



# County of Yolo

John Bencomo  
DIRECTOR

## PLANNING AND PUBLIC WORKS DEPARTMENT

292 West Beamer Street  
Woodland, CA 95695-2598  
(530) 666-8775 FAX (530) 666-8728  
www.yolocounty.org

### PLANNING COMMISSION STAFF REPORT

SEPTEMBER 8, 2011

**FILE #2011-037:** Rezoning, Lot Line Adjustment, and Variance to transfer 0.7 acre from two properties zoned A-1 and A-P to an adjacent parcel zoned A-1. The A-P parcel consisting of 1.72 acres would be rezoned to A-1.

**APPLICANT:**  
Dave Triplett  
Morrow Surveying  
P.O. Box 330  
Sutter, CA 95982

**OWNER:**  
Richard Stewart  
TSL Seed Co.  
37331 State Highway 16  
Woodland, CA 95695

**LOCATION:** 37331 and 37265-37277 State Highway 16, approximately one mile west of the City of Woodland (APNs: 025-470-025, 025-470-027, and 025-470-033), see Figure 1

**SUPERVISOR:** District 5 (Chamberlain)

**FLOOD ZONE:** various

**SOILS:** various

**FIRE ZONE:** various

**GENERAL PLAN:** Agriculture (AG)

**ZONING:** Agricultural General and Agricultural Preserve (A-1 and A-P)

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**REPORT PREPARED BY:**

Eric Parfrey, Principal Planner

**REVIEWED BY:**

David Morrison, Assistant Director

### RECOMMENDED ACTION

That the Planning Commission recommends the Board of Supervisors:

1. Hold a public hearing and consider public comments on the proposed rezoning, Lot Line Adjustment, and Variance (Attachment A);
2. Adopt the Initial Study/Negative Declaration, with the Errata, prepared for the project in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment B);
3. Adopt the proposed ordinance rezoning the properties (Attachment C);
4. Approve the Lot Line Adjustment subject to the Conditions of Approval (Attachment D); and
5. Approve the Variance with the attached Findings (Attachment E).

## **REASONS FOR RECOMMENDED ACTION**

The Rezoning, Lot Line Adjustment, and Variance would allow the transfer of an existing 60-foot easement (0.7 acres) from the two Koebel parcels to the adjacent Stewart/TSL Seed Co. parcel. The purpose of the application is to allow Stewart/TSL to buy the driveway easement which is the access to the back of their lot off of State Route 16. The action would help to sustain an existing agricultural seed operation, which is a valuable portion of Yolo County's agricultural economy. The action would also rezone the substandard small Koebel property of 1.72 acres from Agricultural Preserve (A-P) to Agricultural General (A-1). The property is not under an active Williamson Act contract, and the proposed A-1 Zone would be a more appropriate designation.

## **BACKGROUND**

The application is a request for a Rezoning, Lot Line Adjustment, and Variance to transfer 0.70 acres from two parcels zoned Agricultural General (A-1) and Agricultural Preserve (A-P) to one adjacent property zoned A-1. The A-P parcel of 1.72 acres would be rezoned to A-1 (Attachment A). The rezone and Lot Line Adjustment would allow an existing 60-foot easement from the two parcels to be sold to the adjacent neighboring property for a driveway to access the back parcel. The properties are located at 37331 and 37265-37277 State Highway 16, approximately one mile west of the City of Woodland (APNs: 025-470-025 and -033, and 025-470-027).

Parcel 025-470-025 (4.7 acres, owned by Koebel) and parcel 025-470-027 (1.4 acres, owned by TSL Seed/Stewart) are zoned Agricultural General (A-1). Parcel 025-470-033 (1.7 acres, also owned by Koebel) is zoned Agricultural Preserve (A-P), but is not under active Williamson Act contract. The latter 1.7-acre parcel would be rezoned from A-P to A-1, to allow the Lot Line Adjustment and to avoid creating a parcel that is split with two zone districts. A Variance is required to allow the creation of a newly configured parcel that is less than the minimum parcel size of the zone (20 acres).

The Stewart parcel currently contains two structures that are used by the agricultural seed operation (TSL Seed Company). The Koebel parcels include a residence, five buildings, and a large gravel parking area that is used by a trucking operation (Doug Koebel Trucking). Mr. Koebel is now retired and lives in the residence.

The three parcels involved in this application are designated "Agriculture" by the 2030 Yolo Countywide General Plan. The uses on the properties, an agricultural trucking and a seed company, are consistent with the General Plan designation and with the underlying zoning of A-1. However, the properties are all smaller than the minimum parcel size required for new lots under the A-1 zoning (20 acres). Following the rezone and Lot Line Adjustment, the two parcels that make up the Koebel property would be decreased from 6.4 acres to about 5.7 acres, and the Stewart parcel would be increased from 1.4 acre to 2.1 acre. All three parcels would remain legal, non-conforming lots under the A-1 zoning.

The need for a Variance is found in Section 8-2.2609 of the County Code, which states:

No lot, yard, court, parking area, or other space shall be reduced in area or dimension less than the minimum area or dimension required by the provisions of this Chapter, and, if already less than such minimum, such area or dimension shall not be further reduced.

