

**YOLO COUNTY
PLANNING, PUBLIC WORKS AND ENVIRONMENTAL
SERVICES DEPARTMENT**

**INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
ZONE FILE # 2014-0036**

**EL MACERO VILLAS GENERAL PLAN AMENDMENT,
REZONING, LOT LINE ADJUSTMENT, AND
TENTATIVE PARCEL MAP**

JANUARY, 2015

Initial Environmental Study

1. **Project Title:** Zone File #2014-0036 (El Macero Villas)
2. **Lead Agency Name and Address:**
Yolo County Planning, Public Works and Environmental Services Department
3. **Contact Person, Phone Number, E-Mail:**
Eric Parfrey, Principal Planner
(530) 666-8043
eric.parfrey@yolocounty.org
4. **Project Location:** The site is located at the western edge of the El Macero golf course, near the western intersection of Mace Boulevard and San Marino Drive, in an unincorporated area of Davis (APNs: 068-130-002 and 068-130-006). See Figure 1 (Vicinity Map).
5. **Project Sponsor's Name and Address:**
Don Fouts
Fouts Construction
1949 Fifth Street #107
Davis, CA 95616
6. **Land Owner's Name and Address:**
El Macero Country Club
44571 Clubhouse Drive
Davis, CA 95618
7. **General Plan Designation(s):** Parks and Recreation (PR) and Residential Low (RL)
8. **Zoning:** Parks and Recreation (P-R) and Low Density Residential (R-L)/Planned Development 66 (PD-66)
9. **Description of the Project:** See attached "Project Description" on the following pages
10. **Surrounding Land Uses and Setting:**
to the east, north, and south: El Macero Country Club golf course, and single family residences (zoned Parks and Recreation (P-R), and Low Density Residential (R-L)/Planned Development 66 (PD-66);
to the west: single family residences (City of Davis, zoned Residential One Family (R-1)
11. **Other public agencies whose approval is required:** City of Davis (roadway improvements and consistency with Pass-Through Agreement)

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, City of Davis standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code

Project Description

The project is a request for a General Plan Amendment (GPA), rezoning, lot line adjustment, and Tentative Parcel Map for the El Macero Villas project, a 16 unit residential condominium development on the western portion of the El Macero Golf Course. The site is located near the western intersection of Mace Boulevard and San Marino Drive in an unincorporated area of Davis (Figure 1, Vicinity Map).

The project will create for-sale residential condominiums, consisting of three two-story buildings with a total of 16 units (Figure 2, Site Plan). Each unit will be two stories in height, with a two car garage. An air space condominium will be created for individual sales. A Homeowners Association will be formed to own and maintain all improvements outside the walls of the residential units. It is anticipated that the project will be constructed in three phases, with the timing of moving from one building to the next based on sales. Access will be via two ungated entrances on Mace Boulevard. A solid wood fence will be constructed along the Mace Blvd frontage, with landscaping installed as screening. The project will connect to City of Davis water and sewer facilities. Low impact development will be incorporated into the site plan, in the form of bioswales.

The approximately 2.4-acre area planned for the project has been used as the golf course corporation and storage yard for the golf course (Figure 3, Aerial Site Plan). Some of the site contains large mounds of stockpiled trees, vegetation clippings, along with soils and compost used in the maintenance of the golf course. A portion of the adjacent irrigation pond for the golf course will be utilized for the project.

The project site consists of portions of two existing parcels, APN: 068-130-006 (2.8 acres, frontage along Mace Boulevard) and 068-130-008 (163.7 acres, the El Macero golf course). The 2.8-acre parcel is designated by the Yolo County General Plan as "Residential Low (RL)" and zoned "Low Density Residential (R-L)/Planned Development 66 (PD-66)." The golf course parcel is designated as "Parks and Recreation (PR)" and zoned "Parks and Recreation" (P-R).

The project will require a General Plan Amendment and rezoning approval for a portion of both parcels to "Residential Medium" (RM) and "Medium Density Residential (R-M)/Planned Development" (R-M/PD), respectively (Figure 4, Proposed General Plan Amendment and Figure 5, Proposed Rezoning). The project will also require approval of a Tentative Parcel Map to approve the condominiums (Figure 6, Tentative Parcel Map). In addition, a lot line adjustment is proposed to merge the northern and southern segments of the existing 2.8-acre parcel along Mace Boulevard into the golf course property (Figure 7, Proposed Lot Merger).

The applicant proposes that the project will meet its Inclusionary Housing requirement in the form of an "alternative proposal" consisting of an in-lieu payment and other arrangements by contributing to a City of Davis affordable housing project. The County's Inclusionary Housing Ordinance requires that 25 percent (or four of the proposed sixteen units) be sold at affordable levels (two at a sales price affordable to moderate income families and two at low income levels). The applicant's alternative proposal is to provide financial assistance to the Yolo County Housing Authority to be used at the Pacifico housing project in Davis. Based on discussions with the Housing Authority, the proposed financial assistance of \$220,000 will directly result in the rehabilitation of no less than four affordable units at the Pacifico housing

project. This amount is reached by calculating the cost of constructing four 1,000 square feet units at an average rate of \$110 per square foot, and applying a 50% factor to account for the fact that the Pacifico units have already been built and need rehabilitation. The applicant requests that payment be collected prior to the issuance of the first occupancy permit for the El Macero Villas project.

