



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

**INITIAL STUDY/NEGATIVE DECLARATION
ZONE FILE # 2014-0031**

**AMENDMENT TO
THE 2030 COUNTYWIDE GENERAL PLAN
CLARKSBURG AREA COMMUNITY PLAN UPDATE**

JUNE, 2015

Initial Environmental Study

1. **Project Title:** Zone File #2014-0031 (Clarksburg Area Community Plan Update – Amendment to the 2030 Countywide General Plan)
2. **Lead Agency Name and Address:**
Yolo County Planning, Public Works and Environmental Services Department
292 West Beamer Street
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**
Stephanie Cormier, Senior Planner
(530) 666-8850
stephanie.cormier@yolocounty.org
4. **Project Location:** Clarksburg vicinity, including town area and surrounding rural areas, located in the southeastern corner of the County (from the southernmost boundary of the City of West Sacramento to the Solano County line, bordering the Sacramento River and Sacramento Deep Water Ship Channel) (APNs: several). See Figure 1 (Vicinity Map).
5. **Project Sponsor's Name and Address:**
Yolo County Planning, Public Works and Environmental Services
292 W. Beamer St.
Woodland, CA 95695
6. **General Plan Designation(s):** various
7. **Zoning:** various
8. **Description of the Project:** Amendment to the 2030 Countywide General Plan through an update to the 2001 Clarksburg Area Plan (March 2002). See attached "Project Description" on the following pages.
9. **Surrounding Land Uses and Setting:**

The General Plan designations and the Zoning designations for the entire study area are summarized below:

Clarksburg Land Use Designations and Zoning Consistency

<u>Land Use Designations¹ (Symbol)</u>	<u>Zoning Districts² (Symbol)</u>
Agriculture (AG)	Agricultural Intensive (A-N) Zone Agricultural Commercial (A-C) Zone Agricultural Industrial (A-I) Zone
Agricultural District Overlay (ADO)	Agricultural District Overlay (AD-O) Zone
Delta Protection Overlay (DPO)	Delta Protection Overlay (DP-O) Zone
Residential Rural (RR)	Residential Rural-5 acre (RR-5) Zone Residential Rural-1 acre (RR-1) Zone
Residential Low (RL)	Low Density Residential (R-L) Zone
Residential Medium (RM)	Medium Density Residential (R-M) Zone
Commercial Local (CL)	Local Commercial (C-L) Zone
Commercial General (CG)	General Commercial (C-G) Zone
Industrial (IN)	Heavy Industrial (I-H) Zone
Open Space (OS)	Public Open Space (POS) Zone
Public/Quasi-Public (PQ)	Public/Quasi-Public (PQP) Zone

¹Land Use Designations as prescribed in the 2030 Countywide General Plan

²Zoning Districts designated in Chapter 2 of Title 8 in the Yolo County Code

10. Other public agencies whose approval is required: Yolo County Board of Supervisors (General Plan Amendment), Delta Protection Commission (to determine consistency with the Land Use and Resource Management Plan), Delta Stewardship Council (consistency with provisions of the Delta Plan, as applicable)

11. Other Project Assumptions: The Initial Study assumes compliance with all applicable State, Federal, and local codes and regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

Project Description

The project involves a General Plan Amendment to the 2030 Countywide General Plan through an update to the 2001 Clarksburg Area Plan, a component of the Countywide General Plan. The 2001 Clarksburg Area Plan superseded the 1992 Clarksburg General Plan, which was originally approved in 1982 by the Yolo County Board of Supervisors. The 2015 update strengthens and clarifies the goals and policies of the 2001 plan, provides consistency with the 2030 Countywide General Plan and the Delta Protection Commission's (DPC) Land Use and Resource Management Plan (LURMP), and further preserves the heritage of Clarksburg's past, including its small town rural qualities and character. The 2001 Clarksburg General Plan was retained and renamed the Clarksburg Area Plan when the Board of Supervisors adopted the 2030 Countywide General Plan in November, 2009 (Resolution No. 09-189). The 2015 Clarksburg Area Community Plan provides further support for the continued preservation and conservation of agricultural land, and addresses future small town growth challenges through the use of new and modified goals, policies, and implementing measures.

The "Project" Under CEQA

This Environmental Initial Study is prepared in accordance with the California Environmental Quality Act (CEQA). The term "project" is defined by CEQA as the whole of an action that has the potential, directly or ultimately, to result in a physical change to the environment (CEQA Guidelines Section 15378). This includes all phases of a project that are reasonably foreseeable, and all related projects that are directly linked to the project.