The above section appears to state categorically that parcels which are already less than the minimum parcel size required under the applicable zone may not be further reduced. For instance, a ten-acre parcel in a zone that requires a minimum of 20 acres would be prohibited from being

reduced to nine acres. However, another section of the County Code modifies the above provision. Section 8-2.3211.(a).(3) of the County Code allows the Zoning Administrator to approve variances to specified design criteria, including the following:

In any zone, modifications of the minimum lot area, width, and depth; provided, however, such modifications shall not reduce the total lot area to less than eighty (80%) percent of that otherwise required in the zone;

A modification to reduce minimum lot size under this section can only be approved if it meets specific findings, similar to those required for a Variance. Although it is not stated, this section implies that variances that involve reductions of the total lot area to less than 80 percent of the minimum lot area are within the purview of the Planning Commission and Board of Supervisors.

Staff believes that the proposed reduction of the Koebel property from 5.4 acres to 4.7 acres meets the required Variance findings, as follows:

1. The adjustment does not constitute a grant of special privileges. The Koebel property would not receive any unique advantages or benefits from the transfer of the 0.7 acre driveway to the adjoining property owned by TSL Seed Company.
2. There are special circumstances associated related to the existing driveway that is located on the Koebel property, but is primarily used by TSL Seed Company. Relocation of the driveway will eliminate an ongoing source of liability for Koebel, while allowing TSL Seed to better manage ingress and egress to their facility.
3. The adjustment to the Koebel property is consistent with the purpose and intent of the County Zoning Code and the General Plan, as it would ensure continued compliance with appropriate health and safety standards; provide orderly access and circulation; and promote agricultural business and overall economic development.

### **OTHER AGENCY INVOLVEMENT**

The Initial Study identified no significant environmental issues that required mitigation. The Initial Study/Negative Declaration was sent out to all relevant County agencies and interested parties on August 1, 2011, and was circulated through the State Clearinghouse for a 30-day review period that began on August 2 and was completed on September 2, 2011. Two comment letters were received from the Central Valley Regional Water Quality Control Board and Caltrans, which identified general permit requirements for any future development of the property but contained no specific comments on the Initial Study.

County Counsel has reviewed the proposed ordinance as to form.

### **ATTACHMENTS**

- A: Proposed Rezoning and Lot Line Adjustment and Aerial Map
- B: Initial Study/Negative Declaration with Errata
- C: Ordinance Rezoning Certain Properties
- D: Lot Line Adjustment and Conditions of Approval
- E: Findings for the Variance



# ATTACHMENT A AERIAL MAP OF PROJECT SITE



## ATTACHMENT B

### INITIAL STUDY/NEGATIVE DECLARATION ERRATA

#### (SEE SEPARATE PDF FILE FOR INITIAL STUDY)

Errata for the Initial Study/Negative Declaration prepared for the Stewart/TSL Rezoning, Lot Line Adjustment, and Variance (Zone File #2011-0017)

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~~):

1. Global (throughout the document): Change the project description from “Rezoning and Lot Line Adjustment” to “Rezoning ~~and~~ Lot Line Adjustment, and Variance.”
2. **Section IX Land Use and Planning** – page 20 of the Initial Study

Add the following text to the discussion under IX(b):

b) *No Impact.* The three parcels subject to this application are zoned Agricultural General (A-1) and Agricultural Preserve (A-P), but none are under active Williamson Act contract. The A-P parcel (1.7 acres) would be rezoned to A-1. The rezoning would bring the Williamson Act status (no contract) of the A-P zoned parcel into conformity with the new zoning (A-1). However, the properties are all smaller than the minimum parcel size required for new lots under the A-1 zoning (20 acres). Following the rezone and Lot Line Adjustment, the two parcels that make up the Koebel property would be decreased from 6.4 acres to about 5.7 acres, and the Stewart parcel would be increased from 1.4 acre to 2.1 acre. All three parcels would remain legal, non-conforming lots under the A-1 zoning.

The project includes a Variance to allow the Koebel parcel to be reduced to 5.7 acres. Section 8-2.3211.(a).(3) of the County Code allows the Zoning Administrator to approve variances to specified design criteria, including the following:

In any zone, modifications of the minimum lot area, width, and depth; provided, however, such modifications shall not reduce the total lot area to less than eighty (80%) percent of that otherwise required in the zone;

A modification to reduce minimum lot size under this section can only be approved if it meets specific findings, similar to those required for a Variance. Although it is not stated, this section implies that variances that involve reductions of the total lot area to less than 80 percent of the minimum lot area are within the purview of the Planning Commission and Board of Supervisors.

The proposed reduction of the Koebel property from 5.4 acres to 4.7 acres meets the required Variance findings, as follows:

1. The adjustment does not constitute a grant of special privileges. The Koebel property would not receive any unique advantages or benefits from the transfer of the 0.7 acre driveway to the adjoining property owned by TSL Seed Company.
2. There are special circumstances associated related to the existing driveway that is located on the Koebel property, but is primarily used by TSL Seed Company. Relocation of the driveway will eliminate an ongoing source of liability for Koebel, while allowing TSL Seed to better manage ingress and egress to their facility.
3. The adjustment to the Koebel property is consistent with the purpose and intent of the County Zoning Code and the General Plan, as it would ensure continued compliance with appropriate health and safety standards; provide orderly access and circulation; and promote agricultural business and overall economic development.

## **ATTACHMENT C**

### **AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF YOLO REZONING APPROXIMATELY 1.7 ACRES FROM THE AGRICULTURAL PRESERVE (A-P) ZONE TO THE AGRICULTURAL GENERAL (A-1) ZONE**

The Board of Supervisors ("Board") of the County of Yolo, State of California, hereby ordains as follows:

#### **SECTION 1. REZONING**

The real property described in the legal description as shown on Attachment A and as illustrated on the map shown on Attachment B, which are incorporated herein by this reference, is hereby rezoned from the Agricultural Preserve (A-P) zone to the Agricultural General (A-1) zone.