**Figure 1
Davis Vicinity Aerial**

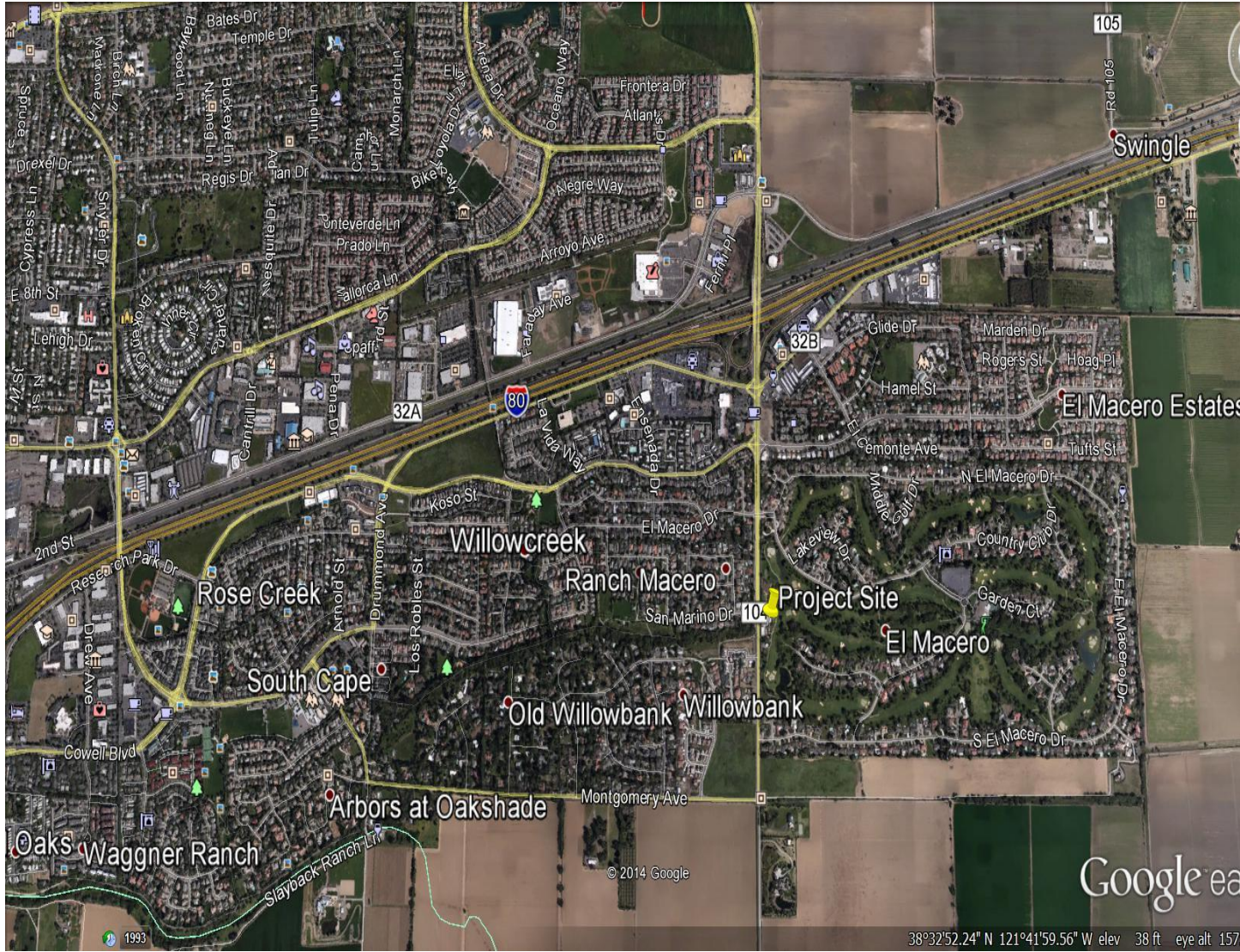


Figure 2
Site Plan



Figure 3

Aerial Site Plan



| | | | |
|--|---|---|--------------------------------|
| | <p>ADR Environmental Group, Inc. <i>Due Diligence and Risk Management Services Nationwide</i> (888) 622-3734</p> | <p>AERIAL SITE PLAN Area near the El Macero Country Club maintenance sheds El Macero, California</p> | <p>↑ NORTH</p> |
| <p>Project Number: ADR #EMCC 01-14-002-CA</p> | | <p>Date: March 2014</p> | <p>Figure: 2</p> |

