



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

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PLANNING COMMISSION STAFF REPORT

OCTOBER 27, 2011

FILE #2010-056: Tentative Parcel Map to divide a 184-acre parcel into four parcels of 19.1 acres, 82.0 acres, 40.0 acres, and 43.2 acres.

APPLICANT:

Liz Houck
City of Woodland
655 N. Pioneer Ave.
Woodland, CA 95776

OWNER:

Paul Petrovich
Woodland Development Co., LLC
825 K Street
Sacramento, CA 95814

LOCATION: The project site is located on County Road (CR) 117 north of CR 22, five miles east of Woodland, near the I-5 bridge over the Sacramento River (APN: 057-170-004) (Attachment A).

GENERAL PLAN: Agriculture (AG) and Commercial General (CG)

ZONING: Agricultural General (A-1)

FIRE SEVERITY ZONE: None

SUPERVISORIAL DISTRICT: 3
(Supervisor Rexroad)

FLOOD ZONE: AE (area within the 100-year flood plain)

SOILS: Lang sandy loam (La), a Class II soil, and Tyndall very fine sandy loam, a Class III soil

ENVIRONMENTAL DETERMINATION: Negative Declaration

REPORT PREPARED BY:


Eric Parfrey, Principal Planner

REVIEWED BY:


David Morrison, Assistant Director

RECOMMENDED ACTIONS

That the Planning Commission:

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

3. Adopt the proposed Findings (Attachment E); and
4. Approve the Tentative Parcel Map (TPM #4990) (Attachment B) in accordance with the Conditions of Approval (Attachment F).

REASONS FOR RECOMMENDED ACTIONS

The proposed Tentative Parcel Map is consistent with General Plan policies, the County Code, and the State Subdivision Map Act. One of the newly created parcels will be sold to the City of Woodland for a possible water intake system, and the remaining three parcels will remain in agricultural production. No future residential development is proposed as part of this application. One parcel may be developed sometime in the future as part of the designated Elkhorn Specific Plan.

BACKGROUND

The application is a request for approval of a Tentative Parcel Map to divide 184-acre parcel into four parcels of 19.1 acres, 82.0 acres, 40.0 acres, and 43.2 acres. The parcel map is being requested to facilitate the sale of the proposed 19.1 acre parcel from the owner, Paul Petrovich (Woodland Development Co.) to the City of Woodland. The 19.1 acre parcel may be used by the Woodland-Davis Clean Water Agency (WDCWA) to construct a surface water intake and pump station at the Sacramento River, and a transmission line across the present 184-acre parcel.

The proposed 19.1 acre (Parcel 1) shown on the Tentative Parcel Map does not meet the 20-acre minimum parcel size for the existing A-1 zoning. The applicant proposes to increase the parcel to 20.0 acres for the final map that is submitted to the County, and a Condition of Approval requires this.

In addition to the creation of the 19.1 acre, a 40.0-acre parcel (Parcel 4) would be created in the southeastern corner of the existing large parcel, which will correspond with that portion of the current property that is included within the Elkhorn Specific Plan, a future growth area designated in the 2030 Yolo Countywide General Plan. The Elkhorn Specific Plan Conceptual Sketch included in the General Plan designates the 40-acre property (Parcel 4) as Commercial General (CG).

Parcel 4, in addition to Parcel 2 and 3 (82.0 acres and 43.2 acres located to the north and south of the long narrow Parcel 1) would continue to be owned by Woodland Development Co., LLC. All four parcels are expected to remain in agricultural production.

The 184-acre property has historically been farmed in corn. There are currently only two structures on the property, a shop and a home site in the southeast corner of the 184-acre parcel. The northwest corner of the property, approximately 30 acres that is part of the proposed Parcel 2, is under an agricultural conservation easement.

Neither the applicant (City of Woodland) nor the owner (Woodland Development Co., LLC) propose any new home development on any of the newly created four parcels. However, a property owner is currently allowed, under the existing agricultural zoning, to construct "by right" up to two single family homes (one primary and one ancillary). Approval of the proposed parcel map would thus allow the additional development of up to two single family homes on Parcels 1, 2, and 3, and another home on Parcel 4, for a total of seven homes. As a standard condition of project approval, the applicant will be required to pay an in-lieu fee to mitigate for the loss of Swainson's hawk foraging habitat due to any future home site development.

STAFF ANALYSIS

The proposed Tentative Parcel Map is consistent with General Plan policies, the County Code, and the State Subdivision Map Act.

Specifically, the proposed TPM is consistent with the following General Plan policies:

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

Policy LU-2.6: Encourage interim agricultural production on farmland designated for future development, prior to the start of construction, to reduce the potential for pest vectors, weeds, and fire hazards.

Policy CO-5.25: Support the efforts of Davis, Woodland and UC Davis to acquire surface supplies from the Sacramento River for domestic water uses.

The proposed TPM is consistent with the County Code. The existing A-1 zoning of the site allows “buildings and structures, public and quasi-public, and uses of an administrative, educational, religious, cultural, or public service type” as a conditional use (Section 8-2.6-4.5(c)). However, construction of the possible water intake and transmission line by the Clean Water Joint Powers Agency or the City of Woodland would not be subject to County zoning and would not be required to seek a Use Permit from the County.

SUMMARY OF AGENCY COMMENTS

A Request for Comments was circulated for the project to all agencies and neighbors on January 10, 2011. Two neighbors responded and contacted the applicant’s engineer for clarifications on the proposed TPM.

