



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo  
DIRECTOR

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

### PLANNING COMMISSION STAFF REPORT

DECEMBER 8, 2011

**FILE #2011-050:** Tentative Parcel Map #5005 which would subdivide an existing 6.4-acre parcel into four lots to facilitate development of an 80-unit affordable housing project.

**APPLICANT:**

Jeff Riley  
Mercy Housing California  
3120 Freeboard Drive, Ste 202  
West Sacramento, CA 95691

**OWNER:**

Ray Burton  
Esparto Corners LLC  
P.O. Box 681  
Esparto, CA 95627

**LOCATION:** The project site is located at 17801 County Road (CR) 87 at Woodland Avenue in the town of Esparto (APN: 049-250-008), see Attachment A

**GENERAL PLAN:** Commercial Local (CL) and Residential High Density (RH)

**ZONING:** Downtown Mixed Use (DMX) and Multiple-Family Residential (R-3)

**SUPERVISORIAL DISTRICT:** 5  
(Supervisor Chamberlain)

**FLOOD ZONE:** X (area outside the 100-year flood plain)

**SOILS:** Tehama loam (TaA) (Class II)

**FIRE SEVERITY ZONE:** None

**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 Findings for Tentative Parcel Map #5005 (Attachment E); and
4. Approve the Tentative Parcel Map #5005 (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. The map is an important step in the development of a mixed-use, 80-unit affordable housing complex, to serve the low-income needs of families in western Yolo County. The mixed-use development has long been supported by the Esparto community, and this site was specifically zoned to allow for the construction of this project. The affordable housing project will also implement the County's Strategic Housing Plan, as well as contribute towards our Regional Housing Needs Allocation. Approximately \$4 million of County Community Development Block Grant (CDBG) funds are being used to build the housing project.

### **BACKGROUND**

The application is a request for approval of a Tentative Parcel Map (TPM) to divide a 6.4-acre parcel into four lots. Parcel 1 (0.2 acres) of the proposed TPM would be reserved for future development of retail/office building located along the frontage of CR 87. Parcel 2 (3.0 acres) would include the first phase of 40 affordable apartment units plus a proposed community center for the housing complex. Parcel 3 (2.5 acres) would include the second phase of 40 affordable apartment units in the eastern portion of the property. Parcel 4 (0.7 acres) would be devoted to the project's detention basin (Attachment B, Tentative Parcel Map).

A Site Plan Review for the overall development project was approved by the Yolo County Planning Division on March 22, 2011. Since approval of the original Site Plan Review for the affordable housing project, the applicant has revised the site plan to move the proposed community center from the frontage near the CR 87/Woodland Avenue intersection (in Parcel 1) to a location further east along Woodland Avenue (in Parcel 2) (Attachment C), to accommodate potential Caltrans improvements of the intersection and State Route 16. The applicant may sell off Parcel 1 to be developed by another party.

The 6.4-acre lot has split zoning and split General Plan designation; the western 2.4 acres is zoned Downtown Mixed Use (DMX) and designated Commercial Local (CL) by the General Plan; the eastern 4.0 acres is zoned Multiple-Family Residential (R-3) and is designated Residential High Density (RH). The proposed uses are allowed "by right" under the zoning.

The applicant, the non-profit Mercy Housing, plans to build a 100% affordable apartment complex in two phases of 40 units each. The apartment complex will consist of eight separate 2-story buildings with 8, 10, or 12 units in each building. The apartments will include 16 one-bedroom units (each approximately 650 square feet in size); 40 two-bedroom units (750 square feet); and 24 three-bedroom units (1,050 square feet). The project will include picnic and play areas; a one-acre detention basin; a 2,800-square foot community/office building; and a total of 138 parking spaces. The community building will be one story, and will include two offices, a computer room, a large community room, a lounge, storage and bathrooms. A variety of services will be offered in the community center including ESL (English as a Second Language), cooking, and other classes, and after-school programs. The community room will be available for use by other local civic groups. The project will be staffed with an on-site manager, a resident service coordinator, and a maintenance

person. The project will receive water and wastewater services from the Esparto Community Services District.

Following the approval of the Site Plan for the project, Mercy Housing applied for, and has been granted, federal, state, and local funding to construct the first phase of the project. The first phase will consist of the community center building plus the initial 40 apartment units. Most of the infrastructure needed for the project, including utility lines, roadway improvements, and the detention basin will be constructed in the first phase.

The 6.4-acre site is currently vacant and is subject to periodic controlled burns conducted by the Esparto Fire Department for vegetation control. The site is relatively flat, except for an approximate three-foot deep unlined drainage ditch that traverses the northerly portion of the property. Foundation concrete, rubble, and piping remnant of past construction on the property are evident.

Infrastructure improvements would include full curb, sidewalk and gutter along street frontages, and a 1.6 acre-feet drainage detention area on approximately one acre in the eastern portion of the project site. A 76-unit single family subdivision (the Story project by Emerald Homes) has been approved for the property north of the Mercy Housing project site. The Mercy development site plan and the proposed TPM include a dedication for the extension of Winters Street north to connect with the proposed Story subdivision. A 15-foot wide right-of-way along County Road 87 will be dedicated to the County. The site plan also shows a walking trail extending across the Mercy project from Bonyng Street to link to a planned "tot lot" recreation site within the Story subdivision property site. The Mercy site plan shows the walking trail integrated into the common areas of the projects, extending across drive and parking areas.

### **STAFF ANALYSIS**

The last remaining issue that has been resolved is the engineering design and maintenance of the on-site detention basin. Initially, the basin will be owned and maintained privately by the developer (the limited liability corporation that is developing the housing project) or a Homeowners Association. The basin design will be allowed to deviate slightly from the County Improvement Standards regarding side slopes and bottom slope (see Condition of Approval #12 in Attachment F, Conditions of Approval for the TPM). The property is currently located within the Madison-Esparto Regional County Service Area (MERCOSA), which operates the other detention basins and drainage facilities in the town. The project will be required to pay a fee for storm waters discharged into the drainage ditch maintained by MERCOSA. In the future, it is anticipated that the on-site detention basin may be merged with the planned detention basin which must be constructed to serve the planned Emerald Homes/Story subdivision to the north. If and when this merger of the two basins occurs, both basins will be dedicated to the County and MERCOSA will take over all maintenance. At that time, a separate MERCOSA fee would be established to fund maintenance of the detention basin.

Because the project site has long been disturbed (it is a former railroad alignment), no Swainson's hawk mitigation is required. Similarly, the site has not been cultivated for decades, so agricultural mitigation is not required.

Consistent with the policies of the County Housing Element to promote affordable housing, the General Plan Cost Recovery fee and Facility Services Authorization (FSA) fees have been waived. The Esparto Bridge Development Impact fee has also been waived. Other project specific development fees (parks and recreation facility fees and the Alpha Street bridge extension cost-share) are required.

### **SUMMARY OF AGENCY COMMENTS**

A Request for Comments was circulated for the project to all agencies and neighbors on November 7, 2011. Russell and Cathy Scoggin responded by e-mail in opposition (Attachment H). However,

their concerns address the affordable housing project, which is not the subject of the proposed Tentative Parcel Map.

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 November 8, 2011 through December 7, 2011.

The Esparto Citizens Advisory Committee reviewed the TPM at their meeting on November 15, 2011. A quorum of committee members was not present so no formal recommendation was approved.

The TPM was also reviewed by the County's Development Review Committee on October 26, 2011, and November 30, 2011.

### **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 #5005
- C:** Revised Site Plan
- D:** Initial Study/Negative Declaration
- E:** Findings for Tentative Parcel Map #5005
- F:** Conditions of Approval for Tentative Parcel Map #5005
- G:** Conditions of Approval for Mercy Housing Multiple Family Housing Site Plan Review ZF 2011-007
- H:** Letter from neighbor

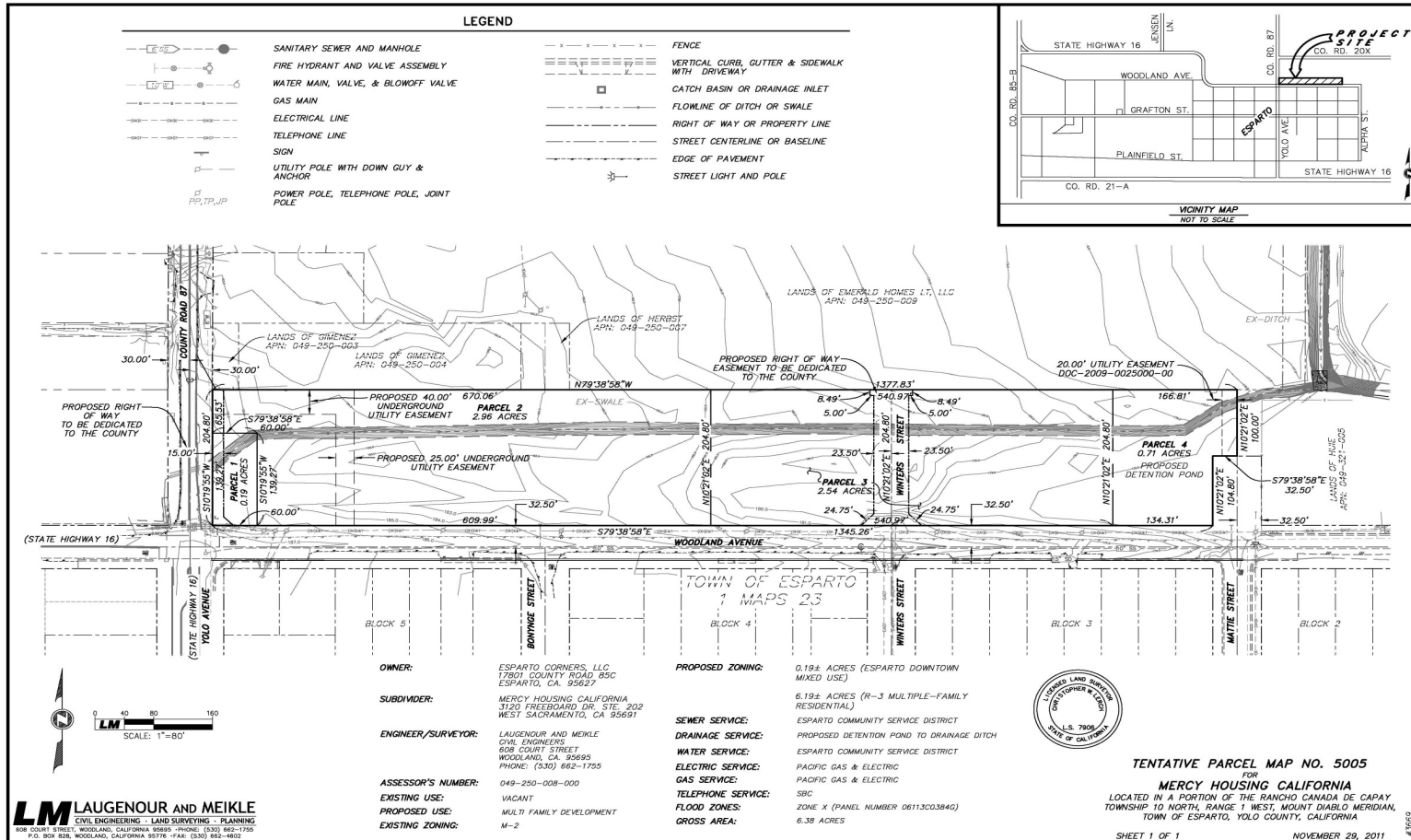
# ATTACHMENT A

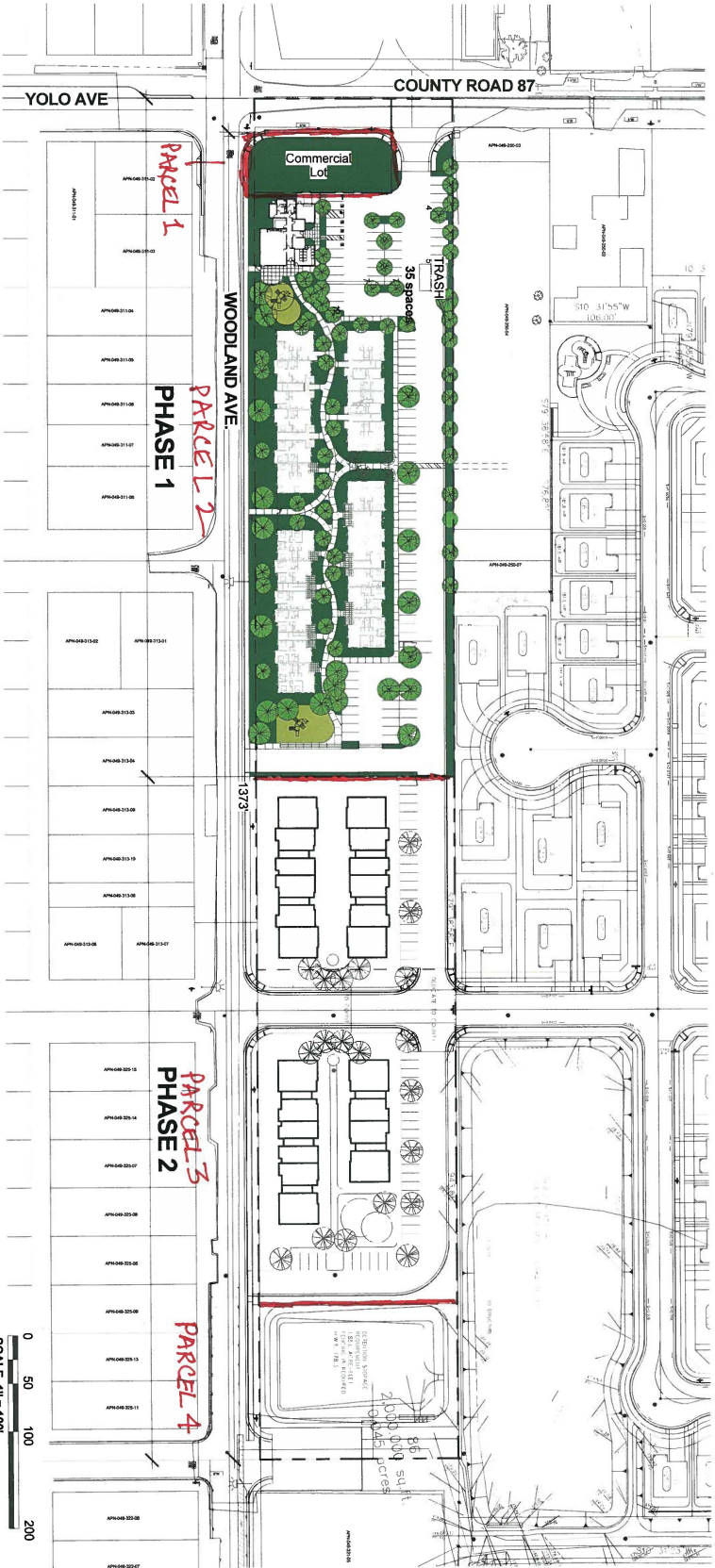
## VICINITY MAP



# ATTACHMENT B

## PROPOSED TENTATIVE PARCEL MAP AND REVISED SITE PLAN WITH PARCELS






  
**Stantec Architecture**  
 2201 J Street, Suite 400  
 Sacramento, CA 95811  
 TEL 916.442.2300  
 FAX 916.442.2349  
 WWW.STANTEC.COM