Figure 4 Proposed General Plan Amendment

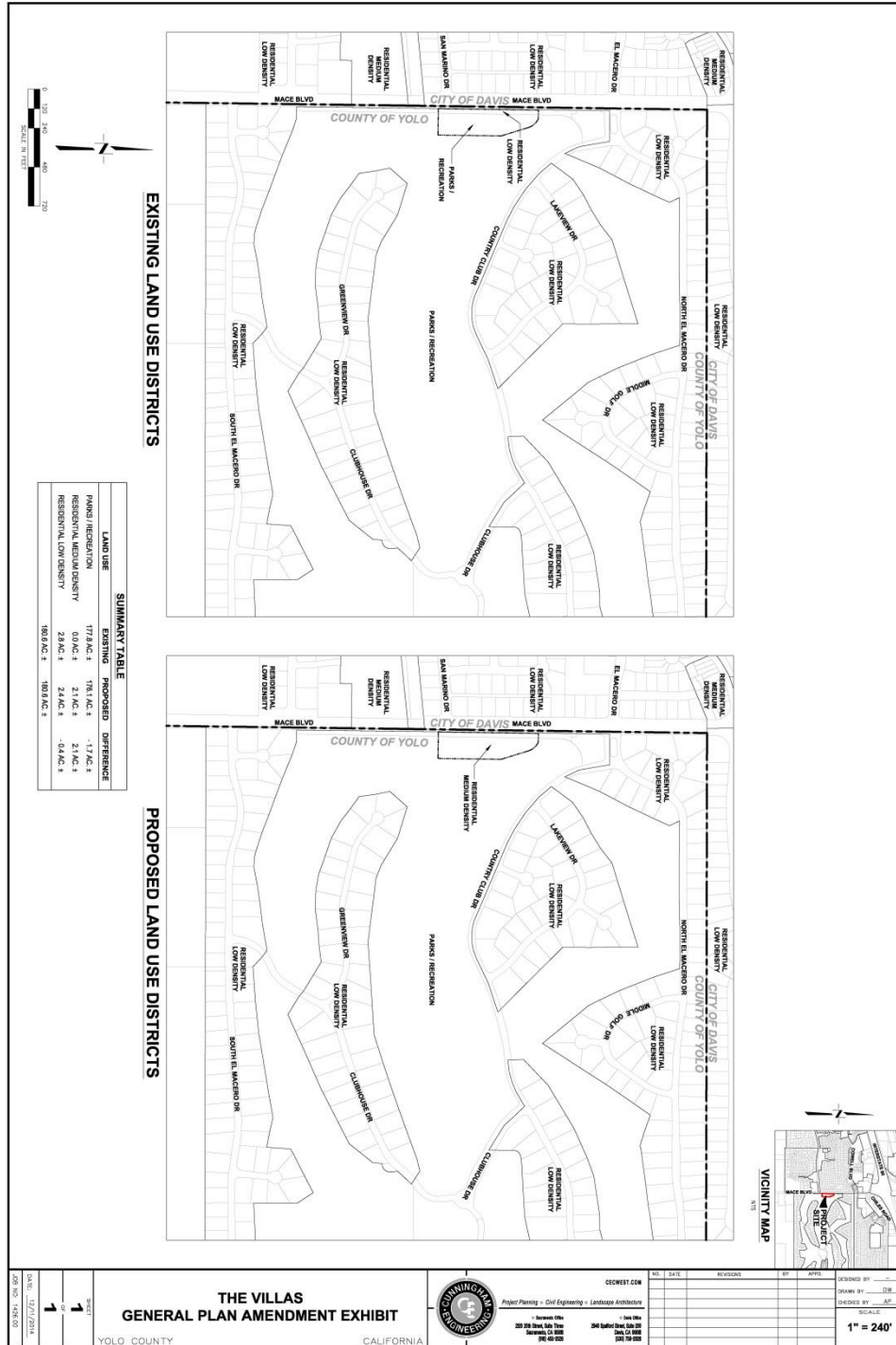


Figure 5 Proposed Rezoning

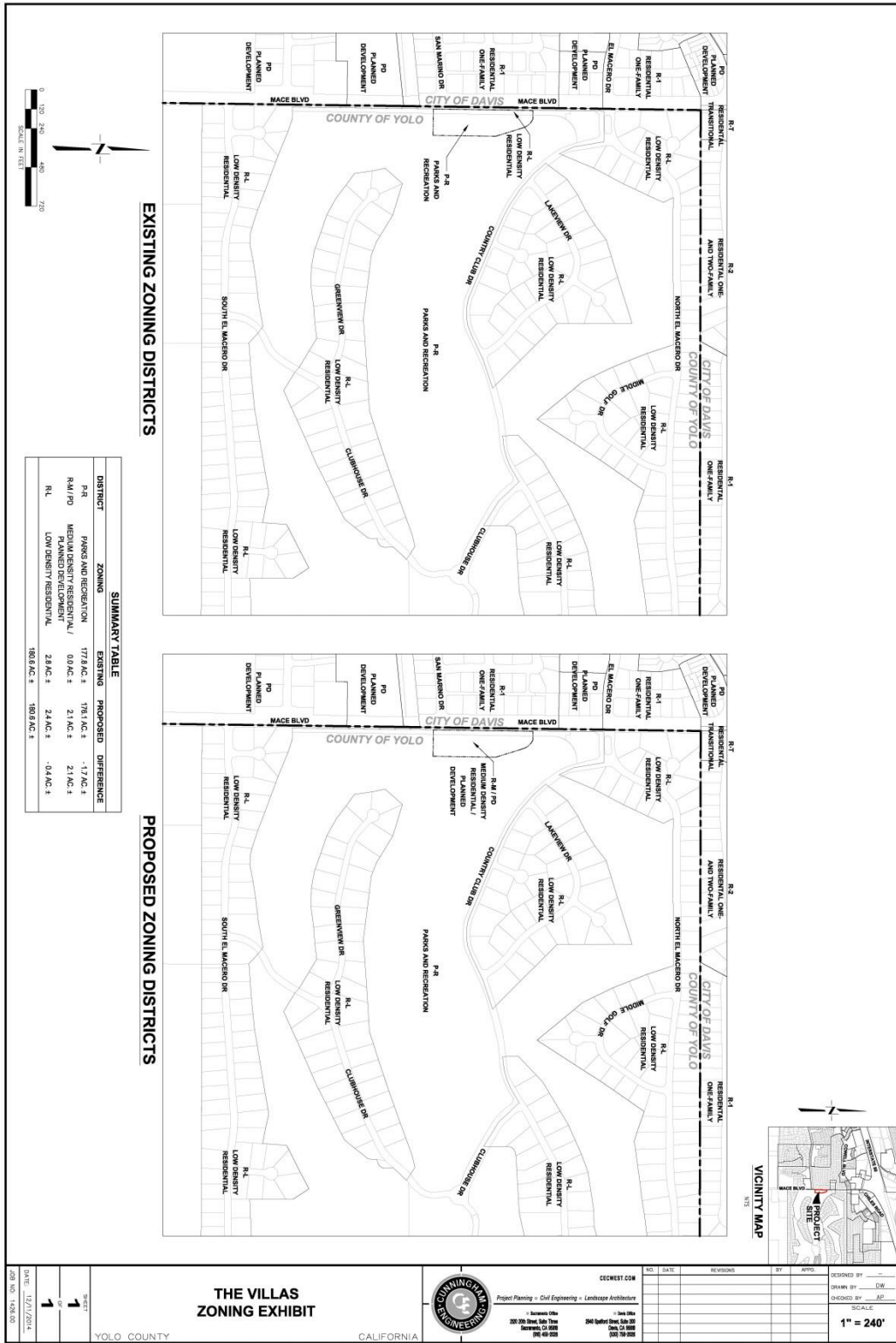


Figure 6 Tentative Parcel Map (con)