An Initial Study/Negative Declaration was prepared to analyze the environmental issues related to the project. The IS/ND was circulated through the State Clearinghouse for 30 days for public review from April 12, 2011 through May 11, 2011.

The Central Valley Flood Protection Board (CVFPB) and Caltrans submitted comments following the close of the review period. The CVFPB letter notes that the site is within the jurisdiction of the CVFPB and a Board permit would be required for specified construction activities. The Caltrans letter confirmed that the agency had no specific comments on the TPM. The project was also reviewed by the County’s Development Review Committee on January 26, 2011, and April 27, 2011.

At the time of this report, staff has not received any comments from nearby property owners in opposition to the proposed project.

APPEALS

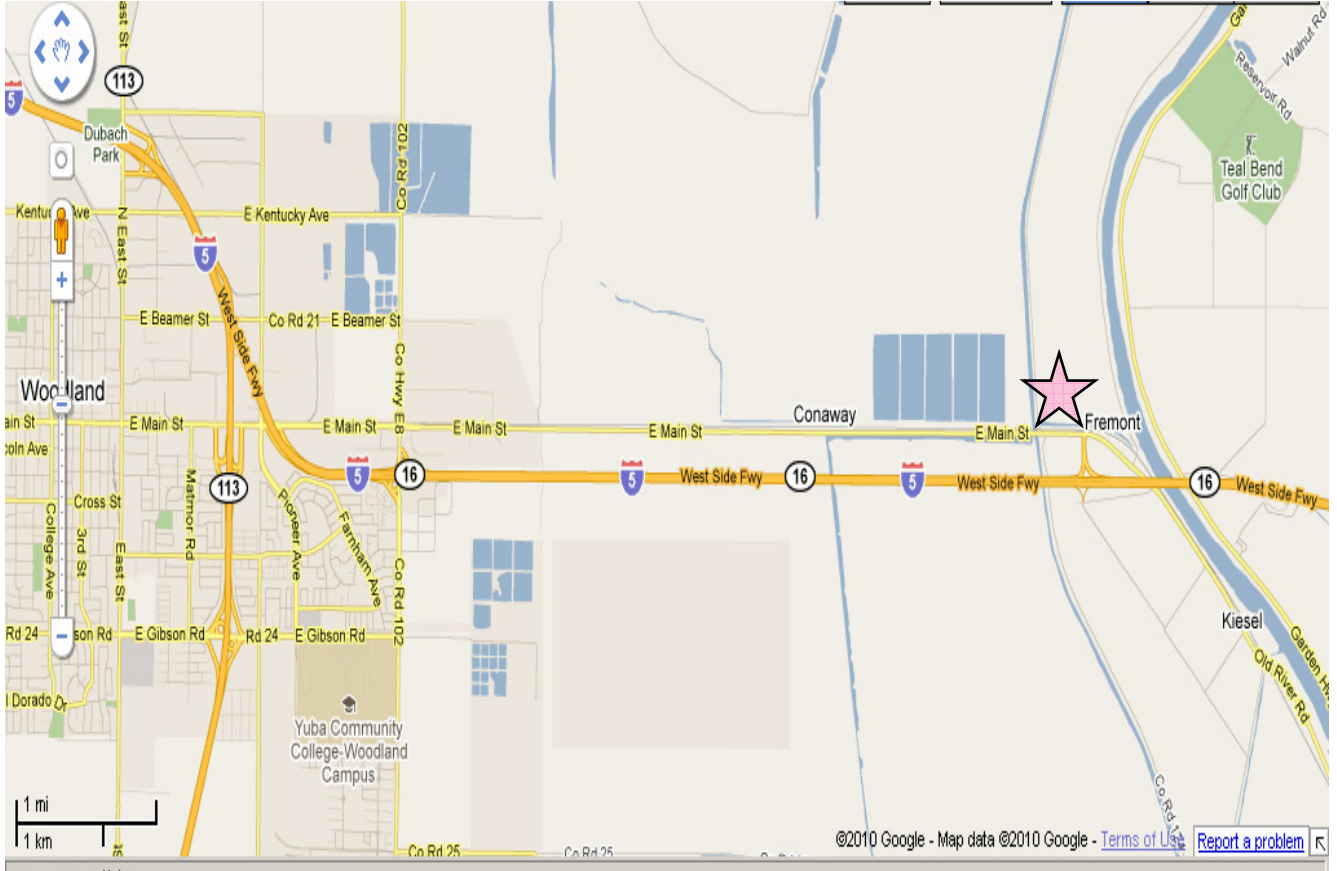
Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board of Supervisors within **fifteen (15) days** from the date of the action. A written notice of appeal specifying the grounds for appeal and an appeal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

ATTACHMENTS

- A:** Location Map
- B:** Tentative Parcel Map #4990
- C:** Aerial Map
- D:** Initial Study/Negative Declaration
- E:** Findings
- F:** Conditions of Approval