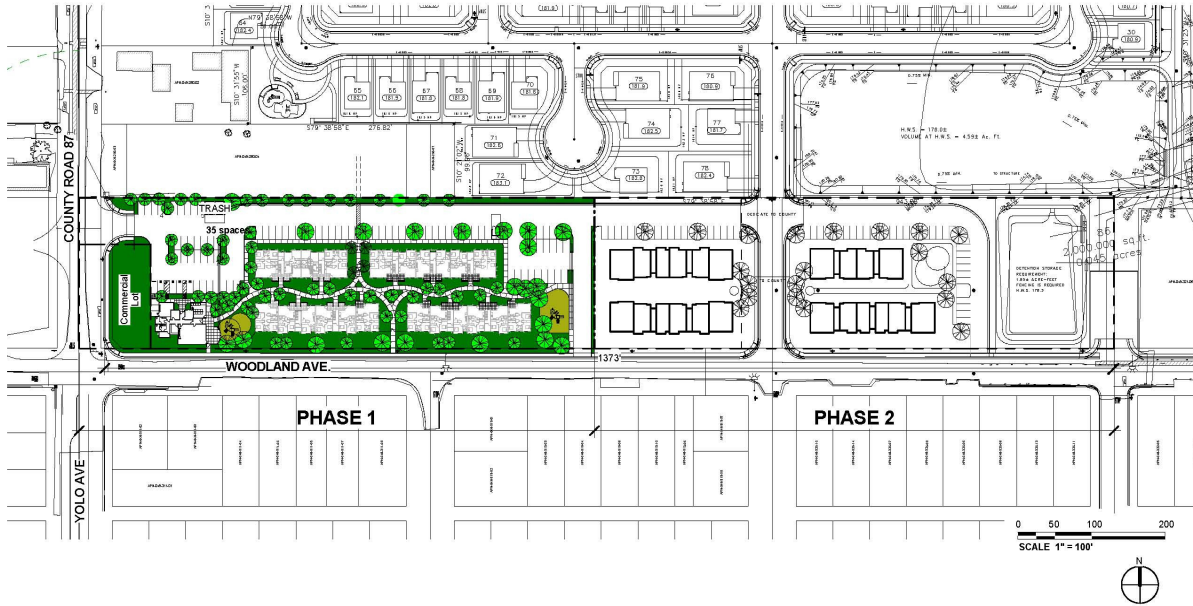
**Esparto Housing, Yolo County, CA**  
**SITE PLAN**


  
**mercyHOUSING 01a**



# ATTACHMENT C

## REVISED SITE PLAN

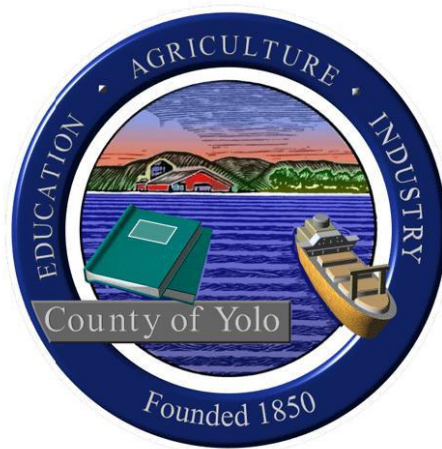


Stantec Architecture  
1201 J Street, Suite 100  
Sacramento, CA 95814  
Tel: 916 442 3230  
Fax: 916 442 3249  
www.stantec.com

Esparto Housing, Yolo County, CA  
SITE PLAN



**ATTACHMENT D**



**YOLO COUNTY  
PLANNING AND PUBLIC WORKS DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION**

**ZONE FILE # 2011-050**

**MERCY HOUSING  
TENTATIVE PARCEL MAP**

**NOVEMBER 2011**



## Initial Environmental Study

1. **Project Title:** Zone File No. 2011-050 Mercy Housing 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:** 17801 County Road (CR) 87 at Woodland Avenue in the town of Esparto (APN: 049-250-008), see Figure 1 (Vicinity Map).
5. **Project Sponsor's Name and Address:**  
Jeff Riley  
Mercy Housing California  
3120 Freeboard Drive, Ste 202  
West Sacramento, CA 95691
6. **Land Owner's Name and Address:**  
Esparto Corners LLC (Ray Burton)  
17801 County Road 87  
Esparto, CA 95814
7. **General Plan Designation(s):** Commercial Local (CL) and Residential High Density (RH)
8. **Zoning:** Downtown Mixed Use (DMX) and Multiple-Family Residential (R-3)
9. **Description of the Project:** See attached "Project Description" on the following pages for details.
10. **Surrounding Land Uses and Setting:** existing single family residential neighborhood to the south; vacant lands and rural residences to the north and west; existing outdoor storage building to the east
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

### Tentative Parcel Map

The application is a request for approval of a Tentative Parcel Map to divide a 6.4-acre parcel into four lots. The property has already been approved for development of a mixed use, 80-unit affordable housing complex. The property is located at 17801 County Road (CR) 87 at Woodland Avenue in the town of Esparto (APN: 049-250-008), see Figure 1 (Vicinity Map).

Parcel 1 (0.2 acres) of the proposed Tentative Parcel Map (TPM) would include a future development consisting of retail/office building located along the frontage of CR 87. Parcel 2 (3.0 acres) would include the first phase of 40 affordable apartment units plus a proposed community center for the housing complex. Parcel 3 (2.5 acres) would include the second phase of 40 affordable apartment units in the eastern portion of the property. Parcel 4 (0.7 acres) would be devoted to the project's detention basin (Figure 2, Tentative Parcel Map).

A Site Plan Review for the overall development project was approved by the Yolo County Planning Division on March 22, 2011 (Figure 4). Since approval of the original Site Plan Review for the affordable housing project, the applicant has revised the site plan to move the proposed community center from the frontage near the CR 87/Woodland Avenue intersection (in Parcel 1) to a location further east along Woodland Avenue (in Parcel 2) (Figures 5 and 6). Parcel 1 of the proposed Tentative Parcel Map is now reserved for future development of a retail/office building along the frontage of CR 87 near Woodland Avenue. The applicant may sell off Parcel 1 to be developed by another party. Development of Parcel 1 would be affected by future Caltrans improvements of the intersection and by County improvements along CR 87.

The 6.4-acre lot has split zoning and split General Plan designation; the western 2.4 acres is zoned Downtown Mixed Use (DMX) and designated Commercial Local (CL) by the General Plan; the eastern 4.0 acres is zoned Multiple-Family Residential (R-3) and is designated Residential High Density (RH). The proposed uses are allowed "by right" under the zoning.

The applicant, the non-profit Mercy Housing, plans to build a 100% affordable apartment complex in two phases of 40 units each. The apartment complex will consist of eight separate 2-story buildings with 8, 10, or 12 units in each building. The apartments will include 16 one-bedroom units (each approximately 650 square feet in size); 40 two-bedroom units (750 square feet); and 24 three-bedroom units (1,050 square feet). The project will include picnic and play areas; a one-acre detention basin; a 2,800-square foot community/office building; and a total of 138 parking spaces. The community building will be one story, and will include two offices, a computer room, a large community room, a lounge, storage and bathrooms. A variety of services will be offered in the community center including ESL, cooking, and other classes, and after-school programs. The community room can be used by community groups. The project will be staffed with an on-site manager, a resident service coordinator, and a maintenance person. The project will receive water and wastewater services from the Esparto Community Services District.

Following the approval of the Site Plan for the project, Mercy Housing applied for, and has been granted, federal, state, and local funding to construct the first phase of the project. The first phase will consist of the community center building plus the initial 40 apartment units. Most of

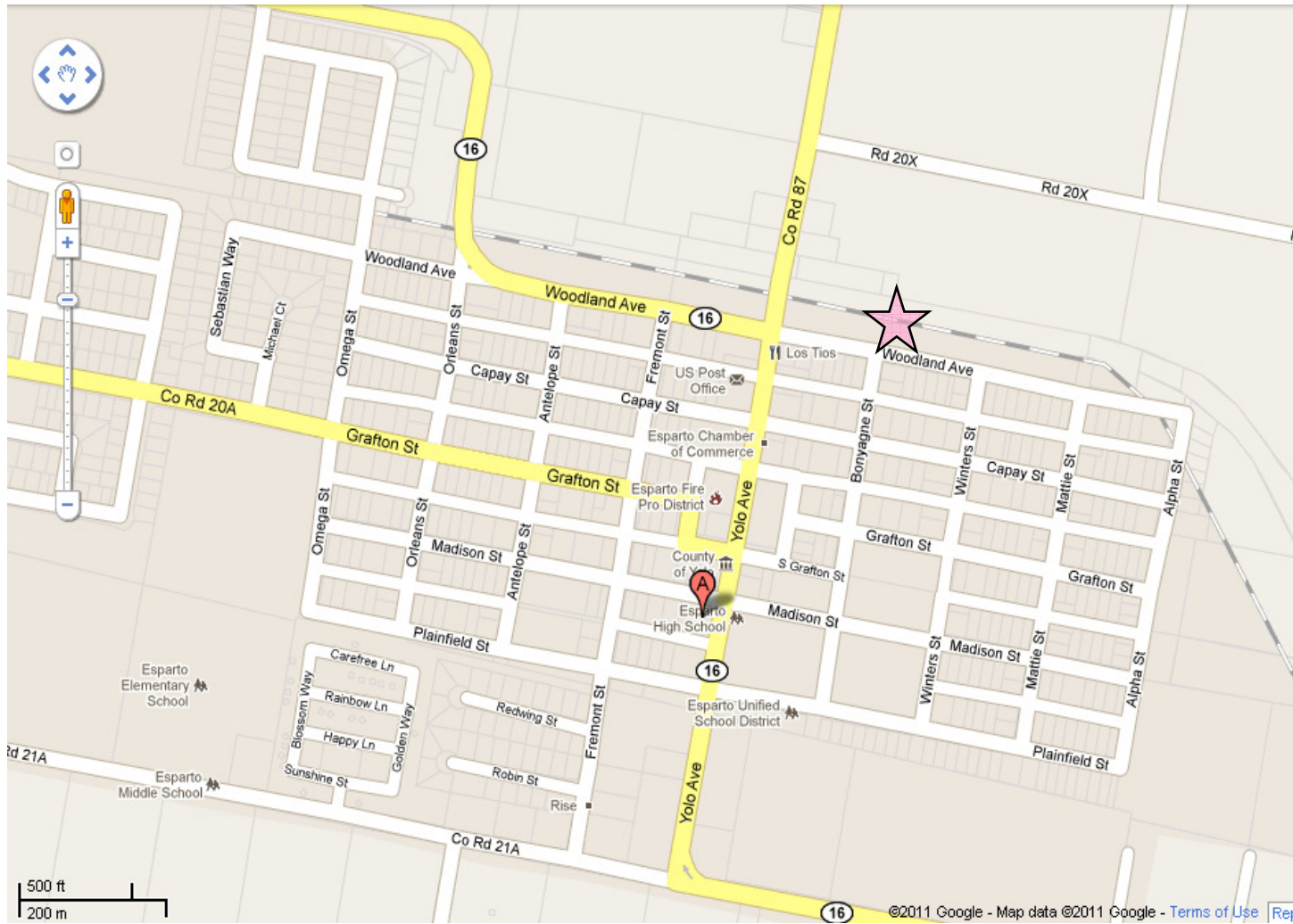
---

the infrastructure needed for the project, including utility lines, roadway improvements, and the detention basin will be constructed in the first phase.

The 6.4-acre site is currently vacant and is subject to periodic controlled burns conducted by the Esparto Fire Department for vegetation control. The site is relatively flat, except for an approximate three-foot deep unlined drainage ditch that traverses the northerly portion of the property. Foundation concrete, rubble, and piping remnant of past construction on the property are evident.