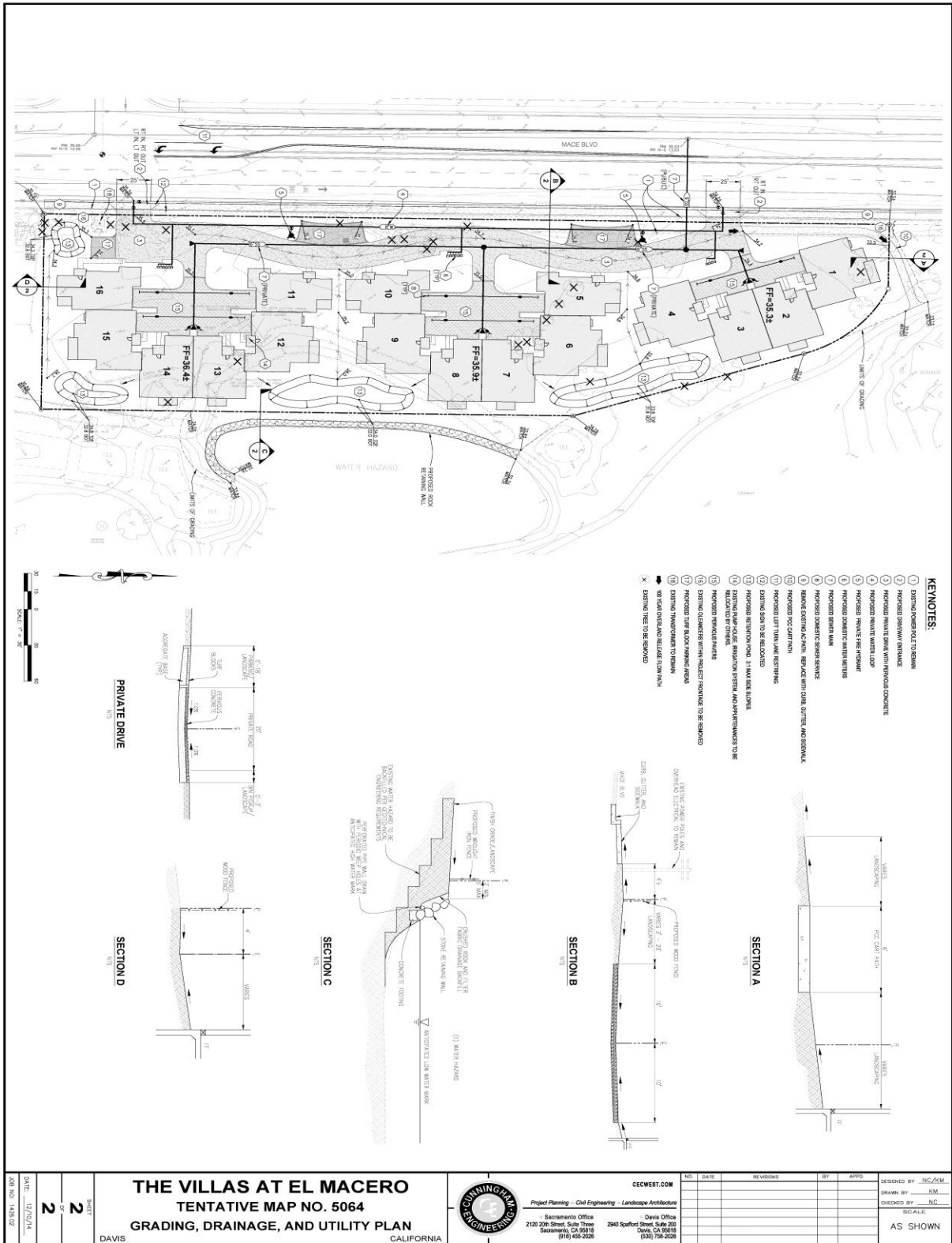


Figure 7 Proposed Lot Line Adjustment

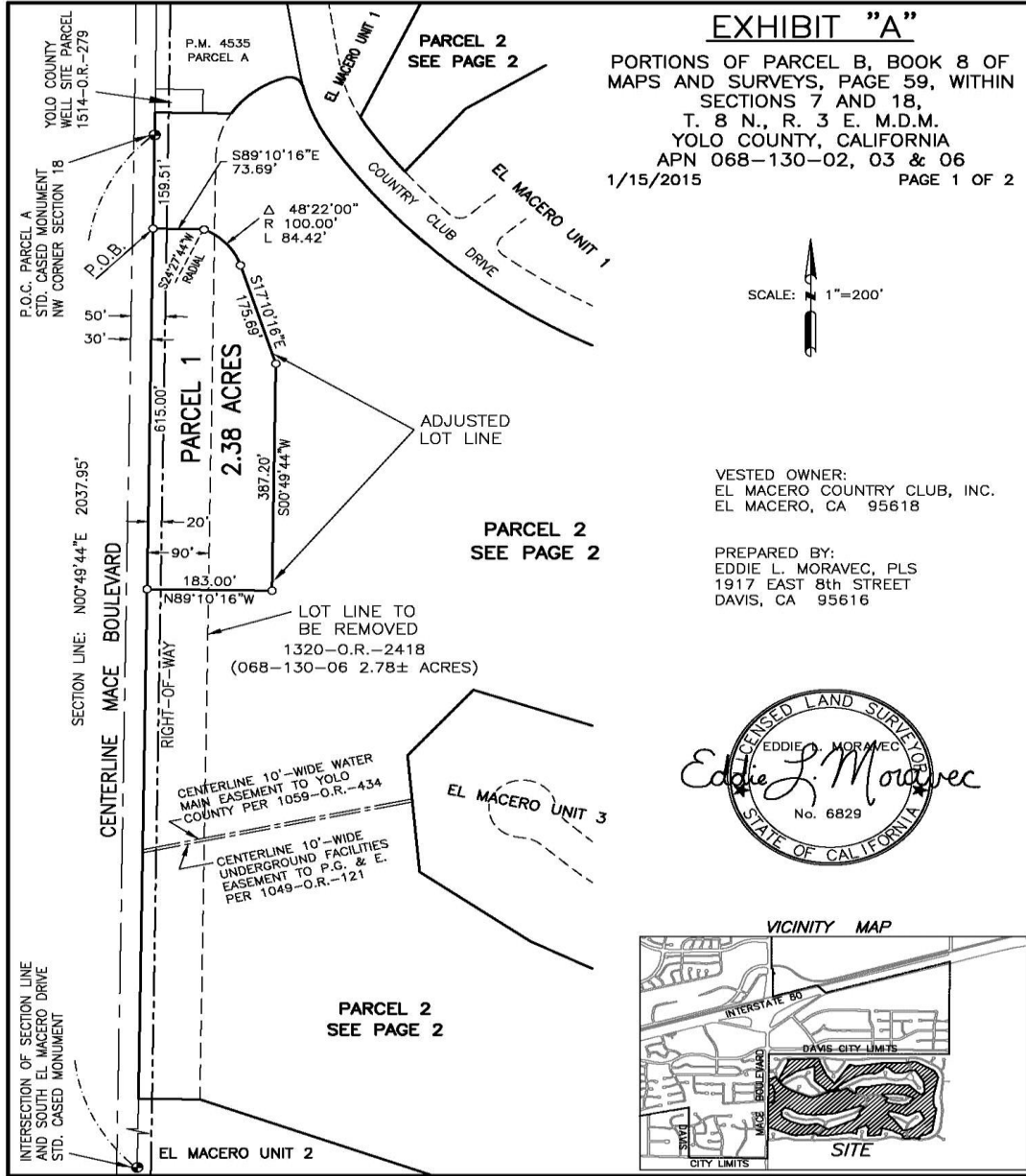
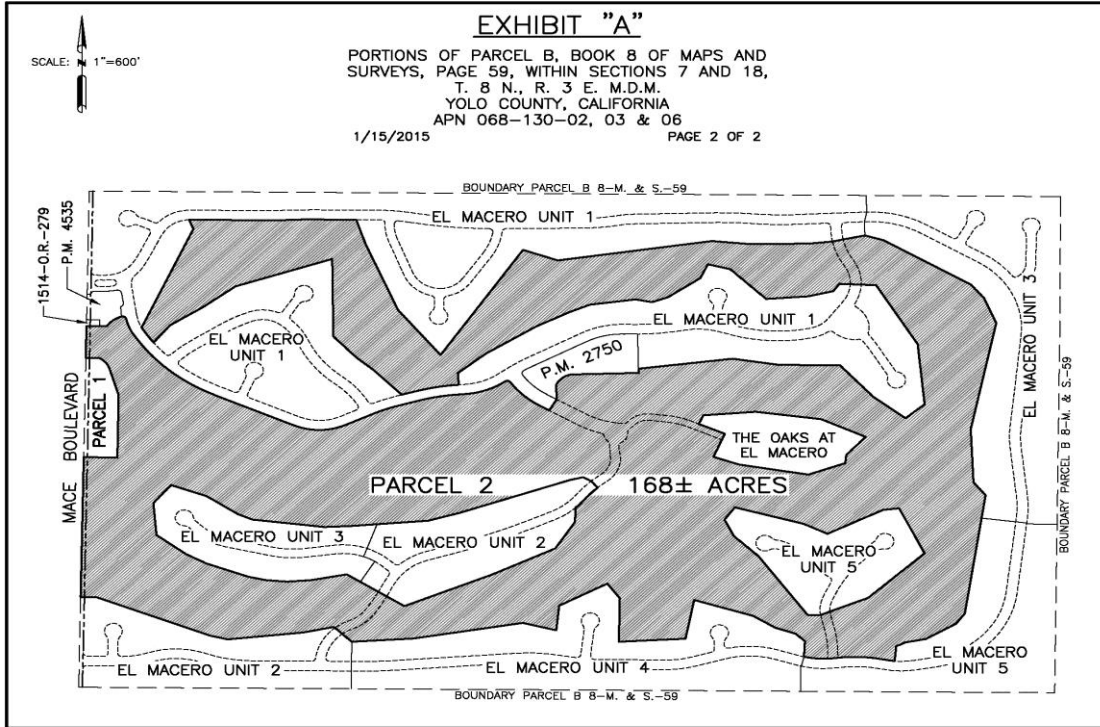


Figure 7 Proposed Lot Line Adjustment (con.)



Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least two impacts that are 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 Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" 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 | Eric Parfrey 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 off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. A “Less than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less than Significant Impact”. The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from Section XVIII, “Earlier Analyses”, may be cross-referenced.)
5. A determination that a “Less than Significant Impact” would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be “less than significant.”
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVIII at the end of the checklist.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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

DISCUSSION

- a) **Have a substantial adverse effect on a scenic vista?;**
- b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?; and**
- c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

No Impact. For purposes of determining significance under CEQA a “scenic vista” is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. There are no officially designated scenic vistas near the project area, and the project would not substantially degrade the existing visual character of the surrounding vicinity, which includes a major roadway (Mace Boulevard), a golf course, and single family residences. The project will consist of sixteen two-story condominiums built on a two-acre site formerly used as a corporation yard along Mace Boulevard. The project is an infill project located within an existing residential area. The project will not degrade the existing visual character or quality of the site and its surroundings.

- d) **Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?**

No Impact. Construction of the sixteen condominiums will produce additional sources of light to the surrounding residential area. However, a condition of the project approval will require a lighting plan before building permits are issued. Any new lighting would be required to be low-intensity and shielded and/or directed away from adjacent properties, and the night sky. The project will not create a new source of light that would adversely affect views in the area.

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

DISCUSSION

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?

No Impact. The site of the proposed project is approximately two acres at the edge of an existing golf course. The site has been used as a corporation and storage yard for the golf course. Some of the site contains large mounds of stockpiled trees, vegetation clippings, along with soils and compost used in the maintenance of the golf course. The two acre site is within an urban area and has not been used for agriculture since about 1961 (ADR, 2014). The State of California Farmland Mapping and Monitoring Program identifies the site as "Urban and Built Up Land." Thus, the project will not convert any "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" to a non-agricultural use.

b) Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?

No Impact. The site is not zoned for agricultural use and will not affect any Williamson contracts.

- 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)?; and**
- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. The proposed tentative parcel map would not conflict with existing zoning for, or cause rezoning of, or result in the loss or conversion of forest or timberland. There is very little forest in Yolo County.

- 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?**

No Impact. The project proposes no changes to existing uses that could result in conversion of farmland to a non-agricultural use.

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

DISCUSSION

Thresholds of Significance:

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

attainment of the federal particulate matter 2.5 (PM_{2.5}), and is classified as a moderate maintenance area for carbon monoxide (CO) by the state.

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

For the evaluation of project-related air quality impacts, the YSAQMD recommends the use of the following thresholds of significance:

- Long-term Emissions of Criteria Air Pollutants (ROG, NO_x, and PM₁₀)—The criteria air pollutants of primary concern include ozone-precursor pollutants (ROG and NO_x) and PM₁₀. Significance thresholds have been developed for project-generated emissions of reactive organic gases (ROG), nitrogen oxides (NO_x), and particulate matter of 10 microns or less (PM₁₀). Because PM_{2.5} is a subset of PM₁₀, a separate significance threshold has not been established for PM_{2.5}. Operational impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified below:

| Pollutant | Threshold |
|---|--|
| Reactive Organic Gases (ROG) | 10 tons/year (approx. 55 lbs/day) |
| Oxides of Nitrogen (NO _x) | 10 tons/year (approx. 55 lbs/day) |
| Particulate Matter (PM ₁₀) | 80 lbs/day |
| Carbon Monoxide (CO) | Violation of State ambient air quality standard |
| <i>Source: Handbook for Assessing and Mitigating Air Quality impacts (YSAQMD, 2007)</i> | |

- Emissions of Criteria Air Pollutants (ROG, NO_x, and PM₁₀)—Construction impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified in Table AQ-1, and recommended control measures are not incorporated.
- Conflict with or Obstruct Implementation of Applicable Air Quality Plan— Projects resulting in the development of a new land use or a change in planned land use designation may result in a significant increase in vehicle miles traveled (VMT). Substantial increases in VMT, as well as, the installation of new area sources of emissions, may result in significant increases of criteria air pollutants that may conflict with the emissions inventories contained in regional air quality control plans. For this reason and given the region’s non-attainment status for ozone and PM₁₀, project-generated emissions of ozone precursor pollutants (i.e., ROG and NO_x) or PM₁₀ that would exceed the YSAQMD’s recommended project-level significance thresholds, would also be considered to potentially conflict with or obstruct implementation of regional air quality attainment plans.