#### **SECTION 2. PRINCIPAL, ACCESSORY, AND CONDITIONAL USES**

Provisions of the Yolo County Code governing Principal, Accessory, and Conditional uses on the parcels affected by this Ordinance are as provided for by Yolo County Code Title 8, Chapter 2.

#### **SECTION 3. AMENDMENT OF COUNTY ZONING CODE MAP**

Inset Map No. \_\_\_\_ of the Zoning Map of the County of Yolo (which is incorporated by reference in section 8-2.302 of the Yolo County Code), and incorporated herein by this reference, is amended to reflect by the rezoning of certain lands as reflected on said Figure 1.

#### **SECTION 4. SEVERABILITY**

If any section, sub-section, sentence, clause, or phrase of this ordinance or any Figure is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance, and each section, sub-section, sentence, clause, and phrase hereof, irrespective of the fact that one or more sections, sub-sections, sentences, clauses, and phrases be declared invalid.

#### **SECTION 5. EFFECTIVE DATE**

This ordinance shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Davis Enterprise together with the names of members of the Board of Supervisors voting for and against the same.

I HEREBY CERTIFY that the foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo and, after a noticed public hearing, said Board adopted this Ordinance on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, by the following vote:



AYES:  
NOES:  
ABSENT:  
ABSTAIN:

By \_\_\_\_\_  
Matt Rexroad, Chair  
Yolo County Board of Supervisors

ATTEST:  
Clerk  
Board of Supervisors

By \_\_\_\_\_  
Deputy (Seal)

APPROVED AS TO FORM;  
Robyn Truitt Drivon, County Counsel

By \_\_\_\_\_  
Philip J. Pogledich, Senior Deputy

## **EXHIBIT A**

### **REZONED PARCEL DESCRIPTION**

So much of Parcel 1 of Parcel Map No. 4083 recorded April 24, 1998, in Book 1998 of Parcel Maps, Page 4, as was within previous Williamson Act Contract No. 72-95 recorded February 28, 1972, at Book 1010 Yolo County Official records page 253, assigned Assessor Parcel No. 025-470-033, consisting of 1.72 acres more or less.



## ATTACHMENT D

### Lot Line Adjustment Resolution and Conditions of Approval

#### LOT LINE ADJUSTMENT for Koebel and TSL/Stewart (Zone File #2011-0017)

WHEREAS, the Yolo County Board of Supervisors considered Zone File #2011-0017, a Lot Line Adjustment of three parcels on \_\_\_\_\_, 2011. Approval of the Lot Line Adjustment will allow the transfer of an existing 60-foot easement (0.7 acres) from the two Koebel parcels (APNs: 025-470-025 and 025-470-027) to the adjacent Stewart/TSL parcel (APN: 025-470-033). The purpose of the application is to allow Stewart/TSL to buy the driveway easement which is the access to the back of the lot off SR 16;

WHEREAS, the new parcel configurations will consist of "Parcel A" (Koebel) containing 5.68 acres, and "Parcel B" (Stewart/TSL) containing 2.06 acres. Said properties being adjusted are described in **Attachment A** and shown in **Attachment B**;

WHEREAS, a concurrent rezoning will rezone one of the existing Koebel parcels from Agricultural Preserve (A-P) to Agricultural General (A-1); and

WHEREAS, the Board of Supervisors has reviewed and deliberated the proposed Lot Line Adjustment and found the following:

#### **CEQA:**

1. That an environmental review, in accordance with the California Environmental Quality Act (CEQA), was conducted and it has been determined that the Initial Study/Negative Declaration for the project has been prepared in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

#### **LOT LINE ADJUSTMENT:**

1. That the application is complete and that all record title holders who are required by the Subdivision Map Act of the State to consent have consented to the proposed lot line adjustment, and that the proposed lot line adjustment is in compliance with said Act;
2. That the deeds to be utilized in any transaction, if necessary, accurately describe the resulting parcels, and that the lot line adjustment will not result in the abandonment of any street or utility easement of record;
3. That if the lot line adjustment will result in a transfer of property from one owner to another owner, that the deed to the subsequent owner expressly reserves any street or utility easement of record;
4. That the lot line adjustment will not result in the elimination or reduction in size of an access way to any resulting parcel, or that the application is accompanied by new easements to provide access that meet all the requirements of the Yolo County Code;
5. That the lot line adjustment is excluded from the Subdivision Map Act of the State, and has

- been reviewed pursuant to Section 66412 (d) of said Act;
6. That the lot line adjustment is consistent with the Yolo County General Plan;
  7. That the lot line adjustment complies with the zoning regulations and parcel size minimum standards as set forth in Chapter 2 of Title 8 of the Yolo County Code;
  8. That the Board of Supervisors is satisfied that the design of the resulting parcels will comply with the requirements of Title 8 of the Yolo County Code, Chapter 2 of the Yolo County Code and provides for water drainage, public road access, water supply and sewer system availability, environmental protection, and all other requirements of State laws and the Yolo County Code; and
  9. That the lot line adjustment will not result in a significant effect on the environment pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et. seq.) and a Negative Declaration has been prepared.