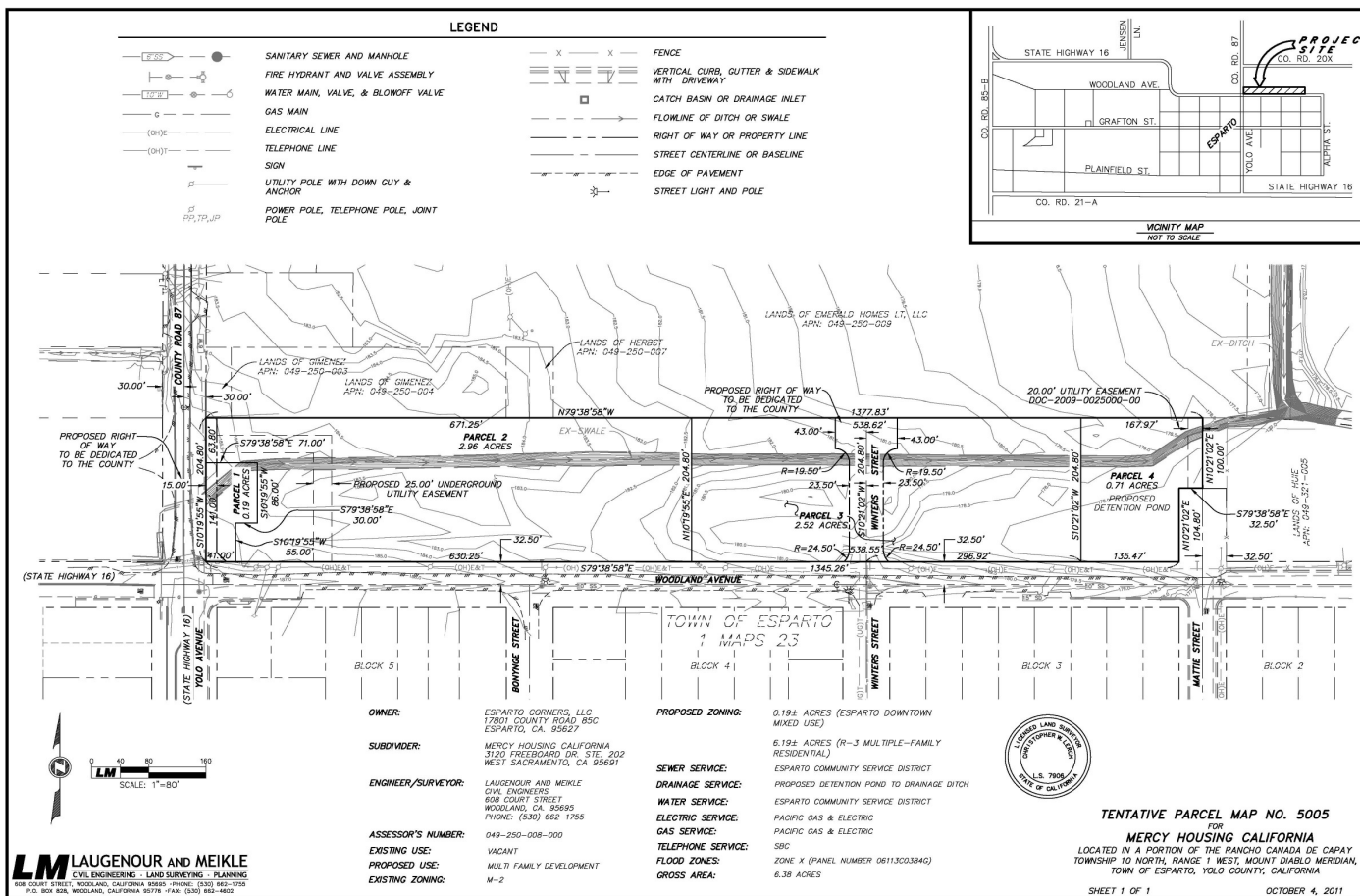
Infrastructure improvements would include full curb, sidewalk and gutter along street frontages, and a 1.6 acre-foot drainage detention area on approximately one acre in the eastern portion of the project site. A 76-unit single family subdivision (the Story project by Emerald Homes) has been approved for the property north of the Mercy Housing project site. The Mercy development site plan and the proposed TPM include a dedication for the extension of Winters Street north to connect with the proposed Story subdivision. A 15-foot wide right-of-way along County Road 87 will be dedicated to the County. The site plan also shows a walking trail extending across the Mercy project from Bonyng Street to link to a planned "tot lot" recreation site within the Story subdivision property site. The Mercy site plan show the walking trail integrated into the common areas of the projects, extending across drive and parking areas.

**FIGURE 1**  
**VICINITY MAP**



# FIGURE 2

## PROPOSED TENTATIVE PARCEL MAP



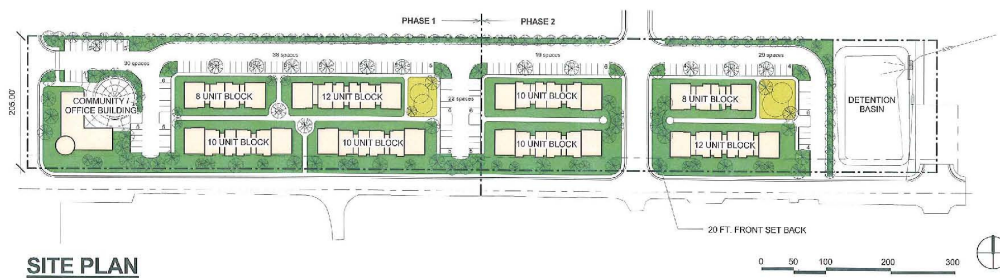




**FIGURE 3**  
**AERIAL MAP OF PROJECT SITE**



**FIGURE 4**  
**ORIGINAL SITE PLAN**  
**APPROVED IN MARCH, 2011**



**SITE PLAN**

**PROJECT DATA**

**UNIT MIX**  
 14 - 1 BED  
 42 - 2 BED  
 24 - 3 BED  
 80 - UNITS

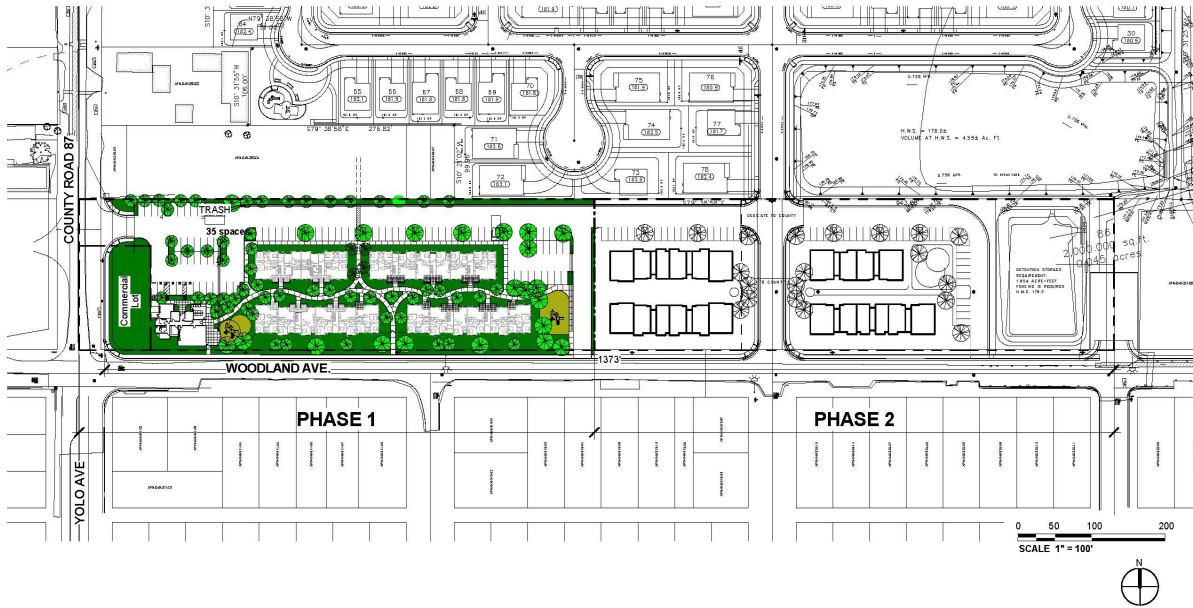
**PARKING**  
 Residential ..... 120 SPACES  
 Community Bldg ..... 18 SPACES  
**TOTAL** ..... 138 SPACES



Esparto Housing, Yolo County, CA  
 Conceptual Site Plan



# FIGURE 5 REVISED SITE PLAN




**Stantec Architecture**  
 1201 J Street, Suite 100  
 Sacramento, CA 95814  
 Tel: 916 442 3200  
 Fax: 916 442 2089  
 www.stantec.com

**Esparto Housing, Yolo County, CA**  
**SITE PLAN**


**mercyHOUSING 01a**

# FIGURE 6

## DETAIL OF REVISED SITE PLAN FOR PHASE 1



**Stantec**  
 Stantec Architecture  
 1201 J Street, Suite 100  
 Sacramento, CA 95814  
 Tel: 916.442.3200  
 Fax: 916.442.3200  
 www.stantec.com

**Esparto Housing, Yolo County, CA**  
 Conceptual Site Plan - Phase 1

**mercyHOUSING 02**

---

## 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 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 is within the town of Esparto and includes vacant land that is planned for growth adjacent to an existing neighborhood.

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

c) *No Impact.* The site is currently vacant with weeds and foundation concrete, rubble, and piping remnant of past construction on the property. Development of the site would improve the existing visual character.

d) *Less Than Significant Impact.* Construction of the affordable housing project will produce additional sources of light to the surrounding neighborhood. The previous approval of the Site Plan Review for the affordable housing project contained the following Condition of Approval to address any potential lighting impacts. The same condition will be attached to the approval of this Tentative Parcel Map.

Condition of Approval #46: All outdoor lighting shall be designed and constructed so that illumination is directed downward and shielded from spilling onto adjacent properties, including the adjacent back yards of the approved subdivision to the north. Lighting design shall be low glare and shall not be mounted on tall light poles in the parking lot along the north side, but shall be installed with the lowest feasible mount.

| 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 6.4-acre parcel is vacant and has not been recently farmed. The proposed affordable housing project will convert the land to a non-agricultural use. However, Section 8-2.2416 of the County Code specifically exempts affordable housing projects from any requirements for agricultural mitigation.

b) *No Impact.* The parcel is not zoned for agriculture and is not under a Williamson Act contract.

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

e) *No Impact.* The project is within the town of Esparto and is surrounded by an existing neighborhood and other vacant lands that are planned for future urban growth.



| III. AIR QUALITY.  | Potentially Significant Impact | Less than Significant Mitigation Incorporated | with 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 (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

Traffic generated by the project is estimated at approximately 599 daily vehicle trips, which would create air emissions equal to 7.0 daily pounds of ROG, 7.8 pounds of NO<sub>x</sub>, and 1.3 pounds of PM<sub>10</sub> (Table 1). These air emissions are lower than the thresholds set by the YSAQMD.

**TABLE 1**  
**Vehicle Emissions Generated by**  
**The Project Compared with YSAQMD Thresholds**  
**Year 2010**

|                                 | ROG                                 | NO <sub>x</sub>                     | PM <sub>10</sub>                    |
|---------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Project Mobile Source Emissions | 599 trips X .0117<br>=<br>7.00 lbs. | 599 trips X .0131<br>=<br>7.84 lbs. | 599 trips X .0022<br>=<br>1.32 lbs. |
| YSAQMD Significance Threshold   | 55 lbs.                             | 55 lbs.                             | 150 lbs.                            |
| Significant Impact?             | No                                  | No                                  | No                                  |

Note: Assumes emissions based on EMFAC7F (1.1) for year 2010, as noted in Appendix B, *CEQA Air Quality Handbook* (YSAQMD, 2002). All values are total unmitigated values in pounds per day (ppd).

The previous approval of the Site Plan Review for the affordable housing project contained the following Condition of Approval to mitigate for any potential air quality impacts. The same condition will be attached to the approval of this Tentative Parcel Map.

Condition of Approval #40: The project shall be required to reduce air quality impacts by incorporating trip reduction measures and specific design features into the project, and/or adopting other measures that are recommended by the Yolo Solano Air Quality Management District (YSAQMD). Construction activities on the site shall incorporate the standard PM<sub>10</sub> dust suppression requirements recommended by the YSAQMD, including:

- Nontoxic soil stabilizers according to manufacturer's specifications shall be applied to all inactive construction areas (previously graded areas inactive for ten days or more).
- Ground cover shall be reestablished in disturbed areas quickly.
- Active construction sites shall be watered at least three times daily to avoid visible dust plumes.
- Paving, applying water three times daily, or applying (non-toxic) soil stabilizers shall occur on all unpaved access roads, parking areas and staging areas at construction sites.
- Enclosing, covering, watering daily, or applying non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) shall occur.
- A speed limit of 15 MPH for equipment and vehicles operated on unpaved areas shall be enforced.
- All vehicles hauling dirt, sand, soil, or other loose materials shall be covered or shall be maintained at least two feet of freeboard.
- Streets shall be swept at the end of the day if visible soil material is carried onto adjacent public paved roads.

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

- To the extent that equipment and technology is available and cost effective, the applicant shall encourage contractors to use catalyst and filtration technologies;
- Minimize idling time to 5 minutes when construction equipment is not in use, unless per engine manufacturer's specifications or for safety reasons more time is required; and
- District Rule 2.3 requires controlling visible emissions not exceeding 40% opacity for more than three minutes in any one-hour.