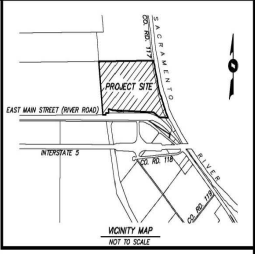
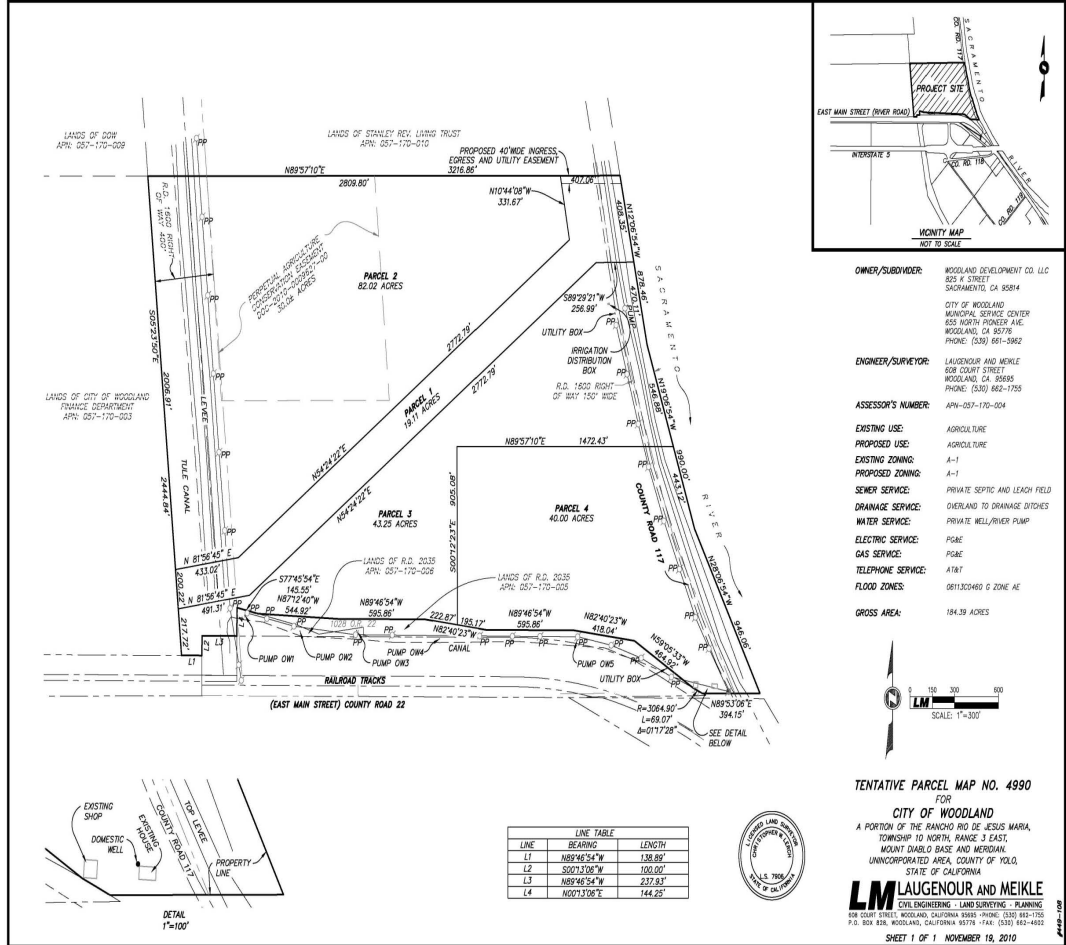
ATTACHMENT A

VICINITY MAP



ATTACHMENT B

PROPOSED TENTATIVE PARCEL MAP



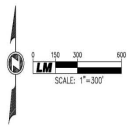
OWNER/SUBDIVIDER: WOODLAND DEVELOPMENT CO. LLC
825 K STREET
SACRAMENTO, CA 95814

CITY OF WOODLAND
MUNICIPAL SERVICE CENTER
855 NORTH PIONEER AVE.
WOODLAND, CA 95678
PHONE: (530) 861-3862

ENGINEER/SURVEYOR: LAUGENOUR AND MEIKLE
808 COURT STREET
WOODLAND, CA 95688
PHONE: (530) 862-1755

ASSESSOR'S NUMBER: APN-057-170-004

EXISTING USE: AGRICULTURE
PROPOSED USE: AGRICULTURE
EXISTING ZONING: A-1
PROPOSED ZONING: A-1
SEWER SERVICE: PRIVATE SEPTIC AND LEACH FIELD
DRAINAGE SERVICE: OVERLAND TO DRAINAGE DITCHES
WATER SERVICE: PRIVATE WELL/RIVER PUMP
ELECTRIC SERVICE: PG&E
GAS SERVICE: PG&E
TELEPHONE SERVICE: AT&T
FLOOD ZONES: 061130HW0 G ZONE AE
GROSS AREA: 184.39 ACRES



TENTATIVE PARCEL MAP NO. 4990
FOR
CITY OF WOODLAND
A PORTION OF THE RANCHO RIO DE LOSUS MARIA,
TOWNSHIP 10 NORTH, RANGE 3 EAST,
MOUNT Diablo BASE AND MERIDIAN,
UNINCORPORATED AREA, COUNTY OF YOLO,
STATE OF CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
808 COURT STREET, WOODLAND, CALIFORNIA 95688 - PHONE: (530) 862-1755
P.O. BOX 804, WOODLAND, CALIFORNIA 95678 - FAX: (530) 862-4652