NOW, THEREFORE, BE IT RESOLVED, that the Yolo County Board of Supervisors does hereby adopt the Negative Declaration and approve the Lot Line Adjustment, subject to the following conditions:

1. Upon approval of the Lot Line Adjustment by the Board of Supervisors, the Planning and Public Works Department shall issue a "Certificate of Compliance" with Lot Line Adjustment Plat Map and legal descriptions. The Certificate of Compliance shall be recorded in the Office of the Yolo County Clerk/Recorder within twelve (12) months of issuance. A copy of the recorded Certificate of Compliance shall be returned to the Planning and Public Works Department prior to the issuance of any building permits on the subject properties.
2. In accordance with Yolo County Code § 8-2.2415, the applicant shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officer, 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 with the applicable statute of limitations.
4. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperates fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action. The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

**EXHIBIT "A"**

**PARCEL "A"**

**DESCRIPTION**

ALL THAT REAL PROPERTY IN THE STATE OF CALIFORNIA, COUNTY OF YOLO DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 1 EAST, M.D.B.&M. AS SHOWN ON PARCEL MAP NO. 4083, RECORDED IN THE COUNTY RECORDER'S OFFICE IN BOOK 1998 OF MAPS, PAGE 42 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP, THENCE ALONG THE SOUTH LINE OF PARCEL 1, SOUTH 89°37'40" EAST, 514.63 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°16'46" EAST, 507.42 FEET TO THE SOUTH RIGHT OF WAY OF HIGHWAY 16 AS SHOWN ON SAID PARCEL MAP, THENCE ALONG SAID SOUTH RIGHT OF WAY, NORTH 89°37'40" WEST, 68.11 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY NORTH 00°20'28" EAST, 3.68 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, NORTH 89°37'40" WEST, 445.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1, THENCE ALONG THE WEST LINE OF PARCEL 1, SOUTH 00°24'06" WEST, 374.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE OF PARCEL 1, SOUTH 00°13'04" WEST, 137.10 FEET TO THE POINT OF BEGINNING. CONTAINING 5.68 ACRES.