In addition, the project shall incorporate the following measure recommended by the YSAQMD, to reduce ROG emissions:

Any new residential projects with wood burning appliances shall use only pellet-fueled heaters, U.S. EPA Phase II certified wood burning heaters, or gas fireplaces. Installation of open hearth wood burning fireplaces shall be prohibited.

c) *Less than Significant Impact.* Development projects are considered cumulatively significant by the YSAQMD if:

1. The project requires a change in the existing land use designation (i.e., general plan amendment, rezone); and
2. Projected emissions (ROG, NOx, or PM<sub>10</sub>) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation.

The project does not involve a change in General Plan designation or a rezoning.

d) *Less than Significant Impact.* The nearest sensitive receptors in the project vicinity are homes located south of Woodland Avenue. The project would not expose sensitive receptors to any substantial pollutant concentrations from construction equipment. Ground disturbances from construction activity will be minimal and will not affect neighboring properties.

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

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

|            |   | Potentially Significant Impact | Less than Significant 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) *Less Than Significant Impact*. The Tentative Parcel Map would not affect any special status species, riparian habitat, or sensitive natural community. As noted prior, the site is a vacant, weedy lot with some shrubs and no trees of any size. The site is highly disturbed from previous construction activity. The property was occupied by railroad tracks as early as 1916 and large warehouse buildings were constructed in the 1950's. All tracks and structures were removed and razed by the 1980's. The parcel has not been farmed. Based on the history and prior uses of the land, the site does not function as Swainson's hawk foraging habitat. However, there are several documented historic Swainson's hawk nest sites located approximately two to four miles from the site.

The previous approval of the Site Plan Review for the affordable housing project did contain a detailed Condition of Approval to mitigate for potential wildlife impacts. The same condition, with the following revision, will be attached to the approval of this Tentative Parcel Map.

Condition of Approval #10: The developer ~~is not required to mitigate~~ ~~may be waived from mitigation~~ for the loss of Swainson's hawk foraging habitat, ~~if approved through separate action by the Yolo County Board of Supervisors, prior to the time a building permit is issued.~~ The applicant shall provide for protection of other protected bird species as follows:

(a) Prior to any site preparation or construction activity, the developer shall protect raptor nesting habitat as described in this condition. All surveys shall be submitted to the Yolo County Planning and Public Works Department for review.

(b) Prior to any site preparation or construction activity in both the breeding and nonbreeding season, the developer shall conduct burrowing owl surveys in conformance with CDFG burrowing owl recommendations (CDFG, 1995). If burrowing owls are detected during preconstruction surveys, the developer shall implement the following

---

mitigation measures, consistent with CDFG recommendations:

(1) Avoid occupied burrows during the burrowing owl breeding season, February 1 through August 31.

(2) Prior to this breeding season, September 1 through January 31, occupied burrows should be avoided. If avoidance is not possible, owls may be evicted, and the developer must provide compensation for loss of burrows per CDFG standards.

(c) The developer shall make every effort to schedule the removal of trees and shrubs outside of the raptor breeding season (March 15 through September 15). For any vegetation removal and site preparation that occurs during the breeding season (March 15 through September 15), the developer shall conduct preconstruction surveys as described in (e), below.

(d) For construction that will occur between March 15 and September 15 of any given year, the developer shall conduct a minimum of two preconstruction surveys for (a) suitable nesting habitat within one-half mile of the project site for Swainson's hawk; (b) within 500 feet of the project site for tree-nesting raptors and northern harriers; and (c) within 165 feet of the project site for burrowing owls prior to construction. Surveys shall be conducted by a qualified biologist and will conform to the Swainson's Hawk Technical Advisory Committee (2000) guidelines and CDFG burrowing owl recommendations (CDFG,1995) for those species. These guidelines describe the minimum number and timing of surveys. If nesting raptors are detected during preconstruction surveys, the applicant shall implement mitigation measures described in (f), below.

(e) If nesting raptors are recorded within their respective buffers, the applicant shall adhere to the following buffers:

(1) Maintain a 1/4-mile buffer around Swainson's hawk nests, a 500-foot buffer around other active raptor nests, and 165 feet around active burrowing owl burrows. These buffers may be reduced in consultation with CDFG; however, no construction activities shall be permitted within these buffers except as described in (2), below.

(2) Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case (to be determined in consultation with CDFG), the nest(s) shall be monitored by a qualified biologist during construction within the buffer. If, in the professional opinion of the monitor, the project would impact the nest, the biologist shall immediately inform the construction manager and CDFG. The construction manager shall stop construction activities within the buffer until either the nest is no longer active or the project receives approval to continue from CDFG.

(f) Prior to any site preparation or construction activity, the developer shall identify the locations of any potential valley elderberry longhorn beetle (VELB) habitat on or within 100 feet of the project site, and avoid direct and indirect impacts until the applicant has received U.S. Fish and Wildlife Service (USFWS) approval for such impacts. The developer shall ensure no net loss of VELB or VELB habitat by complying with impact avoidance, habitat creation, and mitigation measures contained in the USFWS VELB conservation guidelines (USFWS,1999).

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 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) (also known as the Yolo Natural Heritage Program) is in preparation, 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 project site is not known to have any significant historical, archaeological, or paleontological resources as defined by the criteria within the CEQA Guidelines. There are no structures on the site. The property was occupied by railroad tracks and large warehouse buildings until all structures were razed in the 1980's.

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

b) c) d) *No Impact*. Any future construction would be required to comply with all applicable Uniform Building Code requirements. In addition, the previous approval of the Site Plan Review for the affordable housing project contained the following Condition of Approval to mitigate for any potential wildlife impacts or loss of habitat. The same condition will be attached to the approval of this Tentative Parcel Map.

Condition of Approval #7: In accordance with Section 8-1.709 of the County Code, a soils report for the project site shall be prepared by a registered civil engineer and shall be accepted by the County Building Official prior to the issuance of any grading or building permits. The geotechnical report shall indicate compliance with compaction and other requirements for building pads and structures, and the recommendations shall be made a part of construction plans.

e) *No Impact*. The project site will be served by public sewer system operated by Esparto Community Services District.

| VII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.  | Potentially Significant Impact | Less than Significant 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 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 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.

Yolo County has adopted General Plan policies and a Climate Action Plan (CAP) which address these issues. In order to demonstrate project-level compliance with CEQA relevant to GHG emissions and climate change impacts, applications for discretionary projects must demonstrate consistency with the General Plan and CAP. The adopted 2030 Yolo Countywide General Plan contains the following relevant policies and actions:

Policy CO-8.2: Use the development review process to achieve measurable reductions in greenhouse gas emissions.

Action CO-A117: Pursuant to the adopted Climate Action Plan (CAP), the County shall take all feasible measures to reduce its total carbon dioxide equivalent (CO<sub>2</sub>e) emissions within the unincorporated area (excluding those of other jurisdictions, e.g., UC-Davis, Yocha Dehe Wintun Nation, DQ University, school districts, special districts, reclamation districts, etc.), from 648,252 metric tons (MT) of CO<sub>2</sub>e in 2008 to 613,651 MT of CO<sub>2</sub>e by 2020. In addition, the County shall strive to further reduce total CO<sub>2</sub>e emissions within the unincorporated area to 447,965 MT by 2030. These reductions shall be achieved through the measures and actions provided for in the adopted CAP, including those measures that address the need to adapt to climate change. (implements Policy CO-8.1)

Action CO-A118: Pursuant to and based on the CAP, the following thresholds shall be used for determining the significance of GHG emissions and climate change impacts associated with future projects:

1) Impacts associated with GHG emissions from projects that are consistent with the General Plan and otherwise exempt from CEQA are determined to be less than significant and further CEQA analysis for this area of impact is not required.

2) Impacts associated with GHG emissions from projects that are consistent with the General Plan, fall within the assumptions of the General Plan EIR, consistent with the CAP, and not exempt from CEQA are determined to be less than significant or mitigated to a less-than-significant level, and further CEQA analysis for this area of impact is generally not required.

To be determined consistent with the CAP, a project must demonstrate that it is included in the growth projections upon which the CAP modeling is based, and that it incorporates applicable strategies and measures from the CAP as binding and enforceable components of the project.

3) Impacts associated with GHG emissions from projects that are not consistent with the General Plan, do not fall within the assumptions of the General Plan EIR, and/or are not consistent with the CAP, and are subject to CEQA review are rebuttably presumed to be significant and further CEQA analysis is required. The applicant must demonstrate to the County's satisfaction how the project will achieve its fair share of the established targets including:

- Use of alternative design components and/or operational protocols to achieve the required GHG reductions;

- Use of real, additional, permanent, verifiable and enforceable offsets to achieve required GHG reductions. To the greatest feasible extent, offsets shall be: locally based, project relevant, and consistent with other long term goals of the County;

The project must also be able to demonstrate that it would not substantially interfere with implementation of CAP strategies, measures, or actions. (implements Policy CO-8.5)

## Discussion of Impacts

a) *Less Than Significant Impact.* The proposed Parcel Map would allow subdivision of land that has already been approved for the construction of an 80-unit affordable housing project. Development of the 6.4-acre parcel for the apartment complex was included in the adopted 2030 Yolo Countywide General Plan. As required by Action CO-A118, cited above, the project is consistent with the General Plan, and falls within the assumptions of the General Plan EIR. To be determined consistent with the CAP, a project must demonstrate that it is included in the growth projections upon which the CAP modeling is based, and that it incorporates applicable strategies and measures from the CAP as binding and enforceable components of the project. Development of this property was included in the CAP projections. In addition, the previous approval of the Site Plan Review for the affordable housing project contained the following Condition of Approval to ensure that the project would meet the highest “green energy” requirements for new construction. The same condition will be attached to the approval of this Tentative Parcel Map.

Condition of Approval #43: All units shall be equipped with energy efficient appliances, low-e windows and water efficient fixtures. Each home shall be constructed to meet PG&E’s “energy star” standards or 15% above the minimum Title 24 requirements. The developer shall provide confirmation acceptable to the Planning and Public Works Department that the features described above will be available in each apartment prior to the issuance of the first building permit.

b) *No Impact.* The proposed project would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including the Yolo County Climate Action Plan (CAP) or the numerous policies of Yolo County 2030 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |

| VII. HAZARDS AND HAZARDOUS MATERIALS. |  | Potentially Significant Impact | Less than Significant Mitigation Incorporated | Less than significant Impact | No Impact                           |
|---------------------------------------|--|--------------------------------|---|------------------------------|-------------------------------------|
| 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. However, construction and operation of the already approved affordable housing project will involve small amounts of hazardous materials. Construction equipment associated with the project will typically use minor amount of hazardous materials, primarily motor vehicle fuels and oils. Refueling of all equipment would be limited to a designated staging area. There is a danger that these materials may be released in accidental spills and result in harm to the environment. Implementation of a Storm Water Pollution prevention Plan (SWPPP), as required by a Condition of Approval for the approved Site Plan Review and for this TPM, would ensure that the risk of accidental spills and releases into the environment would be minimal.

d) *Less Than Significant 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. The property was occupied by railroad tracks and large warehouse buildings until all structures were razed in the 1980's. In addition, five groundwater monitoring wells were located on the property in 2006 as part of a network of wells to evaluate groundwater contamination known to exist in the vicinity of the intersection of Woodland Avenue and County Road 87. The primary source of contamination is a former gas station located in the southeast quadrant of the intersection.

A Phase II environmental site assessment was prepared for the property (Raney, 2009). The assessment included a thorough reconnaissance of the property and the excavation of twenty backhoe test pits and soil sampling. The results of the soil analytical testing were reported as generally favorable. A few of the soils samples contained very low concentrations of diesel and /or motor oil-range petroleum hydrocarbons. The concentrations were well below applicable agency screening values and are not considered a significant environment issue. Similarly, low concentrations of volatile organic compounds (VOCs) and metals that were detected were below applicable standards.

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 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 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 checked="" type="checkbox"/> | <input 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, tsunamis, 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. Development of the site with an 80-unit affordable housing project will be served by public sewer and water services provided by the Esparto Community Services District (ECSD).

b) *No Impact.* The proposed project would not affect any onsite well and would not deplete groundwater supplies or interfere with groundwater recharge. Development of the site will be served by public water services provided by the ECSD.

c) *No Impact.* The Parcel Map and the already approved development project would change the existing drainage pattern of the project site by undergrounding the existing drainage ditch and diverting flood waters into a detention basin, which in turn would meter storm waters into the existing flood channel to the east of the site. The improvements would not result in substantial erosion or siltation on- or off-site, but would improve drainage.

d) *Less Than Significant Impact.* Approval of the Parcel Map will allow for the creation of four new parcels and a previously approved housing project will improve drainage patterns but will not substantially increase the amount of surface runoff. The housing development will be required to retain storm water on the site in the proposed detention basin and meter it out. Yolo County Improvement Standards, Section 9-6, requires that new development include detention adequate to prevent peak releases during all storms up to and including the most probable 100-year storm from exceeding 0.1 cubic feet per second (cfs) per acre (Yolo County, 2008).