SHEET 1 OF 1 NOVEMBER 19, 2010



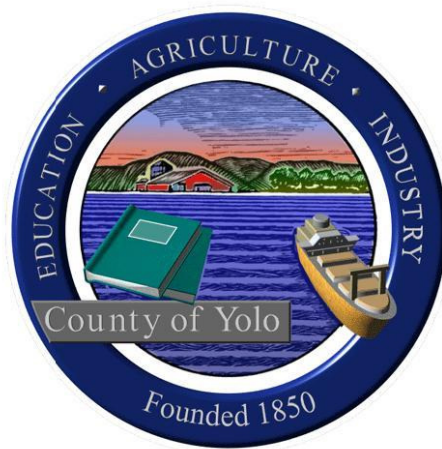
ATTACHMENT C

AERIAL MAP OF PROJECT SITE



ATTACHMENT D

IS/ND



**YOLO COUNTY
PLANNING AND PUBLIC WORKS DEPARTMENT**

INITIAL STUDY / NEGATIVE DECLARATION

ZONE FILE # 2010-056

**CITY OF WOODLAND/PETROVICH
TENTATIVE PARCEL MAP**

APRIL, 2011

Initial Environmental Study

1. **Project Title:** Zone File No. 2010-056 City of Woodland/ Petrovich Tentative Parcel Map
2. **Lead Agency Name and Address:**
Yolo County Planning and Public Works Department
292 West Beamer Street
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**
Eric Parfrey, Principal Planner
(530) 666-8043
eric.parfrey@yolocounty.org
4. **Project Location:** County Road (CR) 117 north of CR 22, five miles east of Woodland, near the I-5 bridge over the Sacramento River, see Figure 1 (Vicinity Map).
5. **Project Sponsor's Name and Address:**
Liz Houck
City of Woodland
655 N. Pioneer Ave.
Woodland, CA 95776
6. **Land Owner's Name and Address:**
Paul Petrovich
Woodland Development Co., LLC
825 K Street
Sacramento, CA 95814
7. **General Plan Designation(s):** Agriculture (AG)
8. **Zoning:** Agricultural General (A-1)
9. **Description of the Project:** See attached "Project Description" on the following pages for details.
10. **Surrounding Land Uses and Setting:** 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 approval of a Tentative Parcel Map of four lots. The property is located on County Road (CR) 117 north of CR 22, five miles east of Woodland, near the I-5 bridge over the Sacramento River (Figure 1, Vicinity Map). The parcel map would divide the 184-acre parcel into four parcels of 19.1 acres (Parcel 1), 82.0 acres (Parcel 2), 43.2 acres (Parcel 3), and 40.0 acres (Parcel 4) (Figure 2, Tentative Parcel Map).

The parcel map is being requested to facilitate the sale of the proposed 19.1 acre parcel from the owner, Paul Petrovich (Woodland Development Co., LLC) to the City of Woodland. The City does not presently intend to undertake any further project or activity on the 19.1 acre parcel, though it could potentially (subject to separate CEQA review and approval) be used by the Woodland-Davis Clean Water Agency (WDCWA) to construct a surface water intake and pump station at the Sacramento River, and an underground water transmission line across the present 184-acre property. This potential use, however, is not presently anticipated and is therefore not discussed herein. (Note that the proposed 19.1 acre Parcel 1 does not meet the 20-acre minimum parcel size for the existing A-1 zoning, and the applicant proposes to increase the parcel to 20.0 acres for the final map that is submitted to the County.)

In addition to the creation of the 19.1 acre Parcel 1, a 40.0-acre Parcel 4 would be created in the southeastern corner of the existing large parcel, which will correspond with that portion of the current property that is included within the Elkhorn Specific Plan, a future growth area designated in the 2030 Yolo Countywide General Plan. Parcel 4, in addition to Parcel 2 and 3 (82.0 acres and 43.2 acres located to the north and south of the long narrow Parcel 1) would continue to be owned by Woodland Development Co., LLC. All four parcels are expected to remain in agricultural production.

The 184-acre property has historically been farmed in corn. There are currently only two structures on the property, a shop and a home site in the southeast corner of the 184-acre parcel. The northwest corner of the property, approximately 30 acres that is part of the proposed Parcel 2, is under an agricultural conservation easement.

Neither the applicant (City of Woodland) nor the owner (Woodland Development Co., LLC) propose any new home development on any of the newly created four parcels. However, a property owner is currently allowed, under the existing agricultural zoning, to construct "by right" up to two single family homes (one primary and one ancillary). Approval of the proposed parcel map would thus allow the additional development of up to two single family homes on Parcels 1, 2, and 3, and another home on Parcel 4, for a total of seven homes. As a standard condition of project approval, the applicant will be required to pay an in-lieu fee to mitigate for the loss of Swainson's hawk foraging habitat due to any future home site development.