**EXHIBIT "A"**

**PARCEL "B"**

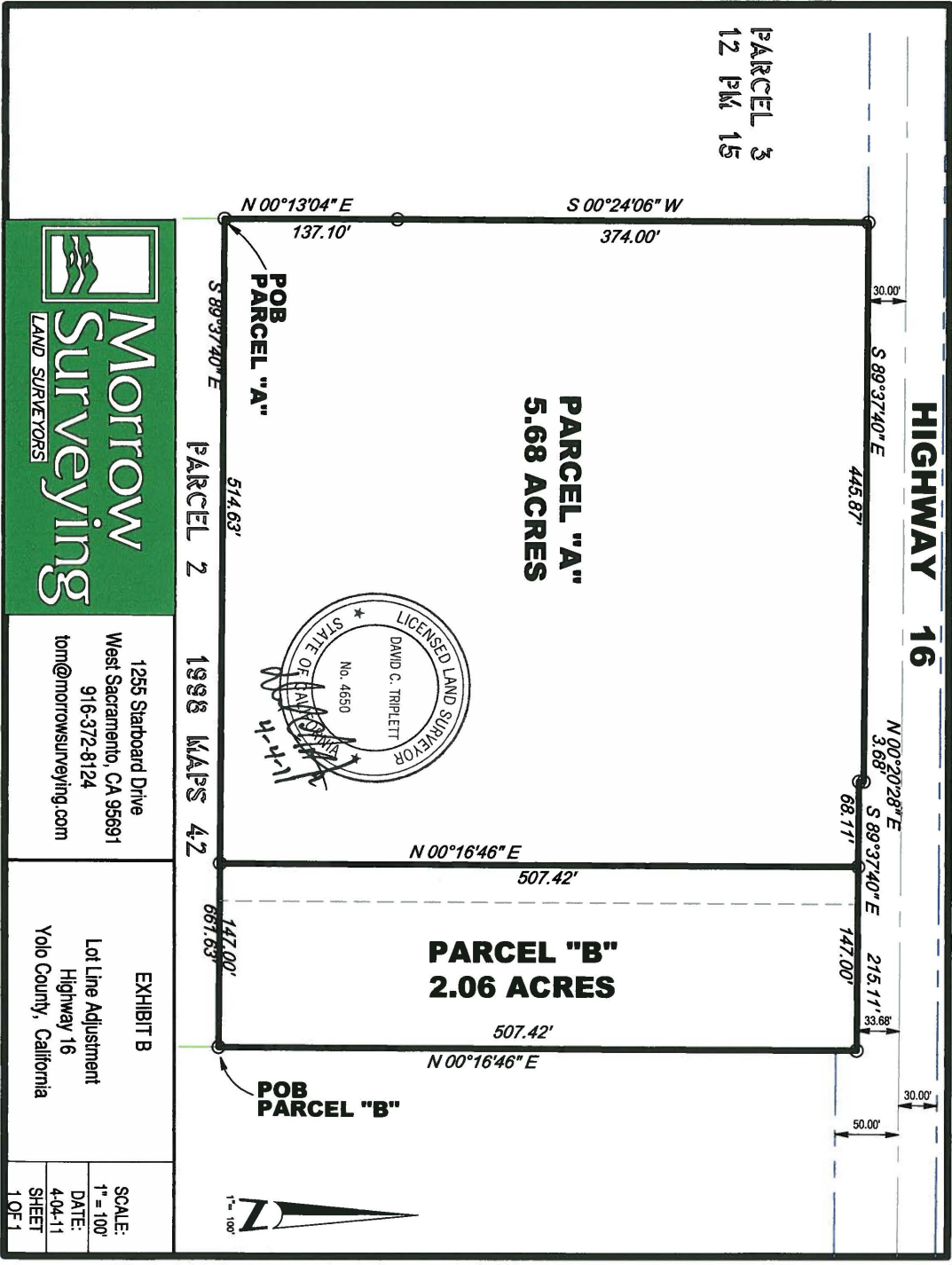
**DESCRIPTION**

ALL THAT REAL PROPERTY IN THE STATE OF CALIFORNIA, COUNTY OF YOLO DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 1 EAST, M.D.B.&M. AS SHOWN ON PARCEL MAP NO. 4083, RECORDED IN THE COUNTY RECORDER'S OFFICE IN BOOK 1998 OF MAPS, PAGE 42 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF SAID PARCEL MAP, THENCE ALONG THE PROLONGATION OF THE EAST LINE OF SAID PARCEL 2, NORTH 00°16'46" EAST, 541.10 FEET TO THE SOUTH RIGHT OF WAY OF HIGHWAY 16, THENCE ALONG SAID RIGHT OF WAY NORTH 89°37'40" WEST, 147.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY, SOUTH 00°16'46" WEST, 507.42 FEET TO THE NORTH LINE OF SAID PARCEL 2, THENCE ALONG SAID NORTH LINE, SOUTH 89°37'40" EAST, 147.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.06 ACRES.







## ATTACHMENT E

### FINDINGS FOR THE VARIANCE STEWART/TSL REZONING AND LOT LINE ADJUSTMENT ZF 2011-0017

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2011-0017, and in accordance with the California Environmental Quality Act (CEQA), the Yolo County General Plan, and Yolo County Zoning Code Section 8-2.2904 (variance requirements), the Yolo County Planning Commission finds the following concerning the project:

*(A summary of evidence to support each FINDING is shown in Italics)*

#### **California Environmental Quality Act (CEQA) Guidelines**

1. In determining that the proposed Negative Declaration for this project is the appropriate level of environmental review under CEQA, the Planning Commission finds:

*That on the basis of the Initial Study that has been prepared, and pertinent information in the public record and comments received, the project consists of proposed actions that will not have any significant effects on the environment and that a Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA) and Guidelines.*

#### **Variance Findings:**

2. In accordance with Section 8-2.2904 of Chapter 2, Title 8 of the Yolo County Code, the Planning Commission finds:

- a. That a variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated;

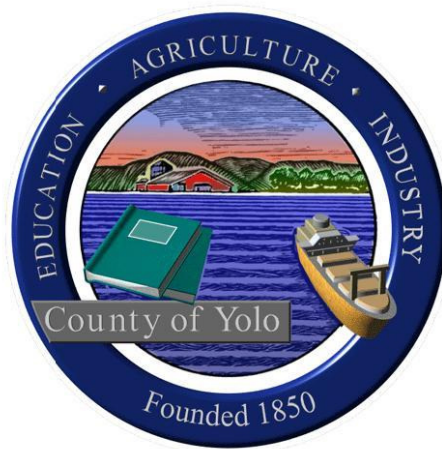
*The adjustment does not constitute a grant of special privileges. The Koebel property would not receive any unique advantages or benefits from the transfer of the 0.7 acre driveway to the adjoining property owned by TSL Seed Company.*

- b. That, because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classification; and

*There are special circumstances associated related to the existing driveway that is located on the Koebel property, but is primarily used by TSL Seed Company. Relocation of the driveway will eliminate an ongoing source of liability for Koebel, while allowing TSL Seed to better manage ingress and egress to their facility.*

- c. That the granting of such variance will be in harmony with the general purpose and intent of this chapter and will be in conformity with the Master Plan.

*The adjustment to the Koebel property is consistent with the purpose and intent of the County Zoning Code and the General Plan, as it would ensure continued compliance with appropriate health and safety standards; provide orderly access and circulation; and promote agricultural business and overall economic development.*



**YOLO COUNTY  
PLANNING AND PUBLIC WORKS DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION**

**ZONE FILE # 2011-0017**

**TSL/STEWART REZONE  
AND LOT LINE ADJUSTMENT**

**AUGUST, 2011**



## Initial Environmental Study

1. **Project Title:** Zone File No. 2011-0017: TSL/Stewart Rezone and Lot Line Adjustment
2. **Lead Agency Name and Address:**  
Yolo County Planning and Public Works Department  
292 West Beamer Street  
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**  
Eric Parfrey, Principal Planner  
(530) 666-8043  
eric.parfrey@yolocounty.org
4. **Project Location:** The properties are located at 37331 and 37265-37277 State Highway 16, approximately one mile west of the City of Woodland (APNs: 025-470-027 and 025-470-025), see Figure 1 (Vicinity Map).
5. **Project Sponsor's Name and Address:**  
David Triplett, Morrow Surveying  
P.O. Box 330  
Sutter, CA 95982
6. **Land Owner's Name and Address:**  
TSL Seed Co. (Richard Stewart)  
37331 State Highway 16  
Woodland, CA 95695
7. **General Plan Designation(s):** Agriculture (AG)
8. **Zoning:** Agricultural General (A-1) and Agricultural Preserve (A-P)
9. **Description of the Project:** Request for a Rezoning and Lot Line Adjustment to transfer 0.70 acres from two properties zoned A-1 and A-P to an adjacent parcel zoned A-1. The A-P parcel would be rezoned to A-1. See attached "Project Description" on the following pages for details.
10. **Surrounding Land Uses and Setting:** seed company; trucking company; residences and agriculture
11. **Other public agencies whose approval is required:** Yolo County Building Division.
12. **Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and local codes and regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