The applicant's engineer has prepared a hydraulic analysis for the site (Laugenour & Meikle, 2011). The report was peer reviewed by a second engineer under contract with the County (PHI, 2011). The applicant proposes to construct a detention pond on Parcel 4 (east end of the project site) that would limit runoff from the site during all storms up to a probable 100-year storm to a maximum of 0.65 cfs. Some technical design issues will be required to be resolved in a revised applicant drainage study prior to issuance of any grading permits for the housing project, which is required as a Condition of Approval. The same condition will be attached to the approval of this Tentative Parcel Map.

e) *Less than Significant Impact.* Development of the site would contribute a less than significant amount of runoff water. The approved affordable housing project would include a detention basin, which would meter storm waters and contribute runoff water into the existing stormwater drainage system in Esparto, which relies on drainage provided by Lamb Valley Slough and several branches of Willow Slough. The existing drainage in the area via Lamb Valley and Willow Slough is subject to localized flooding, especially in the areas where the existing drainage channel which serves the project joins Lamb Valley Slough and the northern and southern forks of Willow Slough in southeast Esparto. The Esparto General Plan and the Yolo County Improvement Standards require individual projects to mitigate for their storm water flows through improvements such as on-site detention retention basins, which is proposed for this site, as described above in (d).

f) *No Impact.* The Parcel Map and approved housing project would not otherwise substantially degrade water quality.

g) and h) *No Impact.* The property is within Flood Zone X, which indicates it is outside the 100 floodplain. However, properties located north and east of the site are within a flood area.

i) *No Impact.* The project site is not located immediately down stream of a dam. Cache Creek, which is dammed, is approximately one mile to the north.

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

## Discussion of Impacts

a) *No Impact.* The Parcel Map would not physically divide an established community. The project is located within an existing urban community and is surrounded by existing or planned growth.

b) *No Impact.* The project is consistent with the regulations and policies set forth in the Yolo County Code, the Esparto General Plan, and the 2030 Countywide General Plan.

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 Mitigation Incorporated | with 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b.                 | Expose persons to or generate excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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) *Less than Significant Impact.* Yolo County has not adopted a noise ordinance which sets specific noise levels for different zoning districts or for different land uses in the unincorporated area, except for mining activities along Cache Creek. Construction of the approved affordable housing project would temporarily increase noise in the vicinity of the project area. Noise increases would result from grading and on-site construction activities. The 2030 Yolo Countywide General Plan Final Environmental Impact Report (FEIR) (Yolo County, 2009) notes that typical construction noise ranges between 80 to 88 dBA at 50 feet generated by tractors, front loaders, trucks, and dozers.

The proposed grading, construction, and operation of the housing project are not expected to generate noise levels at the boundaries of the property that will significantly impact the nearest neighbors. The nearest homes are located on the south side of Woodland Avenue. Noise levels diminish or attenuate as distance from the noise source increases, based on an inverse square rule. Noise from a single piece of construction equipment attenuates at a rate of 6dB for each doubling of distance.

b) *Less than Significant Impact.* Groundborne vibration levels may be measured similar to noise in vibration decibels (VdB). The 2030 Yolo Countywide General Plan FEIR notes that typical construction vibration levels range from 58 VdB at 25 feet for a small bulldozer up to 112 VdB for a pile driver.

c) *Less than Significant Impact.* See a), above. Ongoing operational noise from the housing complex and community center can be mitigated through building design, location, and buffers. Noise generated by the normal operations of the project would be expected to be at a level similar to other normal urban activities, and should not adversely impact the nearest homes located on the south side of Woodland Avenue.

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

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

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

## Discussion of Impacts

a) *Less Than Significant Impact.* The proposed Parcel Map will subdivide land that has already been approved for an 80-unit affordable apartment complex. The housing project will generate population growth in Esparto of approximately 240 new residents, assuming an average household size of three persons. The property has been designated in the Esparto General Plan and zoned for multiple family housing, thus the project will not induce any population growth that has not already been planned.

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



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

## Discussion of Impacts

a) through e) *No Impact*. The proposed Parcel Map and approved 80-unit housing project will increase the demand for fire and police protection services, schools, parks, or other public facilities and services. However, the increase in population and service demand is consistent with the Esparto General Plan and the 2030 Countywide General Plan. The increase in service demands will be mitigated through the payment of established building permit fees and increased property taxes to cover the costs of the services, including school, park and recreation, and County facility fees. No additional fire, police, school, or park facilities would be required to be built in order to serve the additional 240 additional residents in the housing project.

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

## Discussion of Impacts

a) and b) *No Impact*. The proposed project would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities. The approved housing project will include on-site recreation facilities including a play area and a picnic

area. A path through the project will eventually lead to a larger tot lot park area when the Story subdivision to the north is constructed. The applicant will pay the Esparto park fee of \$2,150 per unit, to be used to develop park facilities in the town. The increase in population and park service demand is consistent with the Esparto General Plan and the 2030 Countywide General Plan.

| XV. TRANSPORTATION/TRAFFIC.  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project:   |                                |  |                                     |                                     |
| a. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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 subdivide land for an already approved mixed use affordable housing project. The project site is located at the intersection of Woodland Avenue and Yolo Avenue/County Road 87. Yolo Avenue is State Highway 16, which is routed through downtown Esparto. Highway 16 turns left at the intersection and heads west to the town of Capay and the communities of the Capay Valley. The intersection is controlled with three-way stop signs, with a free left turn (no stop sign) for west and northbound Highway 16 traffic.

According to the final environmental impact report for the 2030 Yolo Countywide General Plan, current evening peak hour volumes on Highway 16 south of the Woodland Avenue and Yolo Avenue/County Road 87 intersection are 710 vehicles (equivalent to a level of service [LOS] of "C"). North and west of the intersection the peak volume is 480 vehicles (LOS C). Growth allowed under the 2030 General Plan, including development of the project site as multiple family housing, is projected to increase the peak volumes on Highway 16 south and west of the intersection to 1,580

and 1,210 vehicles, respectively, which is equivalent to LOS D. General Plan Policy CI-3.1 states that LOS C shall be maintained on County roads except for specified segments. The policy states that LOS E is acceptable on the segment of Highway 16 through Esparto.

The buildout of the approved affordable housing project, including 80 apartment units, the community center, and Parcel 1 (0.2-acre of future retail and office use), would generate approximately 756 vehicle trips per day, based on trip generation rates published by the Institute of Transportation Engineers (Table 2, below). Approximately 75 vehicle trips would be generated during the evening peak hour. Note that the trip generation for the community center is probably overestimated, because the trip rates are based on typical office uses, which are more intensive than the proposed uses.

**TABLE 2**  
**Vehicle Trips Generated by**  
**the Project at Full Buildout**

| <b>Project Land Use</b>            | <b>Trip rate (daily and peak hour)</b>      | <b>Units</b>              | <b>Daily and Peak Hour Trips Generated</b> |
|------------------------------------|---|---------------------------|--|
| 80 Multiple Family Apartment Units | 6.72 (daily)<br>0.62 (peak)                 | 80                        | 537 daily<br>50 peak                       |
| Community Center (2,500 sf office) | 24.6 (daily)<br>3.4 (peak)<br>per 1,000 sf  | 2,500 sf                  | 62 daily<br>9 peak                         |
| Future retail (0.2 acre)           | 106.3 (daily)<br>9.7 (peak)<br>per 1,000 sf | 2,400 sf<br>retail/office | 157 daily<br>16 peak                       |
| <b>TOTAL</b>                       | ----  | --                        | 756 daily<br>75 peak                       |

Sources: Fehr & Peers, 2007; ITE, Trip Generation, 1991 and 2003.

Notes: sf = square feet of space  
Future retail assumes a two-story building with 1,200 sf ground floor shops and 1,200 sf of offices on second floor.

The addition of 75 peak hour trips to the adjacent Woodland Avenue and Yolo Avenue/County Road 87 intersection is well within the anticipated increase in traffic volumes projected under the 2030 Countywide General Plan for the segment of Highway 16 through Esparto.

However, Caltrans anticipates that the intersection will require some form of improvement during the planning period, either with the addition of a traffic signal or with construction of a roundabout. Improvement of the intersection will require dedication of land from the project site to accommodate the traffic signal or roundabout. The previous approval of the Site Plan Review for the affordable housing project contained the following Condition of Approval to accommodate future intersection improvements.

Condition of Approval #13: Caltrans has requested that right-of-way be reserved for future improvements to the State Route (SR) 16/County Road (CR) 87 intersection, which may include a traffic signal or roundabout. Prior to approval of the subsequent Site Plan Review that is required for the community center/office building, the developer shall

---

submit plans that ensure the commercial building is outside of the area necessary for any future planned Caltrans improvements.

As noted in the Project Description, since approval of the original Site Plan Review for the affordable housing project, the applicant has revised the site plan to move the community center from the frontage near the CR 87/Woodland Avenue intersection to a location further east along Woodland Avenue. Thus, the new location of the community center would not be affected by any required land dedication for future Caltrans improvements of the intersection. Parcel 1 of the proposed Tentative Parcel Map is now reserved for future development of a retail/office building along the frontage of CR 87 near Woodland Avenue. Development of Parcel 1 could be affected by future Caltrans improvements of the intersection and by County improvements along CR 87.

In order to accommodate future intersection improvements, the previous approval of the Site Plan Review for the affordable housing project will be amended to include a revised Condition of Approval #13 to reflect the site plan change, and the same Condition will be attached to the approval for this Tentative Parcel Map. In addition, the Condition requires the dedication of fifteen feet of frontage along CR 87 to the County to accommodate future road widening.

Condition of Approval #13: Caltrans has requested that right-of-way be reserved for future improvements to the State Route (SR) 16/County Road (CR) 87 intersection, which may include a traffic signal or roundabout. Prior to approval of the subsequent Site Plan Review that is required for the ~~community center/office building~~ retail/office building, or any other structure on Parcel 1, the developer shall submit plans that ensure the commercial building or any other structure is outside of the area necessary for any future planned Caltrans improvements. In addition, the developer shall dedicate fifteen feet of frontage along CR 87 to the County to accommodate future road widening

A separate Condition of Approval will also be added to the previous approval of the Site Plan Review for the affordable housing project and to the approval of the proposed Tentative Parcel Map, to ensure adequate access and parking for future development of Parcel 1.

Condition of Approval: The developer shall provide access to future development of Parcel 1 via the shared driveway on County Road 87. No new driveway to Parcel 1 shall be allowed. The developer shall cooperate with the applicant of any future development on Parcel 1 to provide shared parking in the common parking lot behind any structures constructed on Parcel 1, to the extent feasible.

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

d) *No Impact.* The Parcel Map and approved housing project does not contain any design features that would increase traffic hazards.

e) *No Impact.* The project will not have an effect on emergency access. The site plan for the approved housing project includes three access driveways on County Road 87 and Woodland Avenue.

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) and b) *No Impact.* The proposed Parcel Map and development of the site with an 80-unit affordable housing project will be served by public sewer and water services provided by the Esparto Community Services District (ECSD), which issued a "will serve" letter to indicate the district has capacity to serve the project.

c) *No Impact.* The project will not require the construction or expansion of any regional stormwater drainage facilities, but will require construction of an on-sit detention basin.

d) and e) *No Impact.* The site will be served with water and wastewater service provided by the ECSD, which has issued a "will serve" letter to indicate the district has capacity to serve the project.

f) and g) *No Impact.* The site is served by the County landfill, which has ample capacity to serve this project and all other projected growth.

| 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 attached to the Parcel Map will require implementation of standard measures to reduce potential impacts to sensitive species.
- 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
- Fehr & Peers, 2007. *Final Eastern Esparto Circulation Study*, December 7, 2007.
- Laugenour & Meikle, 2011. *Proposed Drainage Design Analysis for Mercy Housing*, February 18, 2011.
- Pacific Hydrologic, Inc. (PHI), 2011. *Letter of Peer Review of Mercy Housing*, March 14, 2011.
- Raney Geotechnical Inc., 2009. *Phase II Environmental Site Investigation Burton Property*, July 22, 2009.
- Yolo County, 2008. Yolo County Improvement Standards.
- Yolo County, 2009. 2030 Countywide General Plan.
- Yolo County, 2009. 2030 Countywide General Plan Environmental Impact Report.
- 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 #2011-0050 MERCY HOUSING TENTATIVE PARCEL MAP

Upon due consideration of the facts presented in the staff report and at the public hearing for Zone File #2010-0050, the Planning Commission approves the proposed Tentative Parcel Map #5505. 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 Commercial Local and Residential High Density in the 2030 Yolo Countywide General Plan. The Tentative Parcel Map is consistent with the policies, goals and objectives of the 2007 Esparto General Plan and the 2030 Countywide General Plan, including the following:*

*E-H.7. Multi-family residential housing is essential to accommodate local agricultural, casino, and other workers needing low to moderate-income housing. A Key property near downtown Esparto (APN: 049-250-08) has been rezoned to R-3 to accommodate affordable multiple family housing.*

#### **County (Zoning) Code**

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

*The four parcels to be created would be consistent with the zoning of the site. Parcel 1 and a portion of Parcel 2 are zoned Downtown Mixed Use (DMX), and the remainder of Parcel 2, Parcel 3, and Parcel 4 are zoned R-3 (Multiple Family Residential).*



## **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 2007 Esparto General Plan and the 2030 Yolo Countywide General Plan. Mixed commercial uses and high density residential uses are permitted uses in the Commercial Local and Residential High Density designations of the General Plan.*

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

*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.

