dust mitigation measures recommended by the Yolo-Solano Air Quality Management District (YSAQMD), including:

    a. Water active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
    b. Haul trucks shall maintain at least 2 feet of freeboard.
    c. Cover all trucks hauling dirt, sand, or loose materials.
    d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area.
    e. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
    f. Plant vegetative ground cover in disturbed areas as soon as possible.
    g. Cover inactive storage piles.
    h. Treat accesses to a distance of 100 feet from the paved road with a 6- to 12-inch layer of wood chips or mulch, or a 6-inch layer of gravel.

54. The project shall incorporate the standard NOx reduction requirements recommended by the YSAQMD, including:

a. Construction equipment exhaust emissions shall not exceed District Rule 2-11 Visible Emission limitations.

b. Construction equipment shall minimize idling time to 10 minutes or less.

c. The primary contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy duty equipment on the inventory list.

d. An enforcement plan shall be established to weekly evaluate project-related on- and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours. Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB-certified off-road engines, as follows:

175 hp - 750 hp 1996 and newer engines

100 hp - 174 hp 1997 and newer engines

50 hp - 99 hp 1998 and newer engines

In lieu of or in addition to this requirement, other measures may be used to reduce particulate matter and nitrogen oxide emissions from project construction through the use of emulsified diesel fuel and or particulate matter traps. These alternative measures, if proposed, shall be developed in consultation with District staff.

ACCUMULATIVE AFFECTS

As you are aware we live on CR 78 approx. 1800 feet (per County) from proposed Olive press facility. So far as we look out my window, We see the Casino, their garage, parking and fire department and cars. I receive the glare from their lights, and noise pollution on a daily basis and much more. Casino patrons parking close to our home or travelling very fast past our home which is located very close to the road. We have lost a beautiful view of the country side and have tolerated other impacts from the Tribe and Tribal activities. Now we have to deal with more accumulative affects including without limitation the following:

Possible noise (decibels unknown not to exceed 85, lights, traffic, odors from waste water, material waste, manure, composting etc. and the public.

Planting of olive orchard, exposure to and without limitations: pesticides, herbicide, fungicides applications; noise, dust, equipment from harvesting and other agricultural practises.

Possible water issues. What assurance do I have if our well goes dry. We may be extracting water from the same aquifer. Water level records are available from our well since the 1970's. As you know the Capay Valley has water usage limitations domestically and agriculturally.

Other accumulative affect from the Tribe and Tribal activities including without limitation Noise, traffic from possible future events at said facility. Negative effect on our Property Values, and have been notified regards to the 3,000 seat amphitheatre that will be located outdoors that will allow concerts.

Another concern is "trust land" We request assurance that part of the negotiations that the formally owned Stamatus, Beeman, and Newman property will NOT go into a Trust. We count on you to protect our civil rights! Your recommendations, and the County Supervisors recommendation are greatly considered by the Bureau of Indian Affairs as part of their decision making process.

ATTACHMENT F

As you can see these accumulative affect are real. We have experienced a huge impact in our way of life. We are formally requesting that our concerns shall be addressed. We are not opposed of the Facility. We would prefer to relocating it to an area that will have less impact on our way of life. We want to work cohesively with the County and the Tribe to try to come up with solutions that works for everyone.

Warmly,

Ken & Linda Pillard