- Local Mobile-Source CO Concentrations—Local mobile source impacts associated with the proposed project would be considered significant if the project contributes to CO concentrations at receptor locations in excess of the CAAQS (i.e., 9.0 ppm for 8 hours or 20 ppm for 1 hour).
- Toxic Air Contaminants. Exposure to toxic air contaminants (TAC) would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 10 in 1 million or would result in a Hazard Index greater than 1.
- Odors. Odor impacts associated with the proposed project would be considered significant if the project has the potential to frequently expose members of the public to objectionable odors.

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The sixteen unit condominium project would not substantially conflict with or obstruct implementation of the Yolo Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento Area Regional Ozone Attainment Plan (1994), or the goals and objective of the Yolo County 2030 Countywide General Plan. Development of the project is within the growth projections for the Davis area adopted by the Countywide General Plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant Impact. Average daily traffic generated by the project is estimated at approximately eight trips per unit, or 128 daily vehicle trips (San Diego, 2003). The additional traffic would create air emissions equal to 1.50 daily pounds of ROG, 1.68 pounds of NOx, and 0.28 pounds of PM₁₀ (Table AQ-2). These air emissions are lower than the thresholds set by the YSAQMD.

TABLE 2
Vehicle Emissions Generated by
The Project Compared with YSAQMD Thresholds
Year 2010

| | ROG | NOx | PM ₁₀ |
|---------------------------------|----------------------------------|----------------------------------|----------------------------------|
| Project Mobile Source Emissions | 128 trips X .0117 = 1.50 lbs. | 128 trips X .0131 = 1.68 lbs. | 128 trips X .0022 = 0.28 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 following standard Condition of Approval will be applied by the County to the proposed project to mitigate for any potential air quality impacts.

Condition of Approval: 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 PM₁₀ 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_x 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) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

No Impact. The Yolo-Solano Region is a non-attainment area for state particulate matter (PM₁₀) and ozone standards, the federal ozone standard, and the partial non-attainment of the federal particulate matter 2.5 (PM_{2.5}). The project is a sixteen unit infill condominium development. The air pollutants generated would be primarily dust and particulate matter during construction. Dust generated by construction activity would be required to be controlled through effective management practices, such as water spraying, and would therefore be a less than significant impact, as already noted above.

- d) Expose sensitive receptors to substantial pollutant concentrations?**

Less than Significant Impact. See discussion in (b) and (c), above. The proposed project is located along a major arterial in a developed area. There are sensitive receptors nearby ("sensitive receptors")

refer to those segments of the population most susceptible to poor air quality, i.e. children, elderly, and the sick, and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities.) Construction activities may generate some pollutant concentrations related to equipment exhaust, however, the emissions would be intermittent and temporary in nature.

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

No Impact. The housing project would not generate any new 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native 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"/> |

SETTING

The following is excerpted from a letter report by Jim Estep, a private consulting biologist under contract to the County who conducted a reconnaissance-level biological survey of the project site on December 9, 2014 (Estep Environmental Consulting, 2014).

The majority of the site, particularly the interior, is highly disturbed and used primarily for storage of waste vegetation and maintenance materials (**Plate 1**). A portion is also used for growing grass used for replacement patches on golf greens. Other areas consist of minimally landscaped lawns. A man-

made pond is present on the west side of the site that serves as a hazard/scenic pond for the golf course. A portion of the pond, which includes an emergent cattail marsh and a row of native and nonnative trees along its western boundary, would be removed by the project. The pond would then be reconfigured and continue to function as it was intended.

Several native and non-native trees and shrubs occur on site including a row of oleander shrubs along with several small to moderately-sized trees that creates a visual barrier along Mace Boulevard (**Plate 2**). Tree species along this row include black walnut, valley oak, box elder, crepe myrtle, and fig. Several of the trees along this row appear to be in poor health. These trees would be removed by the project and replaced with a wooden fence. Other trees occur along the west side of the pond and extend southward, including two large ornamental conifers, live oak, oleander, crepe myrtle, fig, willow, and small ornamental palms (**Plate 3**). Several other trees occur toward the northern end of the site, including a small row of medium-sized crepe myrtle, box elder, and willow trees (**Plate 4**), and several isolated trees including two mature cottonwoods, one sycamore, and three redwood trees (**Plates 5 and 6**). Most of these trees would also be removed with the exception of any that are considered healthy and can be integrated into the project design.

DISCUSSION

- 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?**

Less Than Significant Impact with Mitigation Incorporated. Most of the interior of the project site consists of bare ground, weedy vegetation, or lawn. These areas, particularly those with weedy vegetation provide habitat for some bird species. Several wintering golden-crowned sparrows were observed in these areas during the survey. However, in general, because of their use and disturbance, these open areas provide minimal wildlife habitat value. Their loss is unlikely to represent a significant impact pursuant to the California Environmental Quality Act (CEQA).

The trees and shrubs, both native and non-native also provide habitat for a variety of birds and mammals. Tree squirrels were observed in the trees near the pond and several bird species were present including scrub jay, northern flicker, bushtit, Swainson's thrush, yellow-rumped warbler, black phoebe, and belted kingfisher. The trees and shrubs, while providing habitat for local and migratory species, is essentially part of an urban setting on the edge of the golf course. Planted as either visual barriers or for golf course aesthetics, they do not represent a native community, but rather a typical urban or residential collection of native and ornamental trees and shrubs. Their removal, while eliminating wildlife habitat, would also be unlikely to represent a significant CEQA impact due to the abundance of this type of habitat throughout Davis and El Macero.

Special-status Species

The following is a brief assessment of the potential for special-status species occurring on or using the project site.

Valley Elderberry Longhorn Beetle (federally threatened). There are no elderberry shrubs on or in the immediate vicinity of the project, and therefore no potential habitat for valley elderberry longhorn beetle.

Giant Garter Snake (state and federally endangered). There is no suitable habitat for giant garter snake on or near the project site.



Plate 1. looking north from south end of project site. The interior of the site is mostly open, disturbed ground.



Plate 2. Looking south along the west border with oleander and several trees forming visual barrier along Mace Boulevard. The fence in the background, left side, represents the approximate southern border of the project site.



Plate 3. Looking south along row of shrubs and trees bordering the man-made pond (out of view on the left).



Plate 4. Looking south from the north end of project site toward a row of trees and shrubs extending east-west across the site. These would be removed. Grass grown for golf green repair is in the foreground. This would also be removed.



Plate 5. Looking eastward toward two cottonwood trees near the northeast corner of project site. These would be removed. Grass grown for golf green repair is in the foreground.



Plate 6. Looking north toward three redwood trees near the northern boundary of the project site.

Western Pond Turtle (state species of special concern). The man-made pond provides some habitat elements used by western pond turtle, but presence is unlikely due to the lack of above-ground physical connectivity to a natural or man-made water conveyance channel or other water feature. Man-made ponds of this type are typically occupied by non-native turtles, such as the red-eared slider, that often occur in isolated ponds in urban areas. .