FIGURE 1
VICINITY MAP

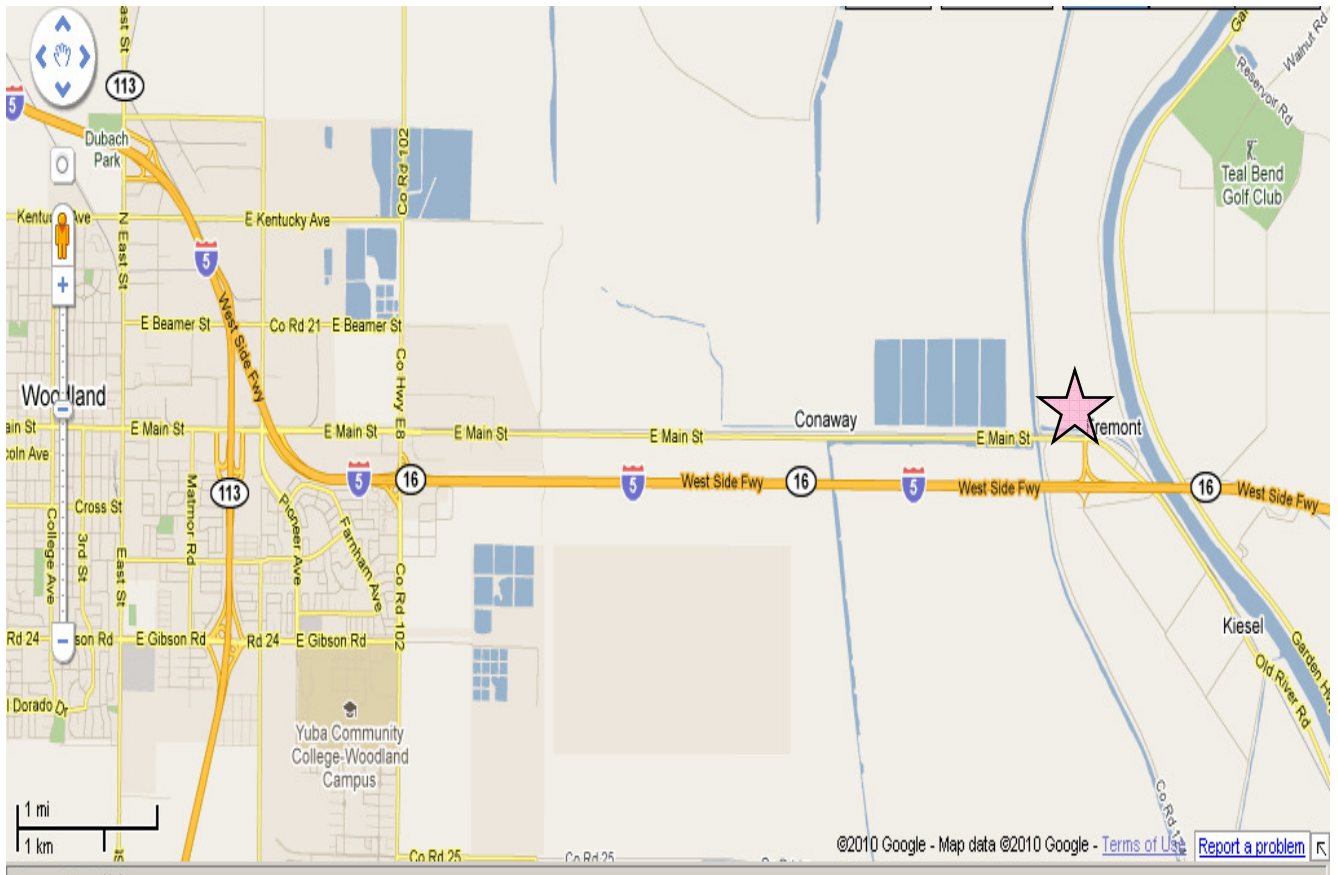


FIGURE 2 PROPOSED TENTATIVE PARCEL MAP

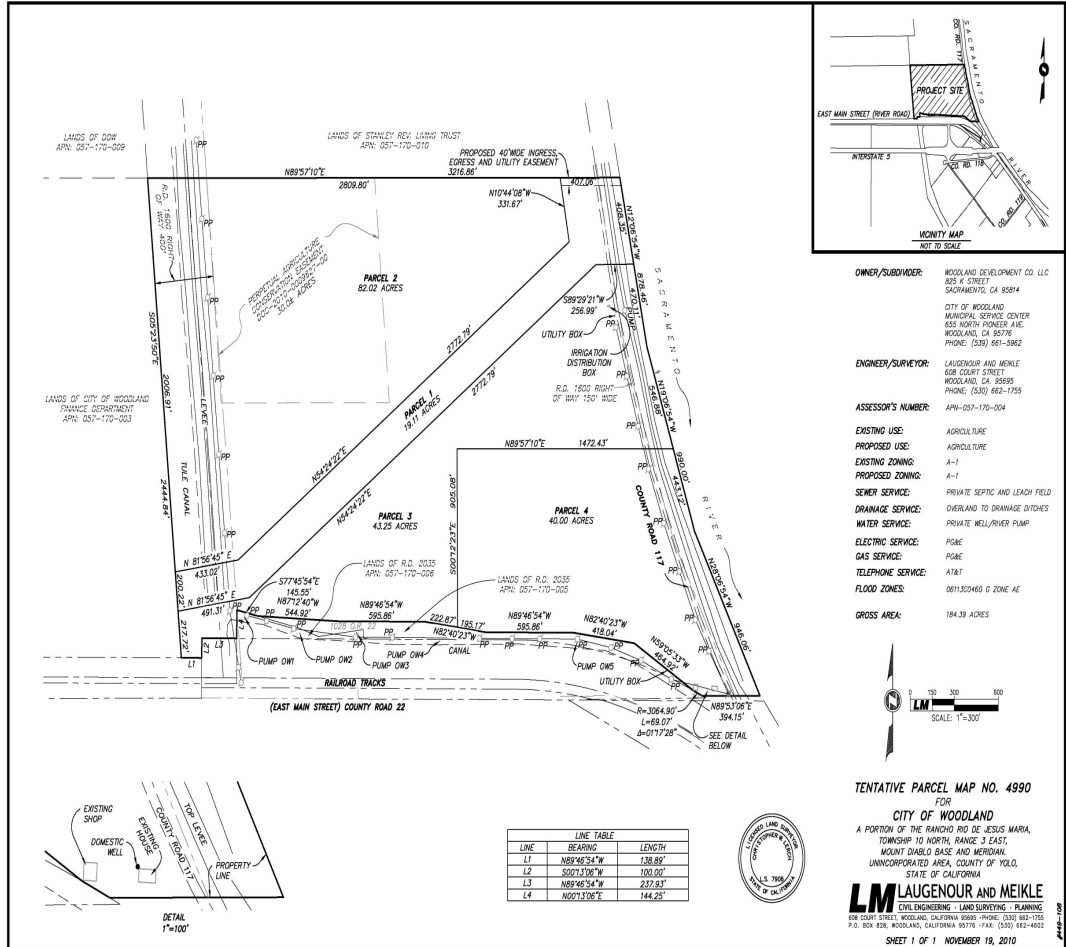


FIGURE 3
AERIAL MAP OF PROJECT SITE



Environmental Factors Potentially Affected

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

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

Determination

On the basis of this initial evaluation:

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) *No Impact.* The proposed Tentative Parcel Map (TPM) will not have an adverse effect on a scenic vista. The project site includes and is bordered by productive agricultural land. The site is also adjacent to Interstate 5 (I-5) and several County roads, including CR 117, which is designated as a “scenic highway” by the Yolo County General Plan. No development is anticipated as a result of the TPM.

b) *No Impact.* No construction is proposed that will affect any scenic resources or natural features. One adjoining County Road, CR 117, is designated as “scenic highways,” see above. Other roadways and the Sacramento River are not designated scenic resources.

c) *Less Than Significant Impact.* The proposal does not present a significant demonstrable negative aesthetic effect to the agricultural character of the area. No development is proposed in conjunction with the Parcel Map. All of created parcels will remain in agricultural production (row crops).

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

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

Discussion of Impacts

a) *Less Than Significant Impact.* The proposed parcel contains a combination of Lang sandy loam (La), a Class II soil, and Tyndall very fine sandy loam, a Class III soil. The proposed project will not convert the land to a non-agricultural use. The newly created parcels will all remain in agricultural production. .

b) *No Impact.* The parcel is zoned Agricultural General (A-1) and is not under a Williamson Act contract. The tentative map meets the requirements of the A-1 zoning, except that the proposed Parcel 1 is slightly less than 20 acres, the minimum parcel size for the zone. The applicant has agreed to increase the size of Parcel 1 in the final Parcel Map to be accepted by the County to meet the minimum parcel size.

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 and the A-1 zoning. Parcel 4 (40 acres) is now zoned A-1 but is designated in the 2030 Countywide General Plan as “Specific Plan,” because it is included within the boundaries of the proposed Elkhorn Specific Plan. Prior to any development occurring on Parcel 4, a specific plan would have to be completed for the larger Elkhorn area, the plan would be subject to subsequent environmental review, and the land would have to be rezoned for an appropriate mix of commercial and other uses. Public services would also have to be provided (public water and wastewater). However, even if Parcel 4 is eventually developed, the remaining parcels 1, 2, and 3 would continue to be zoned and used for agriculture.

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

Environmental Setting

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

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