*The 6.4-acre parcel can accommodate the proposed commercial/office and 80 units of affordable housing.*

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

*The infill site within the Town of Esparto is physically suitable for the mixed use project.*

- e) That the design of the subdivision or the proposed improvements is 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. The proposed subdivision of land would not cause any environmental damage to wildlife or 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 new parcels will be from County Road 87 and Woodland Avenue.*

*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 affordable housing project has been approved with several "green" building features including passive or natural heating and cooling features, as required under the CalGreen building code.*

# ATTACHMENT F

## CONDITIONS OF APPROVAL

### ZONE FILE #2011-0050 MERCY HOUSING TENTATIVE PARCEL MAP

#### 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 this Parcel Map (Zone File #2011-0050), in addition to the adopted Conditions of Approval for both the original Site Plan Review (Zone File #2011-007, approved March 22, 2011, attached) and the Site Plan Review for the community center building (also Zone File #2011-007, pending approval). Since approval of the original Site Plan Review for the project, the applicant has revised the site plan to move the proposed community center from the frontage near the County Road (CR) 87/Woodland Avenue intersection (in Parcel 1) to a location further east along Woodland Avenue (in Parcel 2). Parcel 1 of the proposed Tentative Parcel Map is now reserved for future development of a retail/office building along the frontage of CR 87 near Woodland Avenue. Some of the Conditions for this Parcel Map supercede and modify previously approved Conditions for the original Site Plan Review, as noted below.
2. 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.
3. 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.
4. 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

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

The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperates fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the

applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action.

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

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

## **PRIOR TO FINAL PARCEL MAP APPROVAL:**

### PLANNING DIVISION—PPW (530) 666-8043

7. The Parcel Map submitted for recordation shall have the Parcel Map Number (PM #5005) indelibly printed on it. Said PM #5005 shall be prepared with the basis of bearings being the State Plane Coordinate System, North American Datum (NAD 83) pursuant to Article 9, Section 8-1.902(f) of the Yolo County Code.
8. Condition of Approval #10 from previously approved Conditions for the original Site Plan Review is modified as follows:
  10. The developer is not required to mitigate for the loss of Swainson's hawk foraging habitat. The applicant shall provide for protection of other protected bird species as follows:
    - (a) Prior to any site preparation or construction activity, the developer shall protect raptor nesting habitat as described in this condition. All surveys shall be submitted to the Yolo County Planning and Public Works Department for review.
    - (b) Prior to any site preparation or construction activity in both the breeding and non-breeding season, the developer shall conduct burrowing owl surveys in conformance with CDFG burrowing owl recommendations (CDFG, 1995). If burrowing owls are detected during preconstruction surveys, the developer shall implement the following mitigation measures, consistent with CDFG recommendations:
      - (1) Avoid occupied burrows during the burrowing owl breeding season, February through August 31.
      - (2) Prior to this breeding season, September 1 through January 31, occupied burrows should be avoided. If avoidance is not possible, owls may be evicted, and the developer must provide compensation for loss of burrows per CDFG standards.
    - (c) The developer shall make every effort to schedule the removal of trees and shrubs outside of the raptor breeding season (March 15 through September 15). For any vegetation removal and site preparation that occurs during the breeding season (March 15 through September 15), the developer shall conduct preconstruction surveys as described in (e), below.
    - (d) For construction that will occur between March 15 and September 15 of any given year, the developer shall conduct a minimum of two preconstruction surveys for (a) suitable

nesting habitat within one-half mile of the project site for Swainson's hawk; (b) within 500 feet of the project site for tree-nesting raptors and northern harriers; and (c) within 165 feet of the project site for burrowing owls prior to construction. Surveys shall be conducted by a qualified biologist and will conform to the Swainson's Hawk Technical Advisory Committee (2000) guidelines and CDFG burrowing owl recommendations (CDFG,1995) for those species. These guidelines describe the minimum number and timing of surveys. If nesting raptors are detected during preconstruction surveys, the applicant shall implement mitigation measures described in (f), below.

- (e) If nesting raptors are recorded within their respective buffers, the applicant shall adhere to the following buffers:
  - (1) Maintain a 1/4-mile buffer around Swainson's hawk nests, a 500-foot buffer around other active raptor nests, and 165 feet around active burrowing owl burrows. These buffers may be reduced in consultation with CDFG; however, no construction activities shall be permitted within these buffers except as described in (2), below.
  - (2) Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case (to be determined in consultation with CDFG), the nest(s) shall be monitored by a qualified biologist during construction within the buffer. If, in the professional opinion of the monitor, the project would impact the nest, the biologist shall immediately inform the construction manager and CDFG. The construction manager shall stop construction activities within the buffer until either the nest is no longer active or the project receives approval to continue from CDFG.
- (f) Prior to any site preparation or construction activity, the developer shall identify the locations of any potential valley elderberry longhorn beetle (VELB) habitat on or within 100 feet of the project site and avoid direct and indirect impacts until the applicant has received U.S. Fish and Wildlife Service (USFWS) approval for such impacts. The developer shall ensure no net loss of VELB or VELB habitat by complying with impact avoidance, habitat creation, and mitigation measures contained in the USFWS VELB conservation guidelines (USFWS,1999).

- 9. Condition of Approval #32 from previously approved Conditions for the original Site Plan Review is modified as follows:

32. The developer shall pay the per unit fee to the County for Esparto park and recreation facilities in the amount of \$2,150, prior to the time a building permit is issued.

- 10. Condition of Approval #33 from previously approved Conditions for the original Site Plan Review is modified as follows:

33. The developer is waived from paying the General Plan Cost Recovery Fee to the County in the amount of 0.4 percent of building permit construction valuation, as approved through separate action by the Yolo County Board of Supervisors, prior to the time a building permit is issued.

- 11. Condition of Approval #35 from previously approved Conditions for the original Site Plan Review is modified as follows:

35. The developer shall pay a fair share per unit fee for the Alpha Street extension improvements, which includes a new bridge over Lamb Valley Slough. The improvements are

required by the Esparto General Plan Circulation Element plan and diagram. The fee is determined based on the Eastern Esparto Circulation Study (Fehr & Peers, 2007) and improvement cost estimates prepared by Laugenour & Meikle (2007). The fee is \$1,960 per multiple family unit.

PUBLIC WORKS—PPW (530) 666-8039

12. Condition of Approval #11 from previously approved Conditions for the original Site Plan Review is modified as follows:

11. On the Parcel Map, the developer shall provide and dedicate to Yolo County an extension of Winters Street, constructed per County Improvement Standards, to connect Woodland Avenue through the project to the approved adjacent Story subdivision.

13. Condition of Approval #13 from previously approved Conditions for the original Site Plan Review is modified as follows:

13. The developer shall dedicate fifteen feet of frontage along CR 87 to the County to accommodate future road widening on the Parcel Map.

14. The developer shall provide access to future development of Parcel 1 via the shared driveway on County Road 87. No new driveway to Parcel 1 shall be allowed. The developer shall cooperate with the applicant of any future development on Parcel 1 to provide shared parking in the common parking lot behind any structures constructed on Parcel 1, to the extent feasible.

15. Condition of Approval #14 from previously approved Conditions for the original Site Plan Review is modified as follows:

14. The developer shall comply with the County Improvement Standards for storm drainage, and a detention basin will be required. The standards define the detention basin requirements for the development. The developer shall provide an engineered drainage study for the development, signed and sealed by a professional civil engineer in the State of California, for review and approval by the County Engineer, prior to Parcel Map approval. Since this detention basin will be privately managed and maintained, the maximum side slopes may be increased to a ratio of 1 (vertical):2 (horizontal) and the bottom of the basin may be sloped less than two-percent, subject to the County Engineer's approval, if all other standards are met. The privately maintained basin will have an eight (8) foot wide valley gutter through the middle of the basin with at least 1% minimum slope from the south side of the basin north to the outlet structure. The minimum slope of the basin bottom to the valley gutter shall not be less than 1%. The north side will also be modified to include a vertical wall along the north side allowing ample room adjacent to the outlet structure for trouble-free O&M activities. An entrance gate (12 wide) at the southwest corner of the basin shall allow access to the basin from the parking lot, as it would be difficult to use the area from the public street to enter.

The developer will be required to relocate the existing through drainage ditch in the middle of the property by installing storm drain piping along the south side of the property within the Woodland Avenue public improvements, or by an alternate means approved by the County Engineer. Additional storm drainage relocation work will be required at the SR16/Woodland Ave/CR87 intersection to accommodate through-drainage, including possible relocation of the three existing culverts under County Road 87. The new storm drain within the public ROW will need to eventually discharge into the existing ditch system at or near the confluence of the ditches east of the property. There are improvements to the existing drainage ditches that will

need to be made offsite (i.e., outlet structure, erosion protection). The developer shall submit improvement plans for all drainage improvements for the County Engineer's approval prior to Parcel Map approval.

16. Condition of Approval #15 from previously approved Conditions for the original Site Plan Review is modified as follows:

15. Prior to Parcel Map approval, the developer shall submit a revision of the "Proposed Drainage Design Analysis for Mercy Housing" (Laugenour & Meikle, February 18, 2011) that addresses any drainage design changes from the initial submittal and the specific issues raised by the County's third party review of the document by Pacific Hydrologic, Inc. (March 14, 2011), including: identify an acceptable overflow path (when detention basin discharge is not operating); provide further analysis of the three existing culverts under County Road 87 to confirm flow capacity under existing and proposed conditions; and resolve all other deficiencies listed in the third party report from Pacific Hydrologic, Inc, to Public Works' satisfaction.

17. Condition of Approval #16 from previously approved Conditions for the original Site Plan Review is modified as follows:

16. Prior to final occupancy, the developer shall create a Homeowners' Association (or equal entity) in accordance with the requirements of the State Department of Real Estate for the purpose of jointly owning, and funding and completing ongoing maintenance of the detention basin. Conditions, covenants, restrictions, and operations and maintenance procedures, and pro-forma budgets, for the project's storm drainage facilities, the detention basin and related landscaping and fencing for Parcel 4, shall be submitted to the County prior to final occupancy for review and comment. Prior to final occupancy, the developer shall provide evidence to the County that the Homeowners' Association has been fully established and funded.

18. Condition of Approval #18 from previously approved Conditions for the original Site Plan Review is modified as follows:

18. New utilities and existing electrical/communication lines along Woodland Avenue shall be undergrounded in a joint utility trench, prior to final occupancy. Submit joint trench plans for electrical, communications, cable, natural gas, etc., for review by the Public Works Division prior to Parcel Map approval.

19. Condition of Approval #19 from previously approved Conditions for the original Site Plan Review is modified as follows:

19. Engineered civil improvement plans for all on and off-site improvements shall be submitted to the Planning and Public Works Department for approval prior to Parcel Map approval. Plans shall detail the public improvements required by Yolo County Code Section 8-1.1001, and these conditions of approval, to the satisfaction of the County Engineer. Final improvement plans and as-built drawings shall be submitted on 24" x 36" Mylar sheets. Engineered improvement plans shall be submitted to the Planning and Public Works Department for approval. Plans shall detail the public improvements required by Yolo County Code Section 8-1.1001, and these conditions of approval, to the satisfaction of the Planning and Public Works Director. Final improvement plans and as-built drawings shall be submitted on 24" x 36" Mylar sheets.

20. Condition of Approval #20 from previously approved Conditions for the original Site Plan Review is modified as follows:

20. The developer shall provide an improvement bond and enter into an Improvement Agreement to ensure all improvements are completed prior to final occupancy. Submit an engineer's cost estimate for all public improvements required by Conditions of Approval using public agency unit prices, adding ten percent contingency, plus twenty percent county administrative cost allowance.
21. Condition of Approval #21 from previously approved Conditions for the original Site Plan Review is modified as follows:
21. The developer shall submit a site geotechnical report for Public Works Division review, prior to Parcel Map approval. Road and embankment (if any) design shall be incorporated in the report. The report must be signed and sealed by a civil engineer licensed in the State of California.
22. Prior to final occupancy, the applicant/subdivider will be required to work to create a special zone of benefit within the Madison-Esparto Regional County Service Area (MERCOSA). The applicant/subdivider and the current owner (who will retain ownership of Parcel 3 until Phase II of the project is constructed) will agree not to oppose the creation of the special zone of benefit to provide detention basin operation and maintenance, in the event that the detention basin parcel operation and maintenance is assumed by the County in the future. A Proposition 218 vote will be required to approve the creation of the special zone of benefit and setting of annual property tax assessment. The applicant shall pay the full costs create the special zone of benefit, including the preparation of an engineering report to establish the annual property tax assessment. Annual cost increases to the tax assessment will be applied per MERCOSA requirements. The applicant shall immediately pay the pro-rata share of the tax assessment in the event that the detention basin parcel operation and maintenance is assumed by MERCOSA.
23. The applicant/subdivider will be required to pay an annual tax assessment for storm waters discharged from the development into the drainage ditch maintained by MERCOSA. This tax assessment shall be determined by MERCOSA prior to final occupancy. If, in the future, the operation and maintenance of the detention basin parcel is assumed by MERCOSA, then this tax assessment will be incorporated into the MERCOSA special zone of benefit tax assessment. Annual cost increase to this tax assessment will be applied per MERCOSA requirements.
24. On the Parcel Map, the applicant/subdivider shall provide an irrevocable offer of dedication of Parcel 4 (the detention basin) to the County. In the future, it is anticipated that the on-site detention basin may be merged with the planned detention basin which must be constructed to serve the planned Emerald Homes/Story subdivision to the north. If and when this merger of the two basins occurs, both basins will be dedicated to the County and MERCOSA will take over all maintenance.



**PRIOR TO ISSUANCE OF ANY BUILDING PERMITS:**

BUILDING DIVISION—PPW (530) 666-8775

25. The developer shall submit building permit applications 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.
26. The applicant shall pay all appropriate fees prior to the issuance of Building Permits, including but not limited to the Esparto Joint Unified School District, Esparto Fire District, and County facility fees.