## Project Description

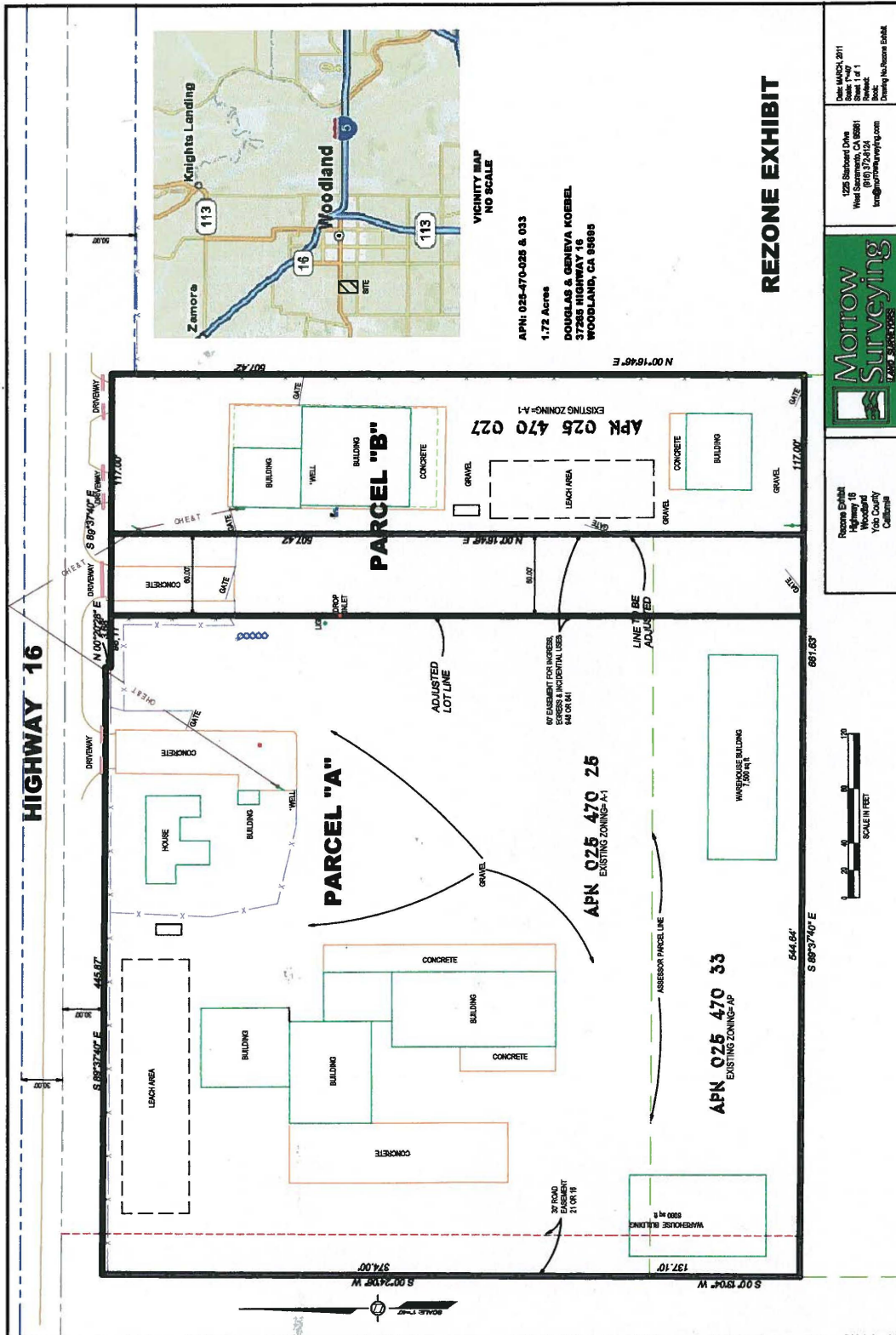
The application is a request for a Rezoning and Lot Line Adjustment to transfer 0.70 acres from two parcels zoned Agricultural General (A-1) and Agricultural Preserve (A-P) to one adjacent property zoned A-1. The A-P parcel (1.7 acres) would be rezoned to A-1. The rezone and Lot Line Adjustment would allow an existing 60-foot easement from the two parcels to be sold to the adjacent neighboring property for a driveway to access the back parcel. The properties are located at 37331 and 37265-37277 State Highway 16, approximately one-half mile west of the City of Woodland (APNs: 025-470-025 and -033, and 025-470-027).

Parcel 025-470-025 (4.7 acres, owned by Koebel) and parcel 025-470-027 (1.4 acres, owned by TSL Seed/Stewart) are zoned Agricultural General (A-1). Parcel 025-470-033 (1.7 acres, also owned by Koebel) is zoned Agricultural Preserve (A-P), but is not under active Williamson Act contract. The latter 1.7-acre parcel would be rezoned from A-P to A-1, to allow a Lot Line Adjustment that would transfer the existing 60-foot easement (0.7 acres) from the two Koebel parcels to the Stewart parcel I (Figure 1). The purpose of the application is to allow Stewart/TSL to buy the driveway easement which is the access to the back of the lot off SR 16.