Swainson's Hawk (state threatened). The proposed project will not remove foraging habitat for the Swainson's hawk. No sign of prior nesting activity was noted in any of the trees onsite or in the immediate surrounding area. However, several onsite trees are capable of supporting a nest. There are also several traditional Swainson's hawk territories in the vicinity of the project, including one along Putah Creek just west of Mace Boulevard and several on the El Macero Golf Course and the surrounding residential neighborhood. The nearest reported nest is just several hundred feet east along the old Putah Creek channel between two fairways. Removal of an active nest or disturbance leading to nest abandonment would be considered a significant CEQA impact. Due to the high levels of existing disturbance from the residential areas at El Macero and west of Mace Boulevard, the vehicle and pedestrian traffic along Mace Boulevard, and the regular presence of golfers, maintenance workers, and others on the golf course, and other periodic residential construction activity, construction disturbances from the proposed project are unlikely to cause significant disturbances to nearby active Swainson's hawk nests. But because several onsite trees are capable of supporting a Swainson's hawk nest, a survey should be conducted prior to tree removal to avoid removing active nest trees.

White-tailed Kite (state fully protected). White-tailed kite is also known to nest in several locations in the El Macero community and golf course. The discussion and recommendations above for Swainson's hawk also apply to the white-tailed kite.

Burrowing Owl (state species of special concern). No burrowing owls, their sign, or suitable burrowing owl habitat was observed during the field survey.

Tricolored blackbird (state endangered). While tricolored blackbirds often nest in emergent marsh vegetation, the availability of this habitat type on and near the project site is not sufficient to support a tricolored blackbird colony. No foraging habitat for this species is not present on or near the project site.

There is no habitat on or near the proposed project site that would support other special-status species that have been documented in Yolo County, including California tiger salamander, yellow-billed cuckoo, bank swallow, yellow-headed blackbird, least Bell's vireo, or northern harrier.

In conclusion, the proposed development activities on the approximately 2.4 acre site would have minimal effect on biological resources and would not significantly affect the status, populations, or distribution of natural communities, plants, or wildlife resources in Yolo County. Special-status species would also not be significantly affected with the possible exception of Swainson's hawk and white-tailed kite if these species were to nest onsite prior to construction activity.

Mitigation Measure BIO-1:

For any earthmoving activities that will occur between March 15 and September 15 of any given year, the applicant shall conduct preconstruction surveys for active Swainson's hawk and white-tailed kite nests within 0.25 mile of any excavation. Surveys shall be conducted by a qualified biologist and will conform to the Swainson's Hawk Technical Advisory Committee (2000) guidelines. If nesting Swainson's hawks or white-tailed kites are recorded within the 0.25 mile survey area, the applicant will postpone all earthmoving activities until active nests are no longer occupied or will consult with the California Department of Fish and Wildlife (CDFW) on other appropriate measures. CDFW may consider the removal of Swainson's hawk nest trees a take pursuant to the California Endangered Species Act. To avoid unpermitted take, consult with CDFW prior to removal of any tree known to have been occupied by nesting Swainson's hawks.

-
- 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?**
 - 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?**

Less Than Significant Impact with Mitigation Incorporated. The project would require the modification of the adjacent existing golf course pond, which is a water hazard for the existing course. The pond would be reconfigured along its western edge to shrink the pond area. The project plans indicate that a rock retaining wall would be constructed along the western edge of the pond and a five-foot high wrought iron fence would be installed. As noted above, the pond on the project site supports emergent marsh (primarily cattails) along its western perimeter (Plates, 7, 8, and 9). Cattail marsh provides habitat for a variety of birds, mammals, reptiles, and amphibians. Several water bird species were observed in or around the pond and emergent marsh, including American coot, pied-billed grebe, great egret, and mallard duck.

The pond is part of an interconnected water conveyance system for the entire golf course site. The interconnected ponds are used to irrigate the golf course and create the water hazards for the course. The lakes are filled from a well that is located on the east side of the golf course at Hole #6. The water is pumped from the lakes on the east side of the course to lakes near Hole #12 and to this lake. Pumped water enters the west side of the pond from an underground pipe (Plate 10). There also appears to be an outlet on the southeastern corner of the pond.

The pond is not connected to the drainage of the North Fork of Putah Creek, which historically (prior to agricultural activities) was located approximately 160 feet south of the project site. The current main channel of the North Fork of Putah Creek terminates at the west side of Mace Boulevard. Water from the creek apparently runs through a culvert under Mace Boulevard and then enters El Macero. The old creek channel runs between two fairways just south and east of the project site, but at this point it is mostly a shallow, grassy channel. Thus, the pond is not considered potential “waters of the United States” and is not subject to permitting under Section 404 of the federal Clean Water Act (Gibson and Skordal, 2014).

The interconnected pond system does not receive stormwaters from the El Macero residential community. The El Macero stormwaters are directed into the City of Davis storm system. The golf course lakes do not serve any drainage function.

The Central Valley Regional Water Quality Control Board (CVRWQCB) staff and their attorney have advised that the pond would be considered “waters of the State” and subject to jurisdiction of the CVRWQCB (CVRWQCB, 2015). The project would probably be required to mitigate at a ratio of at least 1:1 for the portion of the pond and vegetation that is removed or filled. For example, if approximately 0.25 acre of the pond is filled and cattails are removed, the mitigation could involve creating an additional 0.25-acre of water surface at the eastern edge of the pond or another pond and planting cattails. The applicant may be required to apply for a Waste Discharge Requirements permit from the CVRWQCB.

Alternatively, mitigation could involve a revision of project site plan to avoid filling of the pond and to avoid CVRWQCB permitting.



Plate 7. Looking south from near the north end of project site toward the man-made pond on the east side of the site. Note the cattail marsh in the background and other shrubs and mature trees bordering the pond, much of which would be removed.



Plate 8. Patch of emergent marsh (cattails) around the man-made pond. This portion of the pond would be removed, then the pond would be reconfigured



Plate 9. Looking north through the cattail marsh toward the man-made pond.



Plate 10. Water entering the man-made pond on the east side of the project site. This water appears to come from an underground pipe or culvert. Its origin is unclear, but is possibly from the North Fork Putah Creek.

Mitigation Measure BIO-2:

Assuming that the adjacent pond that would be affected by the project is determined to be “waters of the State” and subject to jurisdiction of the CVRWQCB, the applicant would be required to mitigate at a ratio of at least 1:1 for the loss of water and marsh vegetation that is filled or removed. For example, if approximately 0.25 acre of the pond is filled and cattails are removed, the mitigation could involve creating an additional 0.25-acre of water surface at the eastern edge of the pond or another pond and planting cattails or other appropriate vegetation. The applicant may be required to apply for a Waste Discharge Requirements permit from the CVRWQCB.

Alternatively, mitigation could involve a revision of the project site plan to avoid filling of the pond and to avoid CVRWQCB permitting.

- 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?**

No Impact. The project will not interfere substantially with the movement of any native resident or wildlife species.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No Impact. The proposed project would not conflict with any other local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The County does not have any other conservation ordinances, except for a voluntary oak tree preservation ordinance that seeks to minimize damage and require replacement when oak groves are affected by development. There are no proposed oak tree removals to accommodate the project.