The YSAQMD sets threshold levels for use in evaluating the significance of criteria air pollutant

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

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

Discussion of Impacts

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

b) *Less Than Significant Impact.* The Yolo-Solano Region is a non-attainment area for state particulate matter (PM₁₀) and ozone standards, and the Federal ozone standard. The project site will continue to be used for agricultural production. All four parcels that are created by the Tentative Parcel Map will continue to be in agriculture use for the foreseeable future. Thresholds for project-related air pollutant emissions would not exceed significant levels as set forth in the 2007 YSAQMD Guidelines.

c) and d) *Less Than Significant Impact.* The project is a Parcel Map, which could result in the future development of additional agricultural operations or new homes that would require only ministerial approvals. The air pollutants generated by any future construction in connection with such uses would be primarily dust and particulate matter during construction. Dust generated by construction activity would be required to be controlled through effective management practices, such as water spraying, and would therefore be a less than significant impact. Any future construction will be reviewed by the Planning and Building divisions to ensure compatibility with air quality standards. Any additional agricultural operations and/or the creation of new home sites would not exceed thresholds as indicated in the 2007 YSAQMD Guidelines. There are no sensitive receptors in the immediate vicinity. The property is generally surrounded by agricultural lands.

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

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

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

Discussion of Impacts

a) and b) *Less Than Significant Impact*. The Tentative Parcel Map would not affect any special status species, riparian habitat, or sensitive natural community because no development is proposed in conjunction with the Parcel Map. There is one home on the property, although up to seven additional homes could be allowed to be constructed by right on the four lots to be created from the existing 184-acre property. The potential exists, however, for the disturbance of raptor and/or Swainson's hawk foraging habitat due to any future construction of home sites or agricultural commercial buildings, following upon filing of a Final Map. As a Condition of Approval, payment of an in-lieu fee for the loss of Swainson's hawk foraging habitat will be required for the issuance of any subsequent building permit to construct any new homes.

c) and d) *No Impact*. The Tentative Parcel Map would not have a substantial adverse effect on any wetlands, riparian habitat or any other sensitive natural community identified in local or regional plans, policies, or regulations. The property is located near wetlands near the Sacramento River, however, 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 proposed Tentative Parcel Map 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.