ESPARTO COMMUNITY SERVICES DISTRICT

27. As required by the previously approved Conditions of Approval for the original Site Plan Review, the developer shall obtain approval from the Esparto Community Services District (ECSD) for its water and sewer facilities shown on the improvement plans, prior to any occupancy of any structures. The developer shall furnish, install, and pay all costs for water and sewer service connections and extensions to the existing lateral lines designed and constructed in accordance with ECSD standards and approved by the ECSD General Manager. Wastewater and water hookup fees shall be paid to the ECSD at the time of building permits are issued. Services shall not be provided until fees are paid in full.

ENVIRONMENTAL HEALTH DEPARTMENT- (530) 666-8646

28. Due to groundwater contamination caused by a leaking underground storage tank of petroleum fuel at the former Paul's Mobile gas station, which is across the street from the proposed Mercy housing project, there are currently groundwater monitoring wells on the site of the proposed project. Any groundwater monitoring wells that may be affected by construction activity need to be protected or properly abandoned under permit from Yolo County Environmental Health.

## **ATTACHMENT G**

### **CONDITIONS OF APPROVAL**

#### **MERCY HOUSING MULTIPLE FAMILY HOUSING SITE PLAN REVIEW ZF 2011-007**

##### **GENERAL AND OPERATIONAL CONDITIONS OF APPROVAL**

1. This Site Plan Review approval is for the overall plans for a two phase project consisting of a total of 80 units of multiple-family housing plus an onsite office/community center building, as shown in Attachment A and as conditioned by these Conditions of Approval. The first phase will include 40 units of affordable apartments and a portion of the commercial building. The second phase will include the remaining 40 units and the completion of the final office/community center building. A separate Site Plan Review approval shall be required for each phase of the commercial building, and for the second group of 40 units. Any modification to these approved plans, extent or manner of operation of the project shall be submitted for review and approval by the Planning and Public Works Director.
2. The developer shall be responsible for all costs associated with implementing the Conditions of Approval contained herein. The developer shall comply with both the spirit and the intent of all applicable requirements of the 2030 Yolo Countywide General Plan, the Esparto General Plan, the County Code, and these Conditions of Approval.
3. A County recording fee shall be payable by the project applicant upon filing of the Notice of Exemption by the Yolo County Planning and Public Works Department within five working days of approval of this project.
4. Any existing utilities obstructing the development shall be removed and/or relocated to the satisfaction of the service provider.
5. Any topsoil excavated during the construction of the project shall be stockpiled and used on the subject site. Topsoil shall not be transported from the site to any other property. Stockpiling of materials and vehicle parking areas shall be located at least 100 feet from occupied residences adjacent to the development.
6. Electrical transformers serving the property may be located in the front yards and shall be screened from public view with landscaping or other effective means as approved by the Planning and Public Works Director, in cooperation with affected service providers.

##### **CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF ANY GRADING PERMITS**

###### **BUILDING DIVISION—PPW (530) 666-8775:**

7. In accordance with Section 8-1.709 of the County Code, a soils report for the project site shall be prepared by a registered civil engineer and shall be accepted by the County Building Official prior to the issuance of any grading or building permits. The geotechnical report shall

indicate compliance with compaction and other requirements for building pads and structures, and the recommendations shall be made a part of construction plans.

8. The developer shall be responsible for the demolition and removal of existing improvements and debris on the subject site, including the abandonment of any wells and septic on the subject property. All such demolition and removal shall be completed prior to the issuance of building permits for the subject properties.

PLANNING DIVISION—PPW (530) 666-8043

9. Prior to the initiation of ground-disturbing activities, the developer shall inform all construction personnel involved with excavation of the potential for exposing subsurface cultural resources and the anticipated procedures that will be followed upon the discovery or suspected discovery of archaeological materials, including Native American remains and their treatment. All project construction personnel shall be informed that collecting significant historical or unique archaeological resources discovered during development of the project is prohibited by the conditions of the project and by applicable laws and regulations.

If human remains are found in the course of any earthmoving activities, the County Coroner must be contacted and work must stop to ensure that the area is not further disturbed. If the remains are determined to be of Native American origin, the State Native American Heritage Commission will be contacted and no further excavation or disturbance of the site can occur until the process set forth in Public Resources Code, Section 5097.98 is implemented.

The Public Resources Code, Section 5097.98 requires that upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally-accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendant(s) regarding their recommendations as prescribed in this section and, if applicable, has taken into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants regarding the descendants' preferences for treatment.

The descendants' preferences for treatment may include: preservation of Native American human remains and associated items in place, the nondestructive removal and analysis of human remains and items associated with Native American human remains, relinquishment of Native American human remains and associated items to the descendants for treatment, or other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section are located in the project area and to provide a basis for additional treatment measures.

10. The developer may be waived from mitigation for the loss of Swainson's hawk foraging habitat, if approved through separate action by the Yolo County Board of Supervisors, prior to the time a building permit is issued. The applicant shall provide for protection of other protected bird species as follows:
  - (a) Prior to any site preparation or construction activity, the developer shall protect raptor nesting habitat as described in this condition. All surveys shall be submitted to the Yolo County Planning and Public Works Department for review.
  - (b) Prior to any site preparation or construction activity in both the breeding and non-breeding season, the developer shall conduct burrowing owl surveys in conformance

with CDFG burrowing owl recommendations (CDFG, 1995). If burrowing owls are detected during preconstruction surveys, the developer shall implement the following mitigation measures, consistent with CDFG recommendations:

- (1) Avoid occupied burrows during the burrowing owl breeding season, February through August 31.
  - (2) Prior to this breeding season, September 1 through January 31, occupied burrows should be avoided. If avoidance is not possible, owls may be evicted, and the developer must provide compensation for loss of burrows per CDFG standards.
- (c) The developer shall make very effort to schedule the removal of trees and shrubs outside of the raptor breeding season (March 15 through September 15). For any vegetation removal and site preparation that occurs during the breeding season (March 15 through September 15), the developer shall conduct preconstruction surveys as described in (e), below.
- (d) For construction that will occur between March 15 and September 15 of any given year, the developer shall conduct a minimum of two preconstruction surveys for (a) suitable nesting habitat within one-half mile of the project site for Swainson's hawk; (b) within 500 feet of the project site for tree-nesting raptors and northern harriers; and (c) within 165 feet of the project site for burrowing owls prior to construction. Surveys shall be conducted by a qualified biologist and will conform to the Swainson's Hawk Technical Advisory Committee (2000) guidelines and CDFG burrowing owl recommendations (CDFG, 1995) for those species. These guidelines describe the minimum number and timing of surveys. If nesting raptors are detected during preconstruction surveys, the applicant shall implement mitigation measures described in (f), below.
- (e) If nesting raptors are recorded within their respective buffers, the applicant shall adhere to the following buffers:
- (1) Maintain a 1/4-mile buffer around Swainson's hawk nests, a 500-foot buffer around other active raptor nests, and 165 feet around active burrowing owl burrows. These buffers may be reduced in consultation with CDFG; however, no construction activities shall be permitted within these buffers except as described in (2), below.
  - (2) Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case (to be determined in consultation with CDFG), the nest(s) shall be monitored by a qualified biologist during construction within the buffer. If, in the professional opinion of the monitor, the project would impact the nest, the biologist shall immediately inform the construction manager and CDFG. The construction manager shall stop construction activities within the buffer until either the nest is no longer active or the project receives approval to continue from CDFG.
- (f) Prior to any site preparation or construction activity, the developer shall identify the locations of any potential valley elderberry longhorn beetle (VELB) habitat on or within 100 feet of the project site, and avoid direct and indirect impacts until the applicant has received U.S. Fish and Wildlife Service (USFWS) approval for such impacts. The developer shall ensure no net loss of VELB or VELB habitat by complying with impact avoidance, habitat creation, and mitigation measures contained in the USFWS VELB conservation guidelines (USFWS, 1999).

PUBLIC WORKS DIVISION (530) 666-8039:

11. The developer shall provide and dedicate to Yolo County an extension of Winters Street, constructed per County Improvement Standards, to connect Woodland Avenue through the project to the approved adjacent Story subdivision.
12. The developer shall provide curb, gutter, sidewalk, pavement, and streetlight improvements along County Road 87, Woodland Avenue, and the Winters Street extension prior to final occupancy. The north half of Woodland Avenue shall be improved. The developer shall construct a two inch overlay on the existing south half of Woodland Avenue for the length of the project frontage along Woodland Avenue.
13. Caltrans has requested that right-of-way be reserved for future improvements to the State Route (SR) 16/County Road (CR) 87 intersection, which may include a traffic signal or roundabout. Prior to approval of the subsequent Site Plan Review that is required for the community center/office building, the developer shall submit plans that ensure the commercial building is outside of the area necessary for any future planned Caltrans improvements.
14. The developer shall comply with the County Improvement Standards for storm drainage, and a detention basin will be required. The standards define the detention basin requirements for the development. Since this detention basin will be privately managed and maintained, the maximum side slopes may be increased to a ratio of 1 (vertical):2(horizontal) and the bottom of the basin may be sloped less than two-percent (0.5 percent minimum) if all other standards are met. The developer shall provide an engineered drainage study for the development, signed and sealed by a professional civil engineer in the State of California, for review and approval by the County Engineer, prior to grading permit issuance. The developer will be required to underground the existing drainage ditch by removing the ditch out of the middle of the property and installing storm drain piping along the south side of the property within the Woodland Avenue public improvements. Additional work will be required at the SR16/Woodland Ave/CR87 intersection to accomplish this relocation. The new storm drain within the public ROW will need to eventually discharge into the existing ditch system at or near the confluence of the ditches east of the property. There are improvements to the existing drainage ditches that will need to be made offsite (i.e., outlet structure, erosion protection).
15. Prior to grading permit issuance, the developer shall submit a revision of the "Proposed Drainage Design Analysis for Mercy Housing" (Laugenour & Meikle, February 18, 2011) that addresses the specific issues raised by the County's third party review of the document by Pacific Hydrologic, Inc. (March 14, 2011), including: identify an acceptable overflow path (when detention basin discharge is not operating); provide further analysis of the three existing culverts under County Road 87 to confirm flow capacity under existing and proposed conditions; and resolve all other deficiencies listed in the third party report from Pacific Hydrologic, Inc, to Public Works' satisfaction.
16. Prior to final occupancy, the developer shall create a Homeowners' Association (or equal entity) in accordance with the requirements of the State Department of Real Estate for the purpose of jointly owning, and funding and completing ongoing maintenance of the detention basin. Conditions, covenants, restrictions, maintenance procedures for the project's storm drainage facilities, the detention basin and related landscaping and fencing, including pro-forma budgets, shall be submitted to the County prior to building permit issuance for review and comment. Prior to final occupancy, the developer shall provide evidence to the County that the Homeowners' Association has been fully established and funded.

17. The Esparto Community Services District has accepted and recorded an easement on the east side of the project site in order to provide utility services to the adjacent approved Story subdivision. The easement area shall not be used for any other use, including irrigated landscaping.
18. New utilities and existing electrical/communication lines along Woodland Avenue shall be undergrounded in a joint utility trench, prior to final occupancy. Submit joint trench plans for electrical, communications, cable, natural gas, etc., for review by the Public Works Division.
19. Engineered civil improvement plans for all on and off-site improvements shall be submitted to the Planning and Public Works Department for approval prior to grading permit issuance. Plans shall detail the public improvements required by Yolo County Code Section 8-1.1001, and these conditions of approval, to the satisfaction of the Planning and Public Works Director. Final improvement plans and as-built drawings shall be submitted on 24" x 36" Mylar sheets. Engineered improvement plans shall be submitted to the Planning and Public Works Department for approval. Plans shall detail the public improvements required by Yolo County Code Section 8-1.1001, and these conditions of approval, to the satisfaction of the Planning and Public Works Director. Final improvement plans and as-built drawings shall be submitted on 24" x 36" Mylar sheets.
20. Prior to grading permit issuance, the developer shall provide an improvement bond and enter into an Improvement Agreement to ensure all improvements are completed within one (1) year of approval or prior to final occupancy, whichever occurs first. Submit an engineer's cost estimate for all public improvements required by Conditions of Approval using public agency unit prices, adding ten percent contingency, plus twenty percent county administrative cost allowance.
21. The developer shall submit a site geotechnical report for Public Works Division review, prior to grading permit issuance. Road and embankment (if any) design shall be incorporated in the report. The report must be signed and sealed by a civil engineer licensed in the State of California.
22. 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.
23. Construction of the proposed development shall comply with the County of Yolo Improvement Standards that require best management practices to address storm water quality, erosion, and sediment control. If the development disturbs one acre or more of land, the developer must obtain coverage under California's "National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (State General Permit)" for controlling construction activities that may adversely affect water quality. State General Permit coverage requires preparation of a Storm Water Pollution Prevention Plan (SWPPP). The developer shall provide Yolo County its State-issued Waste Discharge Identification Number (WDID #) and a copy of the SWPPP prior to issuance of a County building or grading permit.

24. Encroachment permits shall be obtained from the Planning and Public Works Department prior to any work within the County right-of-way.
25. The developer and construction contractor(s) shall develop a construction management plan for review and approval by the Planning and Public Works Director. The plan shall include at least the following items and requirements to reduce, to the maximum extent feasible, traffic congestion during construction of this project and other nearby projects that could be simultaneously under construction:
  - (a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
  - (b) Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular, bicycle, and pedestrian traffic, circulation, and safety, and specifically to minimize impacts to the greatest extent possible on State Route 16 through the town of Esparto.
  - (c) Notification procedures for public safety personnel and affected property owners regarding when major deliveries, detours, and lane closures would occur. Affected property owners include all properties where access will be impacted by construction, deliveries, or detours.
  - (d) Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor.
26. The Yolo County Planning and Public Works Department has the discretionary authority to issue Transportation Permits for the movement of vehicles/loads exceeding statutory limitations on the size, weight, and loading of vehicles contained in Division 15 of the California Vehicle Code. The applicant shall apply for all necessary Transportation Permits for project related hauling on County roads.