The "project" which is the subject of this Environmental Initial Study is an update to the 2001 Clarksburg Area Plan that includes a land use designation change, and subsequent rezone, from Industrial (IN) to Commercial General (CG), and from the Heavy Industrial (I-H) Zone to the General Commercial (C-G) Zone, at the Old Sugar Mill site, located within the urban growth boundary (town area) of Clarksburg. This proposed land use change was not previously considered in the 2030 Countywide General Plan, upon adoption by the Board of Supervisors in 2009, and thus was not analyzed in the Environmental Impact Report (EIR) that was certified for the Countywide General Plan (SCH No. 2008102034). Therefore, this Initial Study focuses on the potential environmental impacts that may occur from a land use designation change at the Old Sugar Mill site, from IN to CG, and subsequent rezone from I-H to C-G, and otherwise relies on the 2030 Countywide General Plan EIR for considering impacts that may occur as a result of the update to the Clarksburg Area Community Plan.

Relationship to the 2030 Yolo Countywide General Plan

The expansion of commercial uses, particularly those commercial uses that support the greater agricultural industry and/or contribute to the revitalization of existing commercial areas, is consistent with, and is encouraged by, policies included in the 2030 Countywide General Plan. In particular, Land Use Policy LU-1.1 specifically defines Commercial General as including regional and highway-service retail, offices, service retail, and agricultural commercial uses. In addition, several Community Character policies emphasize and encourage economic development in the unincorporated communities that serve regional tourism by providing a range of commercial uses in downtown areas, which may include extending activity into the evening hours and creating activities that involve all ages and groups. These General Plan policies specifically anticipate the development of new and/or

expansion of current retail uses that serve tourism, such as lodging, restaurants and entertainment.

Relationship to the Land Use and Resource Management Plan and Delta Plan

The rural/agricultural area surrounding the town of Clarksburg is the only community plan area in the County within the state-designated Primary Zone of the Sacramento-San Joaquin Delta. As such, development outside the Growth Boundary of Clarksburg is subject to the regulations of the Delta Protection Commission and the LURMP. In 1992, the Delta Protection Act was signed into law to protect the primary Delta and a Land Use and Resource Management Plan was prepared and adopted, with the goal to "protect, maintain, and where possible, enhance and restore the overall quality of the Delta environment, including but not limited to agriculture, wildlife habitat and recreational activities." The Resource Management Plan stated that nothing in the plan shall deny the right of the landowner to continue the agricultural use of the land. The Plan was updated in 2010 with an overarching goal to guide the conservation and enhancement of the natural resources of the Delta, while sustaining agriculture and meeting increasing recreational demand. See Figure 6, Delta Protection Overlay map, which identifies those areas of the County that are within the Primary Zone of the Delta.

Consistent with the 2030 Countywide General Plan, the 2015 Clarksburg Area Community Plan allows for an additional 103 acres of agricultural industrial uses in the Primary Zone. These uses are not increased beyond what is allowed under the LURMP. Consistency with the LURMP is ensured through the policy framework of the Countywide General Plan and the updated Clarksburg Area Community Plan, including those urban uses in the town area that may have an effect on the agricultural areas within the Primary Zone of the Delta. The commercial uses anticipated to occur at the Old Sugar Mill are expected to support the overall rural and agricultural use of the area by allowing more flexibility to provide commercial services in support of agricultural tourism. The land use change at the Old Sugar Mill will be reviewed by the DPC to ensure any future commercial uses within the Secondary Zone will not impact the Primary Zone.

The Delta Plan is a long-term management plan for the Sacramento-San Joaquin Delta, as required by the 2009 Delta Reform Act. The Plan creates new rules and recommendations to further the state's coequal goals for the Delta, which are to improve statewide water supply reliability and protect and restore a vibrant and healthy Delta ecosystem, all in a manner that preserves, protects, and enhances the unique agricultural, cultural, and recreational characteristics of the Delta. The Delta Plan was adopted by the Delta Stewardship Council in May, 2013, and became effective with legally-enforceable regulations on September 1, 2013.

PROJECT SETTING

The Clarksburg Community Plan area encompasses most of the southeast area of Yolo County and is generally defined by the southern City limits of West Sacramento on the north, the Sacramento River on the east, the Yolo County line on the south (County Road 161), and the Sacramento River Deep Water Ship Channel on the west. Development is concentrated within the Clarksburg town area located along, and west of, the Sacramento River generally south of Pumphouse Road and Winchester Lake, and north of Elk Slough. See Figures 1, 2 and 3 - Clarksburg Vicinity Map, Clarksburg Plan Area, and Clarksburg Town Area, respectively. No exterior changes are proposed to the original 1982 adopted Town Area

(urban growth boundary); however, in 2008, the Board of Supervisors increased Clarksburg's Plan Area to include the area north of Babel Slough up to the southern City limits of West Sacramento (see Figure 2).