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

Discussion of Impacts

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

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

VI.	GEOLOGY AND SOILS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
Would the project:					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Discussion of Impacts

a) Less Than Significant Impact:

1. The project site can be expected to experience moderate to strong ground shaking during future seismic events along active faults throughout Northern California or on smaller active faults located in the project vicinity. The project site is within several miles of the Dunnigan Hills Fault. However, no development is proposed with the Parcel Map. Any development occurring as a result of the Parcel Map such as home site 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 Tentative Parcel Map application request.

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

e) *Less Than Significant Impact.* The project site is currently served by a single septic system for the one home currently on the property. Any new septic systems must meet the requirements and be approved by the Yolo County Health Department, Environmental Health Division.

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

Environmental Setting

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

Discussion of Impacts

a) *Less Than Significant Impact.* No development is proposed as part of this application. The proposed Parcel Map would allow for the potential addition of up to seven new single-family home sites under the current zoning (one primary and one ancillary dwelling for each of the four newly

created parcels, excluding the one existing house).

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
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

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

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

e) *No Impact*. The project is not located within the vicinity of a public airport (Sacramento 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 Parcel Map would not interfere with any adopted emergency response or evacuation plans.

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

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

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
VIII.	HYDROLOGY AND WATER QUALITY.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
j.	Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

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

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

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

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

i) *Less than Significant Impact.* The project site is not located immediately down stream of a dam but is located adjacent to levees along the Sacramento River that could expose individuals to risk from flooding, if any home development occurred.

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.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
IX.	LAND USE AND PLANNING.				
	Would the project:				
a.	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion of Impacts

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

b) *Less Than Significant Impact.* The resulting parcels will meet the regulations set forth in the Yolo County Code and 2030 Countywide General Plan. Parcel 4 is included in the 2030 Countywide General Plan as a site for future commercial development as part of the larger Elkhorn Specific Plan, and was analyzed as such in the General Plan Environmental Impact Report (EIR).

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.

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

Discussion of Impacts

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

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

Discussion of Impacts

a) through d) *No Impact*. Approval of the Parcel Map would not expose persons to or generate excessive noise levels. The project is located in a rural, low-traffic, low population area. The noise from potential future home development or additional agricultural activity on the resulting parcels would not exceed noise levels already present in the vicinity. No development is proposed as part of this application.

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

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

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
XII.	POPULATION AND HOUSING.				
b.	Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *Less Than Significant Impact.* The property currently contains one home site, and up to an additional seven homes could be constructed by-right under the existing agricultural zoning after the Parcel Map is recorded. Thus, the potential for seven homes, in addition to the one existing home, is not a significant increase in population.

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

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

Discussion of Impacts

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

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
XIV.	RECREATION.				
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.

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

Discussion of Impacts

a) and b) *Less Than Significant Impact*. The proposed Parcel Map would allow for the potential creation of new home sites (one primary and one ancillary dwelling on each new parcel) under the A-1 zoning. Development is not proposed as part of this application.

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

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

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

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

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"/>
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 Parcel Map would allow for the potential addition of single-family home sites under the current zoning. Any new septic systems would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division. Development is not proposed as part of this application.

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

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

d) *No Impact.* Parcel 4 is currently served by a private domestic well. 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 (unless a Specific Plan was to be adopted for the Elkhorn area, which includes Parcel 4).

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

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

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

Discussion of Impacts

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

REFERENCES

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

ATTACHMENT E

FINDINGS

ZONE FILE #2010-056 CITY OF WOODLAND TENTATIVE PARCEL MAP

Upon due consideration of the facts presented in the staff report and at the public hearing for Zone File #2010-056, the Planning Commission approves the proposed Tentative Parcel Map #4990. In support of this decision, the Planning Commission makes the following findings (*A summary of the evidence to support each FINDING is shown in italics*):

California Environmental Quality Act

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

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

Pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines, an environmental evaluation (Initial Study) has been circulated for 30 days for public review and to Responsible Agencies having jurisdiction over the project, with no significant comments noted. The proposed Negative Declaration is the appropriate level of environmental review pursuant to Article 6, Section 15070 of the CEQA Guidelines (Attachment D).

Yolo County General Plan

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

The subject property is designated as Agriculture and Commercial General in the 2030 Yolo Countywide General Plan. The Tentative Parcel Map is consistent with the policies, goals and objectives of the General Plan, including the following:

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

Policy LU-2.6 Encourage interim agricultural production on farmland designated for future development, prior to the start of construction, to reduce the potential for pest vectors, weeds, and fire hazards.

Policy CO-5.25 Support the efforts of Davis, Woodland and UC Davis to acquire surface supplies from the Sacramento River for domestic water uses.

County (Zoning) Code

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

The four parcels to be crated are, or will be, consistent with the zoning. The proposed 19.1 acre (Parcel 1) shown on the Tentative Parcel Map does not meet the 20-acre minimum parcel size for the existing A-1 zoning. However, the applicant proposes to increase the parcel to 20.0 acres for the final map that is submitted to the County, and a Condition of Approval requires this.

The possible use of the site for a future water intake and transmission line is consistent with the zoning. The existing A-1 zoning of the site allows “buildings and structures, public and quasi-public, and uses of an administrative, educational, religious, cultural, or public service type” as a conditional use (Section 8-2.6-4.5(c)). However, to construct the possible water intake and transmission line the City of Woodland would not be subject to County zoning and would not be required to seek a Use Permit from the County.

Subdivision Map Act

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

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

The proposed Tentative Parcel Map is consistent with the 2030 Yolo Countywide General Plan. The current agricultural use and any future commercial use for Parcel 4 are consistent with the Agriculture and Commercial General designations in the General Plan.