## **CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS**

### BUILDING DIVISION—PPW (530) 666-8775:

27. All building plans and grading plans shall be submitted to the Planning and Public Works Department for review and approval in accordance with County building standards prior to the commencement of any construction.
28. The developer shall pay all fees required by other agencies or jurisdictions prior to building permit issuance, final inspection or issuance of a certificate of occupancy (e.g., Esparto Unified School District fees, Esparto Fire District fees, and Esparto Community Service District fees).
29. The developer shall acquire any required permits from the Yolo Solano Air Quality Management District for both mobile and stationary source emissions. Said permits shall be submitted to the Planning and Public Works Department prior to issuance of building permits.

PLANNING DIVISION—PPW (530) 666-8043

30. Construction equipment shall be properly outfitted and maintained with noise reduction devices to minimize construction-generated noise. Significant noise-generating construction equipment shall be shielded by noise-attenuating buffers such as structures or truck trailers when within 100 feet of adjacent occupied residences.
31. The developer shall be waived from the requirements to mitigate for the loss of agricultural land under Section 8-2.2416, Title 8, Chapter 2, and Chapter 9, of the Yolo County Code.
32. The developer may be waived from paying the per unit fee to the County for Esparto park and recreation facilities in the amount of \$2,150, if approved through separate action by the Yolo County Board of Supervisors, prior to the time a building permit is issued.
33. The developer may be waived from paying the General Plan Cost Recovery Fee to the County in the amount of 0.4 percent of building permit construction valuation, if approved through separate action by the Yolo County Board of Supervisors, prior to the time a building permit is issued.
34. The developer shall be waived from paying the Esparto Bridge Development Impact Fee.
35. The developer shall pay a fair share per unit fee for the Alpha Street extension improvements, which includes a new bridge over Lamb Valley Slough. The improvements are required by the Esparto General Plan Circulation Element plan and diagram. The fee is determined based on the Eastern Esparto Circulation Study (Fehr & Peers, 2007) and improvement cost estimates prepared by Laugenour & Meikle (2007). The fee is estimated to be \$1,960 per multiple family unit.
36. A detailed Landscape and Fence Improvement Plan shall be submitted for review and approval by the Planning and Public Works Director. This detailed improvement plan shall comply with the County's Water Efficient Landscape Ordinance, and shall include proposed landscaping, tree species, and fencing for all sides of the project, around all buildings, within parking areas, along the pedestrian/bike trail, and around the detention basin. The Landscape and Fence Improvement Plan shall include adequate landscaping and fencing to buffer the approved subdivision along the north side of the project. The Plan shall not include trees that will result in branches extending into the back yards of the adjacent approved subdivision. The Plan shall include appropriate fencing along the north side of the project to control trespass onto the adjacent property. The fencing along the north side shall not consist of chain link fence. Fencing along Lots 72, 73, and 78 of the adjacent approved subdivision shall be of a design and materials that is consistent with the subdivision, i.e., six-foot redwood attenuation fencing with steel posts. The Landscape and Fence Improvement Plan shall include fencing with slats around the detention basin, with landscaping planted in front of the fence to soften the visual appearance.
37. The final design of the pedestrian/bike path through the project connecting Woodland Avenue to the tot lot of the approved adjacent subdivision shall match the design of the path within the subdivision in width. The path shall be open for public use during normal daylight hours. If a gate is located on the south end of the path, the gate shall be open during daylight hours. The final plans for the path shall ensure that bicycles will be able to safely and easily navigate through the "S" curve in the trail around the buildings, and this curve shall be reduced (flattened) in the final plans as much as possible.
38. The final grading plans shall ensure that the final ground elevation of the project is consistent with the proposed final ground elevation of the adjacent approved subdivision.



39. The developer shall comply at all times with the Best Management Practices of the Sacramento-Yolo Mosquito and Vector Control District, which may include but not be limited to the following. These BMPs shall be incorporated into all improvement plans to the satisfaction of the Planning and Public Works Director.
- (a) Trenches, basins, and swales shall be designed and maintained so that runoff is capable of completely passing through the structure within three days after introduction, especially during the peak mosquito breeding months of April through October.
  - (b) The bottom of trenches, basins, and swales shall be free of depressions (i.e., tire ruts) in order to limit standing water within the structure.
  - (c) Vegetation shall be kept below a maximum height of four inches (4"). Vegetation management shall be performed regularly to remove excessive vegetation from trenches and swales. Grass clippings and other debris shall be removed promptly.
  - (d) The detention basin shall be adequately sloped to allow positive drainage from inlet to outlet. Water depth within the basin shall not exceed four feet (4') to discourage emergent vegetation. Side slopes of the basin shall not be steeper than 2:1 (horizontal:vertical).
  - (e) Storm water conveyance systems shall be constructed to allow for a continuous flow of water. Drains shall be designed with sufficiently sloped sides to allow adequate drainage without standing water. Drains shall be cleaned annually of emergent vegetation and other debris to prevent water blockage and the creation of mosquito breeding habitat.
40. The project shall be required to reduce air quality impacts by incorporating trip reduction measures and specific design features into the project, and/or adopting other measures that are recommended by the Yolo Solano Air Quality Management District (YSAQMD). Construction activities on the site shall incorporate the standard PM<sub>10</sub> dust suppression requirements recommended by the YSAQMD, including:
- Nontoxic soil stabilizers according to manufacturer's specifications shall be applied to all inactive construction areas (previously graded areas inactive for ten days or more).
  - Ground cover shall be reestablished in disturbed areas quickly.
  - Active construction sites shall be watered at least three times daily to avoid visible dust plumes.
  - Paving, applying water three times daily, or applying (non-toxic) soil stabilizers shall occur on all unpaved access roads, parking areas and staging areas at construction sites.
  - Enclosing, covering, watering daily, or applying non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) shall occur.
  - A speed limit of 15 MPH for equipment and vehicles operated on unpaved areas shall be enforced.
  - All vehicles hauling dirt, sand, soil, or other loose materials shall be covered or shall be maintained at least two feet of freeboard.
  - Streets shall be swept at the end of the day if visible soil material is carried onto adjacent public paved roads.

The project shall incorporate the standard NO<sub>x</sub> reduction requirements recommended by the YSAQMD, including:

- To the extent that equipment and technology is available and cost effective, the applicant shall encourage contractors to use catalyst and filtration technologies;
- Minimize idling time to 5 minutes when construction equipment is not in use, unless per engine manufacturer's specifications or for safety reasons more time is required; and
- District Rule 2.3 requires controlling visible emissions not exceeding 40% opacity for more than three minutes in any one-hour.

#### DESIGN AND ARCHITECTURAL REQUIREMENTS

41. The final plans and elevations for the proposed apartment buildings shall be substantially consistent with the conceptual plans for the project as shown on Attachment A, unless the Planning and Public Works Director approves alternative plans and/or elevations submitted by the developer and determines them to be in substantial compliance with the Esparto Design Review Guidelines (Appendix A of the updated 2007 Esparto General Plan) to the extent feasible. Detailed plans and elevations have not yet been prepared for the proposed office and community center building, which may be constructed in two phases. The detailed plans for each phase of the community center shall be submitted to the Planning and Public Works Director for approval through a Site Plan Review process. The final plans for all structures and improvements on the site shall be consistent with the applicable zoning regulations. If the final plans deviate from applicable zoning regulations, a variance or other subsequent application must be required.
42. The project shall provide on-site parking in accordance with Article 25 of Chapter 2, Title 8 of the County Code.
43. All units shall be equipped with energy efficient appliances, low-e windows and water efficient fixtures. Each home shall be constructed to meet PG&E's "energy star" standards or 15% above the minimum Title 24 requirements. The developer shall provide confirmation acceptable to the Planning and Public Works Department that the features described above will be available in each apartment prior to the issuance of the first building permit.
44. The project shall comply with the following Esparto General Plan policy: Any new residential projects with wood burning appliances shall use only pellet-fueled heaters, U.S. EPA Phase II certified wood burning heaters, or gas fireplaces; installation of open hearth wood burning fireplaces shall be prohibited.
45. The project shall provide visitability/universal design features in all apartments comparable to those provided in recently approved subdivisions in Esparto.
46. All outdoor lighting shall be designed and constructed so that illumination is directed downward and shielded from spilling onto adjacent properties, including the adjacent back yards of the approved subdivision to the north. Lighting design shall be low glare and shall not be mounted on tall light poles in the parking lot along the north side, but shall be installed with the lowest feasible mount.
47. Each dwelling shall display address numbers in accordance with Section 8.1706 of the County Code prior to issuance of occupancy permits. Signage within the development shall be in accordance with section 8-2.2406 of the Yolo County Code.

#### ESPARTO COMMUNITY SERVICES DISTRICT

48. The developer shall obtain approval from the Esparto Community Services District (ECSD) for its water and sewer facilities shown on the improvement plans, prior to any occupancy of any structures. ECSD approval shall be noted on signature blocks on the improvement plans.

Fees shall be paid to the District for project plans processing and review of the improvement plans for compliance with District standards in accordance with the existing ordinance.

49. The developer shall furnish, install, and pay all costs for water and sewer service connections and extensions to the existing lateral lines designed and constructed in accordance with ECSD standards and approved by the ECSD General Manager. Wastewater and water hookup fees shall be paid to the ECSD at the time of building permits are issued. Services shall not be provided until fees are paid in full.
50. Street lights shall be installed in coordination with Pacific Gas and Electric (PG&E) and in accordance with ECSD standards and approved by the ECSD General Manager, as well as in accordance with the County Improvement Standards and Specifications minimum requirements. Street light model, locations, and specifications shall be shown on the improvement plans and approved by the County and the ECSD. The type of street light installed shall be of attractive residential design. The developer shall furnish, install, and pay all costs for street lights constructed at the required intervals to the satisfaction of ECSD and the County of Yolo.
51. Each dwelling shall be provided with a fire sprinkler system. Public water line connections for each dwelling shall be sized to accommodate residential fire sprinkler systems, with a minimum pipe diameter of either 1.25 inches or 1.5 inches as required by the ECSD.

#### ESPARTO FIRE DISTRICT

52. The developer shall furnish, install and pay all costs for fire hydrants, valves, and boxes required by the Esparto Fire District. Fire hydrants and fire flow requirements shall be provided in conformance with the Uniform Fire Code and shall be approved by the Chief of the Esparto Fire District prior to the issuance of building permits.
53. The applicant shall be required to meet with the Esparto Fire Protection District prior to approval of plans. The final plans shall add a fire sprinkler hook-up (FDC) for the community center building. The FDC shall be moved to the back of the walkway. One additional fire hydrant shall be provided for the FDC.

#### ENVIRONMENTAL HEALTH DEPARTMENT- (530) 666-8646

54. The project proposes to have a community center which in some instances might be used for preparation of food for the public. Prior to issuance of building permit, plans for retail food facilities shall be reviewed and approved by Yolo County Environmental Health. Payment of the current fee for plan review is required before release of the plan approval letter to the Building Division.

#### **ONGOING CONDITIONS**

55. The developer 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's fees, and court cost awards) against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.

The County is required to promptly notify the operator of any claim, action, or proceeding, and must cooperate fully in the defense. If the County fails to promptly notify the developer of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the

operators shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action. The County may require that the operators post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

56. Failure to comply with the CONDITIONS OF APPROVAL as approved by the County may result in the following actions:
- non-issuance of future building permits;
  - legal action.

## ATTACHMENT H

TO: The Yolo County Board of Supervisors & Planning Department:

Esparto Mercy Housing Project 2011-0050

I am opposed to the 80 unit apartment complex being built.

I am opposed to letting a nation wide non-profit organization build a funnel for local property taxes at the expense of local landowners.

I am opposed to building apartments for people who cannot afford nor want to live in Esparto.

I am opposed to subsidizing low wage casino workers and farm laborers so they continue to be exploited by their employers at the expense of the tax payers.

I am opposed to out of town interests controlling local issues.

Western Yolo County, long been ignored by others and the rest of the county, has become the target dumping ground for any project not wanted elsewhere, i.e. prisons, casinos and now low rent apartments.

Further, I oppose this project for the pressure it will put upon local resources, (food closets, the water district, fire department, medical and sheriff services.

I oppose it on the grounds that it will change forever, the face of our hard working rural community where I chose to live. My view from my home is directly affected by this project. From my home I can see open fields that currently house deer, owls, geese and other wild life that inhabit this area of land proposed for this apartment complex.

I oppose it because it will negatively effect the value of my home and lot. Traffic is already an issue with the casino. Are there plans for a stop light at the corner of Yolo and Woodland avenue?

Esparto, by the general plan was to grow west until it was changed in favor of this project, without any input from us, those homeowners who live here. The zoning was changed without consulting anyone.

West of town still has lots, already for building just passed the little league field and down from our grammar school, sitting vacant and turning into an eye sore-why not utilize what is already available for building?

Please reconsider. Utilize areas west of Parker Place and away from our down town revitalization efforts.

Sincerely,

Russell & Cathy Scoggin  
26633 Woodland Avenue  
Esparto, Ca 95627