Project Components

The 2015 Clarksburg Area Community Plan emphasizes enhancing and sustaining a vital agricultural economy and commercial revitalization in the Clarksburg town area that takes into consideration Clarksburg's rural community values. Continued development of the Old Sugar Mill as a destination for sampling local wines, community gatherings, and hosting regional events has also been considered through a proposed land use change at the site. As addressed above, the Old Sugar Mill site is currently designated as Industrial and regulated with Heavy Industrial (I-H) zoning. Although, one of the more significant changes from the 2001 Clarksburg Area Plan was the removal of the Specific Plan and Master Plan designations at the Old Sugar Mill site when the Board of Supervisors adopted the 2030 Countywide General Plan and the site was returned to its historic designation of Industrial.

The 2015 Clarksburg Area Community Plan proposes a land use change from IN to CG to better facilitate existing and future commercial uses at the Old Sugar Mill site that will be regulated by a rezone to C-G. Thus, an Initial Study is being prepared for the update due to this proposed land use change and subsequent rezone. Otherwise, the Clarksburg Area Community Plan has been updated to be consistent with the 2030 Countywide General Plan and LURMP, and does not provide for any additional residential growth outside the existing growth boundary.

Like the previous plans, the 2015 updated plan remains informative about the Clarksburg community, its rich and unique history, and irreplaceable setting in the Sacramento-San Joaquin Delta region. With respect to the preservation of agricultural land, the 2015 Clarksburg Area Community Plan continues to oppose the conversion of agricultural land to non-agricultural purposes, but encourages the expansion of agricultural business development, including agricultural commercial and agricultural industrial support uses.

Old Sugar Mill site

The Old Sugar Mill is composed of two subareas of 35 and 65 acres each. The 65-acre piece contains large sugar plant buildings and warehouses and the 35 acre area contains old settling ponds previously used by the plant, which was established between 1930 and 1940 but closed in 1993. After remaining vacant for a number of years, plans were made in 2000 to renovate the buildings to create a facility for wine tasting and wine crush. Over the course of two years a portion of the old sugar mill was converted for agri-tourism uses. Use of the renovated sugar mill buildings has allowed the Sugar Mill Site to evolve into a unique community of at least ten California wineries and their signature wines.

Infrastructure serving the site consists of one well and a single onsite septic system with leach fields to capture domestic wastewater from restroom facilities located in the administration building and renovated Old Sugar Mill structure housing the tasting rooms, wineries, and conference rooms. Process wastewater from the small winery operations is routed to a large stainless steel holding tank and hauled offsite to a permitted facility.

Currently, the well and its distribution system have reported levels of coliform and the property owner is required to post that the water is non-potable. According to County Environmental Health Specialists, public notification is meant to be a temporary solution to the non-potability issue. Permanent solutions may include a thorough system evaluation and correcting identified deficiencies, installation of a disinfection system, or drilling a new well. Any future expansion of commercial use at the site would be severely restricted due to lack of