The Stewart parcel currently contains two structures that are used by an agricultural seed operation (TSL Seed Company) (Figure 1). The Koebel parcels include a residence, five buildings, and a large gravel parking area that is used by a trucking operation (Doug Koebel Trucking).

The three parcels involved in this application are designated "Agriculture" by the 2030 Yolo Countywide General Plan. The uses on the properties, an agricultural trucking and a seed company, are consistent with the General Plan designation and with the underlying zoning of A-1. However, the properties are all smaller than the minimum parcel size required for new lots under the A-1 zoning (20 acres). Following the rezone and Lot Line Adjustment, the two parcels that make up the Koebel property would be decreased from 6.4 acres to about 5.7 acres, and the Stewart parcel would be increased from 1.4 acre to 2.1 acre. All three parcels would remain legal, non-conforming lots under the A-1 zoning.

**FIGURE 1  
PROPOSED REZONING AND LOT LINE ADJUSTMENT**



**FIGURE 2**  
**AERIAL MAP OF PROJECT SITE**





## Environmental Factors Potentially Affected

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

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

## Determination

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have an impact on the environment that is “potentially significant” or “potentially significant unless mitigated” but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier **ENVIRONMENTAL IMPACT REPORT**, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083.3(b) and CEQA Guidelines Section 15183.

Planner's Signature

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion of Impacts

a) *No Impact.* The proposed rezoning and Lot line Adjustment will not have an adverse effect on a scenic vista. No new development is anticipated as a result of the project. The project areas consist of three developed parcels including industrial buildings that support an agricultural seed company and a trucking company,

b) *No Impact.* No construction is proposed that will affect any scenic resources or natural features.

c) *No Impact.* The proposal does not present a significant demonstrable negative aesthetic effect to the agricultural character of the area. No development is proposed in conjunction with the rezoning and Lot line Adjustment.

d) *No Impact.* No construction is proposed as part of this application. Future construction or expansion of any industrial buildings on the lots involved could produce additional sources of light to the surrounding agricultural area. However, any future development of the parcels will require a lighting plan before building permits are issued. All lighting is required to be low-intensity and shielded and/or directed away from adjacent properties, public right-of-way, and the night sky.

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

## Discussion of Impacts

a) *No Impact.* The three parcels involved in the application contain Rincon silty clay loam (Rg), a Class II prime soil. The parcels have already been developed with industrial and residential uses. The proposed project will not convert any more of the land to a non-agricultural use.

b) *No Impact.* The three parcels are zoned Agricultural General (A-1) and Agricultural Preserve (A-P), but none are under active Williamson Act contract. The A-P parcel (1.7 acres) would be rezoned to A-1, which is more appropriate zoning since the previous Williamson Act contract has been non-renewed.

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 AG General Plan designation. The uses on the properties, an agricultural trucking and a seed company, are consistent with the General Plan designation and with the underlying zoning of A-1 and A-P. However, the properties are all smaller than the minimum parcel size required for new lots under the A-1 zoning (20 acres). Following the rezone and Lot Line Adjustment, the two parcels that make up the Koebel property would be decreased from 6.4 acres to about 5.7 acres, and the Stewart parcel would be increased from 1.4 acre to 2.1 acre. All three parcels would remain legal, non-conforming lots under the A-1 zoning.

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

## Environmental Setting

The project site is within the Yolo-Solano Air Quality Management District (YSAQMD), and the Sacramento Valley Air Basin regulates air quality conditions within Yolo County. Yolo County is classified as a non-attainment area for several air pollutants, including ozone (O<sub>3</sub>) and particulate matter 10 microns or less in diameter (PM<sub>10</sub>) for both federal and state standards, and is classified as a moderate maintenance area for carbon monoxide (CO) by the state.

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

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

- Reactive Organic Gases (ROG): 10 tons per year (approx. 55 pounds per day)
- Oxides of Nitrogen (NOx): 10 tons per year (approx. 55 pounds per day)

- Particulate Matter (PM<sub>10</sub>): 80 pounds per day
- Carbon Monoxide (CO): Violation of State ambient air quality standard

## Discussion of Impacts

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

b) *No Impact.* The Yolo-Solano Region is a non-attainment area for state particulate matter (PM<sub>10</sub>) and ozone standards, and the Federal ozone standard. The three parcels will continue to be used for agricultural seed production and agricultural trucking. Thresholds for project-related air pollutant emissions would not exceed significant levels as set forth in the 2007 YSAQMD Guidelines.

c) and d) *No Impact.* The project is a rezoning and Lot Line Adjustment, which would rezone a 1.7-acre parcel from A-P to A-1, and allow a Lot Line Adjustment that would transfer an existing 60-foot easement (0.7 acres) from the two Koebel parcels to the Stewart parcel. The purpose of the application is to allow Stewart/TSL to buy the driveway easement which is the access to the back of the lot off SR 16. No new development is proposed.

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

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

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

## Discussion of Impacts

a) and b) *No Impact*. The rezoning and Lot Line Adjustment would not affect any special status species, riparian habitat, or sensitive natural community because no development is proposed.

c) and d) *No Impact*. The project would not have a substantial adverse effect on any wetlands, riparian habitat or any other sensitive natural community identified in local or regional plans, policies, or regulations. No grading or construction is proposed. The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, since the existing agricultural production will continue.

e) and f) *No Impact*. The project would not conflict with any local policies or ordinances protecting biological resources. The Yolo County Habitat Conservation Plan (HCP)/Natural Communities Conservation Plan (NCCP) is in preparation by the Natural Heritage Program, with an anticipated adoption sometime in 2012. Thus, the project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
<b>V.</b>	<b>CULTURAL RESOURCES.</b>				
	Would the project:				
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion of Impacts

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

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

VI.	GEOLOGY AND SOILS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
	2. Strong seismic groundshaking?				
	3. Seismic-related ground failure, including liquefaction?				
	4. Landslides?				