- 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?**

No Impact. The Yolo County Natural Heritage Program, a Joint Powers Agency composed of the County, the cities, and other entities, is in the process of preparing a Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for Yolo County. The NCCP/HCP will focus on protecting habitat of terrestrial (land, non-fish) species. In the interim, the program has implemented a mitigation program acceptable to the Department of Fish and Wildlife for a main species of concern, the Swainson’s hawk. The agreement requires that local agencies review all discretionary applications for potential impacts to the hawk or hawk habitat, and either pay a per-acre in-lieu fee or purchase a conservation easement (or mitigation credits) to mitigate for loss of habitat. The project’s conditions of approval are specified in (a), above. No conflict with the developing NCCP/HCP is anticipated, as potential impacts to Swainson’s hawk foraging habitat have already been addressed.

| 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"/> |

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?**
- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? and**
- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

No Impact. The project will not affect any historic, cultural, or paleontological resources known or suspected to occur on the project site. The project site is within the aboriginal territories of the Yocha Dehe Wintun Nation, however the site is not known to have any significant historical, archaeological, or paleontological resources as defined by the criteria with the CEQA Guidelines.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

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

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

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
 - i) **Rupture or 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 California Geological Survey Special Publication 42).**

No Impact. The project is not located within an Alquist-Priolo Earthquake Special Study Zone. No landforms are known to be on the project site that would indicate the presence of active faults. Although several earthquake fault zones are present within the County, none are present within proximity of the project site. Surface ground rupture along faults is generally limited to a linear zone a few yards wide. Because the project site is not located within an Alquist-Priolo Earthquake Special Study Zone, ground rupture that would expose people or structures at the site to substantial adverse effects is unlikely to result in any significant impacts. Any future development that may occur as a result of the parcel map 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, Public Works and Environmental Services Department.

ii) Strong seismic ground shaking?

No Impact. Ground shaking occurs as a result of energy released during faulting, which could potentially result in the damage or collapse of buildings and other structures, depending on the magnitude of the earthquake, the location of the epicenter, and the character and duration of the ground motion. Because known active seismic sources are located fairly distant from the project site, strong seismic ground shaking would not be anticipated at the project site and is unlikely to result in any impact.

iii) Seismic-related ground failure, including liquefaction?

No Impact. Soil liquefaction occurs when ground shaking from an earthquake causes a sediment layer saturated with groundwater to lose strength and take on the characteristics of a fluid. Factors determining the liquefaction potential are the level and duration of seismic ground motions, the type and consistency of soils, and the depth to groundwater. Liquefaction poses a hazard to engineered structures, as the loss of soil strength can result in bearing capacity insufficient to support foundation loads.

The potential for seismic ground shaking on the site is low, and even though the groundwater table in the area is generally higher than other areas of the County, there is a low potential for seismic-related ground failure at the site. The project will be required to provide a geotechnical report for the building foundations in order to obtain a building permit from the Yolo County Planning, Public Works and Environmental Services Department.

iv) Landslides?

No Impact. A landslide involves the downslope transport of soil, rock, and sometimes vegetative material *en masse*, primarily under the influence of gravity. Landslides occur when shear stress (primarily weight) exceeds shear strength of the soil/rock. The shear strength of the soil/rock may be reduced during high rainfall periods when materials become saturated. Landslides also may be induced by ground shaking from earthquakes.

The project site is flat and has a low landslide susceptibility due to the slope class and material strength. Mass movements are unlikely to occur at the site, particularly large landslides with enough force and material to expose people or structures on the project site to potentially substantial adverse effects, including the risk of loss, injury, or death.

b) Result in substantial soil erosion or the loss of topsoil?

No Impact. The land surface at the project site is flat and no development is proposed. The project is located in an area with little potential for erosion; substantial soil erosion or loss of topsoil is unlikely to occur. The project would be required to comply with all applicable Uniform Building Code requirements.

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

No Impact. The project is not located in an area of unstable geologic materials, and the project is not expected to significantly affect the stability of the underlying materials, which could potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project proposes no new development, including residences, and would not subject people to landslides or liquefaction

or other cyclic strength degradation during a seismic event. Any future construction, as a result of an approved parcel map, would be required to comply with all applicable Uniform Building Code requirements.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?

No Impact. The site is located in an area of “low” expansive soils. The project would be required to comply with all applicable Uniform Building Code requirements and submit a geotechnical report.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The project site will not be served by a septic system.

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

ENVIRONMENTAL SETTING

The issue of combating climate change and reducing greenhouse gas emissions (GHG) has been the subject of state legislation (AB 32 and SB 375). The Governor’s Office of Planning and Research has adopted changes to the California Environmental Quality Act (CEQA) Guidelines, and the environmental checklist which is used for Initial Studies such as this one. The changes to the checklist, which were approved in 2010, 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 addresses 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 (CO₂e) 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 CO₂e in 2008 to 613,651 MT of CO₂e by 2020. In addition, the County shall strive to further reduce total CO₂e 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; and
- 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

a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less than Significant Impact. The sixteen unit condominium project would generate approximately 128 daily vehicle trips, which in turn would generate a small amount of GHG emissions. The project is an infill development located within an already urbanized portion of the County (unincorporated Davis) and infill growth in the unincorporated Davis area of approximately 42 units is anticipated under the County General Plan. As noted above in General Plan Action CO-A118, "impacts associated with GHG emissions from projects that are consistent with the General Plan, fall

within the assumptions of the General Plan EIR, are 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.” The project is not technically “consistent with” the existing General Plan land use map (a General Plan EIR amendment is being requested to change the land use from Parks and Recreation to Medium Density Residential), however the proposed housing is consistent with the Housing Element and numerous polices that call for infill development and is within the small amount of infill growth outlined in the General Plan EIR.

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

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

c) Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?

No Impact. As discussed below in the Hydrology and Water Quality section, the project site is located in Flood Zone X, outside a flood plain, as designated by the Federal Emergency Management Agency (FEMA). The project would not expect to be directly affected by any climate change impacts such as flooding, wildfires, diminished water supply, or sea level rise.

| VIII. 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project 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. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| VIII. | HAZARDS AND HAZARDOUS MATERIALS. | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-------|--|--------------------------------|--|------------------------------|-------------------------------------|
| g. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <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

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?; and**
- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?**

Less than Significant Impact. Heavy equipment used during site grading and construction of the project would require the routine use of fuels and lubricants. Routine fueling and equipment maintenance will not be conducted at project site, however an accidental spill during grading and construction operations could affect soil and nearby pond water quality. A standard condition attached to the project approval would require the applicant to prepare and submit a Storm Water Pollution Prevention Plan (SWPPP), which includes spill prevention and control measures for responding to accidental spills on the project site.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact. The project site is not located within one-quarter mile of an existing or proposed school, and will not emit hazardous materials.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. The project is not located on a site that has been included on a list of hazardous materials sites. A Phase I Environmental Site Assessment (ADR, 2014) and a subsequent Shallow Subsurface Soil Characterization Report (ADR, 2014a) were prepared for the project site. The reports indicated no presence of soil contaminants including no levels of chlorinated pesticides or herbicides from previous agricultural operations.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?; and**
- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The project site is not located within the vicinity of a public airport, or within the vicinity of a private airstrip. There would be no safety hazard related to public or private airports that would endanger people residing or working in the project area.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The location of the project would not affect any emergency response plan.

h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The project site is not located in a designated Fire Hazard Severity Zone and, therefore, would not be at significant risk from wildland fires.

| IX. | HYDROLOGY AND WATER QUALITY. | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--------------------|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | | |
| a. | Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. | Contribute to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

a) Violate any water quality standards or waste discharge requirements?

No Impact. The tentative parcel map does not propose any new development that would discharge any pollutants into the water system, nor result in any violations of existing requirements. No water quality standards or waste discharge requirements will be violated.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The proposed project will be connected to the City of Davis water supply system and will not be served by a groundwater well.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? *and*

f) Otherwise substantially degrade water quality?

Less than Significant Impact. The two-acre condominium project includes a storm drainage design plan that proposes the use of pervious concrete pavement and a series of four small retention basins to retain all stormwaters on the project site. The project also proposes the modification of the adjacent existing golf course pond, which is a water hazard for the existing course, but is not used for drainage purposes.

The applicant has submitted a drainage study (Cunningham Engineering, 2014). The County has retained a private consultant to provide third party review of the applicant submittal to ensure that the proposed drainage plan conforms with Yolo County Improvement Standards.

The third party review recommends that if the applicant proceeds with a plan to provide pervious pavement and percolation basins, the project shall submit a pervious pavement and percolation basin operation and maintenance manual acceptable to Yolo County detailing procedures for testing, cleaning, and when necessary replacing or rehabilitating the pervious pavement and percolation basin linings (Pacific Hydrologic Inc., 2015).