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

The site has been determined to be suitable for agricultural, utility, or commercial use based on designations in the 2030 Yolo Countywide General Plan. The Tentative Parcel Map is consistent with the requirements of the General Plan.

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

No new residential or commercial development is proposed as part of this application. Parcels 2, 3, and 4 will remain in agricultural production. Parcel 1 may be used for a future water intake and transmission line.

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

The proposed Tentative Parcel Map is in an agricultural area of the County and the parcels will retain their agricultural use. Residential development is not proposed as part of the application. Parcel 4 may be developed commercially in the future as part of the designated Elkhorn Specific Plan.

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

An Initial Study has been prepared, and staff has determined that a Negative Declaration is the appropriate level of environmental review pursuant to the CEQA Guidelines. Prior to the recording of the Final Parcel Map, the applicant shall be required to record notice in the chain of title for Parcels 1, 3, and 4, stating the obligation to mitigate for the loss of Swainson's hawk foraging habitat at the time of any building or grading permit issuance for any project that will result in a permanent loss of such habitat.

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

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

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

Access to the four parcels will continue to be from County Road 117.

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

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

The proposed parcels are large enough to provide significant opportunities for future development to incorporate passive or natural heating and cooling features.

ATTACHMENT F

CONDITIONS OF APPROVAL

ZONE FILE #2010-056 CITY OF WOODLAND TENTATIVE PARCEL MAP #4990

ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL:

PLANNING DIVISION—PPW (530) 666-8043

1. The project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2010-056. The applicant shall be responsible for all costs associated with the recordation of the Final Parcel Map as approved by the Yolo County Planning Commission.
2. The Final Parcel Map for the project shall be filed and recorded, at the applicant's expense, with the Yolo County Planning and Public Works Department. The Final Parcel Map shall be recorded within two years from the date of approval by the Yolo County Planning Commission, or the Tentative Parcel Map shall become null and void, without any further action in accordance with the State Subdivision Map Act.
3. The applicant shall pay fees in the amount of \$2,094.00 (\$2,044 for State filing fee, plus \$50 Clerk-Recorder processing fee), under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4, at the time of the filing of the Notice of Determination, to cover the cost of review of the environmental document by the California Department of Fish and Game.

COUNTY COUNSEL—(530) 666-8172

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

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

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

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

- legal action.

PRIOR TO FINAL PARCEL MAP APPROVAL:

PLANNING DIVISION—PPW (530) 666-8043

6. The Parcel Map submitted for recordation shall have the Parcel Map Number (PM #4990) indelibly printed on it. Said PM #4990 shall be prepared with the basis of bearings being the State Plane Coordinate System, North American Datum (NAD 83) pursuant to Article 9, Section 8-1.902(f) of the Yolo County Code.
7. Parcel #1 on the Final Parcel Map that is submitted for recordation shall be increased in size from 19.1 acres to at least 20.0 acres, to meet the minimum parcel size for the Agricultural General (A-1) zoning district.
8. The applicant and landowner shall be required to address the potential loss of Swainson's hawk habitat through participation in the mitigation program adopted by the Yolo County Habitat Conservation Plan/Natural Communities Conservation Plan Joint Powers Authority (Yolo County Natural Heritage Program) if any future home site(s), or construction related to water infrastructure or other improvements, are proposed on Parcel 1, Parcel 3, or Parcel 4. Prior to Final Parcel Map approval, the applicant and landowner shall record a notice in the chain of title for Parcels 1, 3, and 4, stating the obligation to mitigate for the loss of Swainson's hawk foraging habitat at the time of any building or grading permit issuance for any project that will result in a permanent loss of such habitat. Such notice shall be approved by the County Counsel prior to recordation. Fees collected shall be those fees set for the acquisition of a conservation easement preserving Swainson's hawk foraging habitat (including related endowment and other costs), as updated and in place at time of permit issuance. The fee is currently set at \$8,660 per acre (subject to adjustment over time). The current fee any new home site shall be collected for 2.5 acres (\$21,650 total).

PUBLIC WORKS—PPW (530) 666-8039

9. To provide a uniform right-of-way for County Road 117, the applicant shall perform a field survey of County Road 117, and dedicate to the County a thirty foot wide easement for road and utility purposes on both sides of the existing centerline of County Road 117 (for a total road right-of-way width of sixty feet). If the right-of-way cannot be extended to a full thirty feet east of the existing centerline of County Road 117 due to the levee and/or Central Valley Flood Protection Board requirements, then the proposed easement width west of the existing road centerline shall be increased by the difference to provide a total road right-of-way width of sixty feet. Abandon, by reference on the Parcel Map (Government Code Section 66499.20 $\frac{1}{2}$), all extraneous, existing County right-of-way currently shown for County Road 117, if necessary.
10. 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.

PRIOR TO ISSUANCE OF ANY BUILDING PERMITS:

BUILDING DIVISION—PPW (530) 666-8775

11. After the Final Parcel Map has been recorded, the individual property owner may submit a building permit application and all building plans to the Planning and Public Works Department for review and approval in accordance with County Building Standards prior to the commencement of any construction.
12. The applicant shall pay all appropriate fees prior to the issuance of Building Permits, including but not limited to the Woodland Joint Unified School District, Woodland Fire District, and County facility fees.

ENVIRONMENTAL HEALTH DEPARTMENT (530) 666-8646

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