VI.	GEOLOGY AND SOILS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
b.	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion of Impacts

### a) Less Than Significant Impact:

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

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

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

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

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

e) *No Impact*. The three parcels are currently served by two separate septic systems including one for the home currently on the Koebel property. Any new septic systems must meet the requirements and be approved by the Yolo County Health Department, Environmental Health Division.

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

## Environmental Setting

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

## Discussion of Impacts

a) *Less Than Significant Impact.* No development is proposed as part of this application. The proposed rezoning and Lot Line Adjustment would not allow for any more potential development than is currently allowed with a building permit under the existing zoning.

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 adopted Yolo County 2030 Countywide General Plan.

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

VII. HAZARDS AND HAZARDOUS MATERIALS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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Would the project:

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

## Discussion of Impacts

a) b) c) *No Impact.* The proposed rezoning and Lot Line Adjustment would not involve any additional hazardous materials or hazardous waste. The existing business on the three parcels (Koebel Trucking and TSL Seed Company) may use hazardous materials, such as oils and fuel, or generate hazardous waste, which is regulated through the issuance of a Hazardous Waste Inventory and Business Response Plan by the Yolo County Environmental Health Division.

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

e) *No Impact.* The project is not located within the vicinity of a public airport (the Watts-Woodland Airport is more than two miles away), and therefore not within the runway clearance zones established to protect the adjoining land uses in the vicinity from noise and safety hazards associated with aviation accidents.

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

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

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

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

## Discussion of Impacts

a) *No Impact.* The proposed rezoning and Lot Line Adjustment does not propose development that would violate any water quality standards or waste discharge requirements.

b) *No Impact.* The proposed project would not affect any onsite well and would not deplete groundwater supplies or interfere with groundwater recharge. Any new well systems would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division.

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

d) *No Impact.* Approval of the proposed rezoning and Lot Line Adjustment will allow for the sale of an existing 60-foot access easement from one property owner to another. Development is not proposed as part of this application. The project will not modify any drainage patterns nor substantially increase the amount of surface runoff.

i) *No Impact.* The project site is not located immediately down stream of a dam but is located two miles away from levees along Cache Creek that could expose individuals to risk from flooding.

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

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

## Discussion of Impacts

a) *No Impact.* The proposed rezoning and Lot Line Adjustment would not physically divide an established community. The project is located within an agricultural area and is surrounded by agricultural uses.

b) *No Impact.* The three parcels subject to this application are zoned Agricultural General (A-1) and Agricultural Preserve (A-P), but none are under active Williamson Act contract. The A-P parcel (1.7 acres) would be rezoned to A-1. The rezoning would bring the Williamson Act status (no contract) of the A-P zoned parcel into conformity with the new zoning (A-1). However, the properties are all

smaller than the minimum parcel size required for new lots under the A-1 zoning (20 acres). Following the rezone and Lot Line Adjustment, the two parcels that make up the Koebel property would be decreased from 6.4 acres to about 5.7 acres, and the Stewart parcel would be increased from 1.4 acre to 2.1 acre. All three parcels would remain legal, non-conforming lots under the A-1 zoning.

c) *No Impact*. The project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Yolo County Habitat Conservation Plan (HCP)/Natural Communities Conservation Plan (NCCP) is in preparation by the Natural Heritage Program, with an anticipated adoption sometime in 2012.

<b>X. MINERAL RESOURCES.</b>	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion of Impacts

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

<b>XI. NOISE.</b>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XI.</b>	<b>NOISE.</b>				
e.	Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion of Impacts

a) through d) *No Impact*. Approval of the rezoning would not expose persons to or generate excessive noise levels. The project is located in a rural area along State Highway 16, a main highway in Yolo County. No development is proposed as part of this application.

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

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

## Discussion of Impacts

a) *No Impact*. The Koebel property currently contains one home site. The remainder of the Koebel and Stewart properties are occupied by trucking and industrial buildings, and no additional homes could be constructed.

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

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

### Discussion of Impacts

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

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

### Discussion of Impacts

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



XV. TRANSPORTATION/TRAFFIC.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion of Impacts

a) and b) *No Impact*. The proposed rezoning and LLA would allow improve access to the properties and would not involve any additional construction or traffic.

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

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

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

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

## Discussion of Impacts

a) *No Impact.* The proposed rezoning and LLA does not involve any new construction. Any existing and new septic systems would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division.

b) *No Impact.* The project will not require the construction of new water or wastewater treatment facilities or expansion of facilities. Construction is not proposed as part of this application.

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

d) *No Impact.* The three parcels are currently served by private domestic wells. Any new well systems would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division.

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

f) *No Impact.* The site is served by the County landfill. No further site development is proposed which would generate additional waste.

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

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

## Discussion of Impacts

- a) *No Impact.* Based on the information provided in this Initial Study, no potential environmental impacts would be caused by the project. No important examples of major periods of California history or prehistory in California were identified; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated.
- b) *No Impact.* Based on the analysis provided in this Initial Study, no environmental impacts would result from the project.
- c) *No Impact.* Based on the analysis provided in this Initial Study, no impacts to human beings would result from the proposed project. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly.

## REFERENCES

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