No additional impacts to water quality are anticipated. Conditions of approval attached to the project entitlements and the grading and building permits will require the project to address erosion, drainage and runoff impacts.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

No Impact. The project is located Flood Zone X, outside a flood plain, as designated by the Federal Emergency Management Agency (FEMA). The project would not be expected to impede any flood flows or subject individuals on the project site to risk from flooding.

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?

Less than Significant Impact. See (h), above. The project site is located in the large Lake Berryessa dam inundation zone.

j) Result in inundation by seiche, tsunami, or mudflow?

No Impact. The project area is not located near a body of water that could potentially pose a seiche or tsunami hazard. The project site is level, and is not located near any physical or geologic features that would produce a mudflow hazard.

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

DISCUSSION

a) Physically divide an established community?

No Impact. The proposed project is located within an unincorporated area of Davis, in an urbanized area. The project would not divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

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

| XI. MINERAL RESOURCES. | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- 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?; and**
- 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?**

No Impact. The project area is not located within any identified area of significant aggregate deposits, as classified by the State Department of Mines and Geology. Most aggregate resources in Yolo County are located along Cache Creek in the Esparto-Woodland area.

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

DISCUSSION

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?;**
- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?;**
- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?; *and***
- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

No 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. However, the State of California Department of Health Services developed recommended Community Noise Exposure standards, which are set forth in the State's General Plan Guidelines (2003). These standards are also included in the Yolo County 2030 Countywide General Plan and used to provide guidance for new development projects. The recommended standards provide acceptable ranges of decibel (dB) levels. The noise levels are in the context of Community Noise Equivalent Level (CNEL) measurements, which reflect an averaged noise level over a 24-hour or annual period.

The project site is surrounded by urbanized residential and golf course uses. The noise guidelines define up to 65 dB CNEL for outdoor noise levels in residential areas as "normally acceptable," and 55 to 70 dB CNEL as "conditionally acceptable." The ambient noise levels in the project vicinity are a result of traffic along Mace Boulevard, a four-lane arterial that is lightly used at this location. Traffic levels along this portion of Mace are low, measured at 3,148 average daily vehicles (City of Davis, 2014). At these low traffic levels, the noise measured at a point 100 feet from the centerline of the roadway would be below 60 dB.

The noise levels generated by the condominium project would be consistent with noise levels typically found in residential areas.

During construction, temporary noise levels would be increased due to use of construction equipment, however the temporary increase would not be considered a significant increase in ambient noise levels in the neighborhood.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?; *and***
- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The proposed project site is not located within an airport land use plan, or a private airstrip. The project would not expose individuals to excessive noise levels associated with aircraft operations.

| XIII. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Displace a substantial number of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a) **Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?;**
- b) **Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?; and**
- c) **Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?**

No Impact. The project consists of sixteen residential units and is anticipated to increase the population of the neighborhood by approximately 48 persons, an insignificant increase in population. The project would not displace any existing housing or current residents.

| XIV. 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

- a) **Fire protection?**
- b) **Police Protection?**
- c) **Schools?**
- d) **Parks?**
- e) **Other public facilities?**

No Impact. The project include sixteen new housing units, which would generate an insignificant additional demand for fire and police protection, schools, parks, or other public facilities such as libraries, hospitals, satellite County offices, etc. Property tax revenues and applicable impact fees such as school and facility fees collected at the time of building permits issued would help to defer any additional costs required for service delivery.

| XV. 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

- 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?; and**
- b) **Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

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

| XVI. TRANSPORTATION/TRAFFIC. | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-------------|---|--------------------------------|--|------------------------------|-------------------------------------|
| XVI. | TRANSPORTATION/TRAFFIC. | | | | |
| b. | Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ENVIRONMENTAL SETTING

The proposed project is located within an existing urbanized portion of Davis, along Mace Boulevard, a four-lane arterial that is lightly used at this location. Traffic levels along this portion of Mace are low, measured at 3,148 average daily vehicles, with peak hour traffic of only 214 to 294 vehicles (City of Davis, 2014a). In contrast, the I-80 freeway located approximately one mile north of the project site experiences very large volumes of traffic, measured at the Mace Boulevard interchange at 118,000 average daily trips and 11,300 peak hour trips.

Level of Service (LOS) is a quantitative measure of traffic operating conditions whereby a letter grade A through F is assigned to an intersection or roadway segment, representing progressively worsening traffic conditions. LOS A, B, and C are considered satisfactory to most motorists, and allow for the relatively free movement of traffic. LOS D is marginally acceptable, with noticeable delays and unstable traffic speeds. LOS E and F are associated with increased congestion and delay. Mace Boulevard maintains a LOS of C and Interstate 80 a LOS of E (Yolo County, 2009).

DISCUSSION

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?; and**
- 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?**

No Impact. The sixteen unit condominium project would add approximately 128 daily vehicle trips, which represents an insignificant amount of new traffic (4 percent) to Mace Boulevard. A project that

generates more than 100 daily trips would normally be required by both the City and County to prepare a Traffic Impact Study. However, both jurisdictions waived the requirement.

Mace Boulevard is under the jurisdiction of the City of Davis and an encroachment permit would be required for the applicant to complete any driveway or other improvements. The project is also subject to the "pass-through" revenue sharing agreement between the County and City. The Davis City Council considered the project at their meeting of December 16, 2014, and found that the project is "urban development" under the agreement and that it is consistent with the Davis General Plan. The City has no objection to County approval of the project. As part of the staff report, the City Council forwarded a number of recommendations to the Yolo County Planning Commission and Board of Supervisors. In particular, the City noted the need for the applicant to coordinate any work and complete it within the Mace Boulevard right-of-way to avoid conflict with the City's improvement plans for the roadway which are anticipated to begin in 2016 (City of Davis, 2014b).

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?

No Impact. The project site is not located within the vicinity of a public airport, or a private airstrip.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The site is accessed via driveways from Mace Boulevard. There will be no increase in hazards due to a design feature or incompatible uses.

e) Result in inadequate emergency access?

No Impact. The project would not result in inadequate emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. The project would not result in any features that would affect or alter existing public transit, bicycle, or pedestrian facilities nor interfere with the construction of any planned facilities.

| XVII. 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"/> |

| | | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|--------------------------------|--|------------------------------|-------------------------------------|
| XVII. UTILITIES AND SERVICE SYSTEMS. | | | | | |
| 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

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

No Impact. The project will receive water and wastewater service from the City of Davis, similar to the existing El Macero country club neighborhood. According to staff from the Yolo Local Agency Formation Commission (LAFCo), an approval from LAFCo would not be required for the service extension since the same services have already been extended to the El Macero area (per Government Code Section 56133). The City of Davis water and wastewater treatment plants and related infrastructure systems have adequate capacity to accommodate this small amount of additional development.

- 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?**
- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?**
- e) **Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**
- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact. The proposed project would not have a significant impact on wastewater requirements or water supplies. Additionally, any solid waste resulting from future development as a result of the parcel map will not significantly impact disposal capacity at the County Central Landfill.

| XVIII. | 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 checked="" type="checkbox"/> | <input 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

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?

Less than Significant Impact. Based on the analysis provided in this Initial Study and the project’s required conditions of approval, the project would not degrade the quality of the environment. As discussed in Section IV, Biological Resources, of this Initial Study, the proposed project could potentially impact raptor foraging habitat for the Swainson’s hawk and could affect wetland habitat. However, mitigation measures recommended by this Initial Study would reduce impacts to biological resources to less than significant levels so that the habitat and/or range of any special status plants or animals are not endangered. No important examples of major periods of California history or prehistory in California were identified.

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.)

No Impact. Based on the analysis provided in this Initial Study, the project would have no significant cumulative impacts.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. Based on the analysis provided in this Initial Study, there would be no impacts to human beings resulting from the proposed project.

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