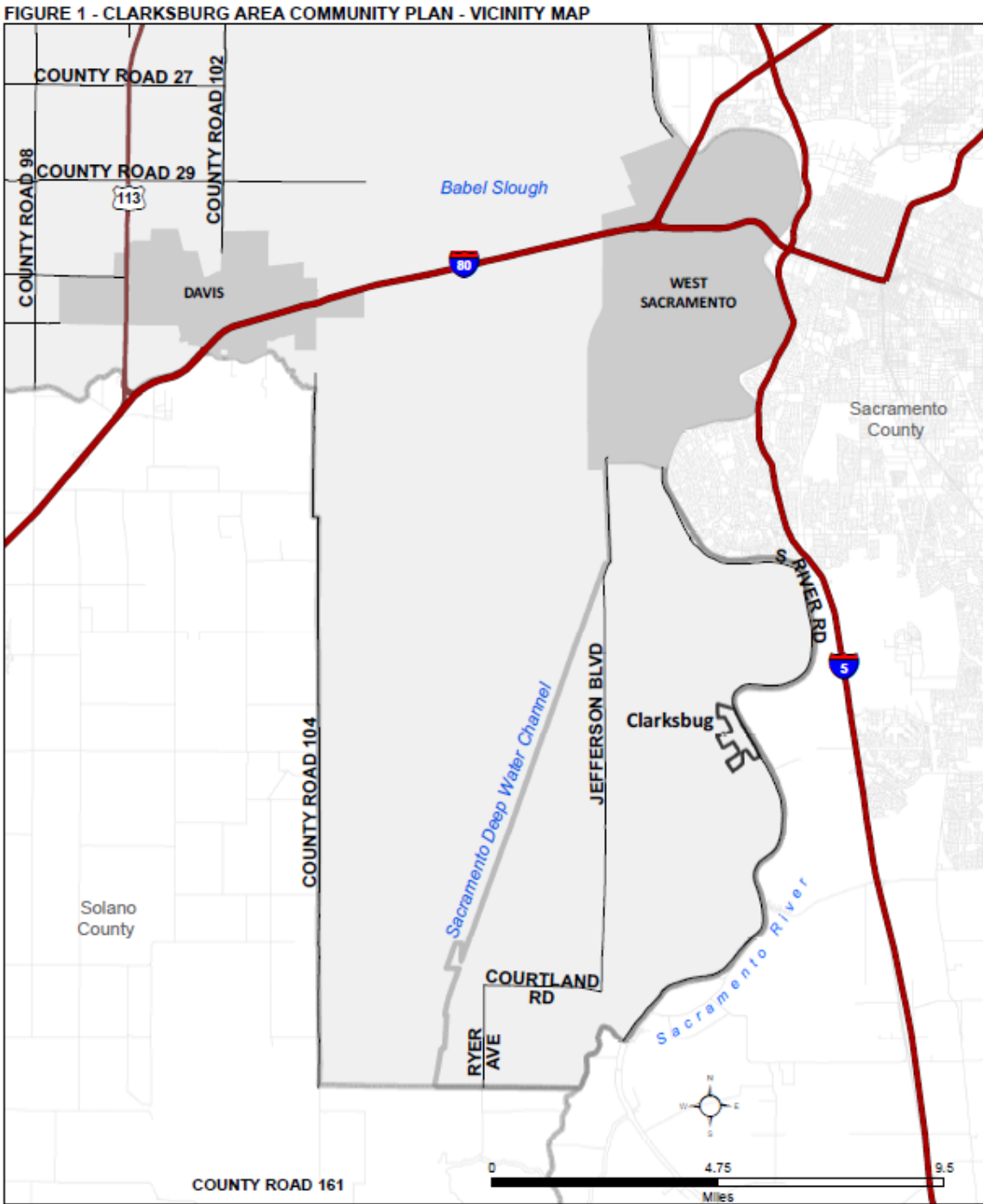
a potable water source.

In addition to the need for a reliable potable water source, the Old Sugar Mill site would also need to expand its septic system (which includes onsite leach fields) to accommodate future commercial growth. This Initial Study addresses the site's infrastructure needs to accommodate adequate commercial growth at the Old Sugar Mill in Sections VI (Geology & Soils), IX (Hydrology & Water Quality), and XVII (Utilities & Service Systems).

SUMMARY OF ENVIRONMENTAL REVIEW

This environmental review focuses on the degree of net change proposed between the 2001 Clarksburg Area Plan and the 2015 Clarksburg Area Community Plan, and considers changes made to the Clarksburg area when the 2030 Countywide General Plan was adopted in 2009. For the purpose of preparing this environmental review, Part III of the 2015 Clarksburg Area Community Plan, Environmental Setting and Community Services, provides information on the existing baseline conditions of the Clarksburg Community Plan area as of 2009, when the Board of Supervisors adopted the 2030 Countywide General Plan and certified the EIR prepared for the General Plan. The whole of the 2015 Clarksburg Area Community Plan has been evaluated to assess the potential physical environmental effects attributable to the changes proposed by the 2015 plan. The environmental areas evaluated in this Initial Study (ZF #2014-0031) were found to be within the scope of analysis in the 2030 General Plan EIR, with the exception of the proposed land use designation change at the Old Sugar Mill site. Thus, the potential for adverse and substantial impacts on the Clarksburg Plan area as a result of the land use change from the historic Industrial to General Commercial was more specifically considered. The overall potential environmental effects proposed by the 2015 plan, including additional prospective commercial uses at the Old Sugar Mill, are considered to be less than significant, with the implementation of uniformly applied County regulations to reduce potential impacts to water quality.

Figure 1 Clarksburg Vicinity



- Cities
- Clarksburg Town Area
- Clarksburg Community Plan Area
- County Boundary

Created by Yolo County Department of General Services - Information Technology on behalf of Yolo County Department of Planning and Public Works, April, 2015. Data source: Yolo County

Figure 2 Clarksburg Plan Area

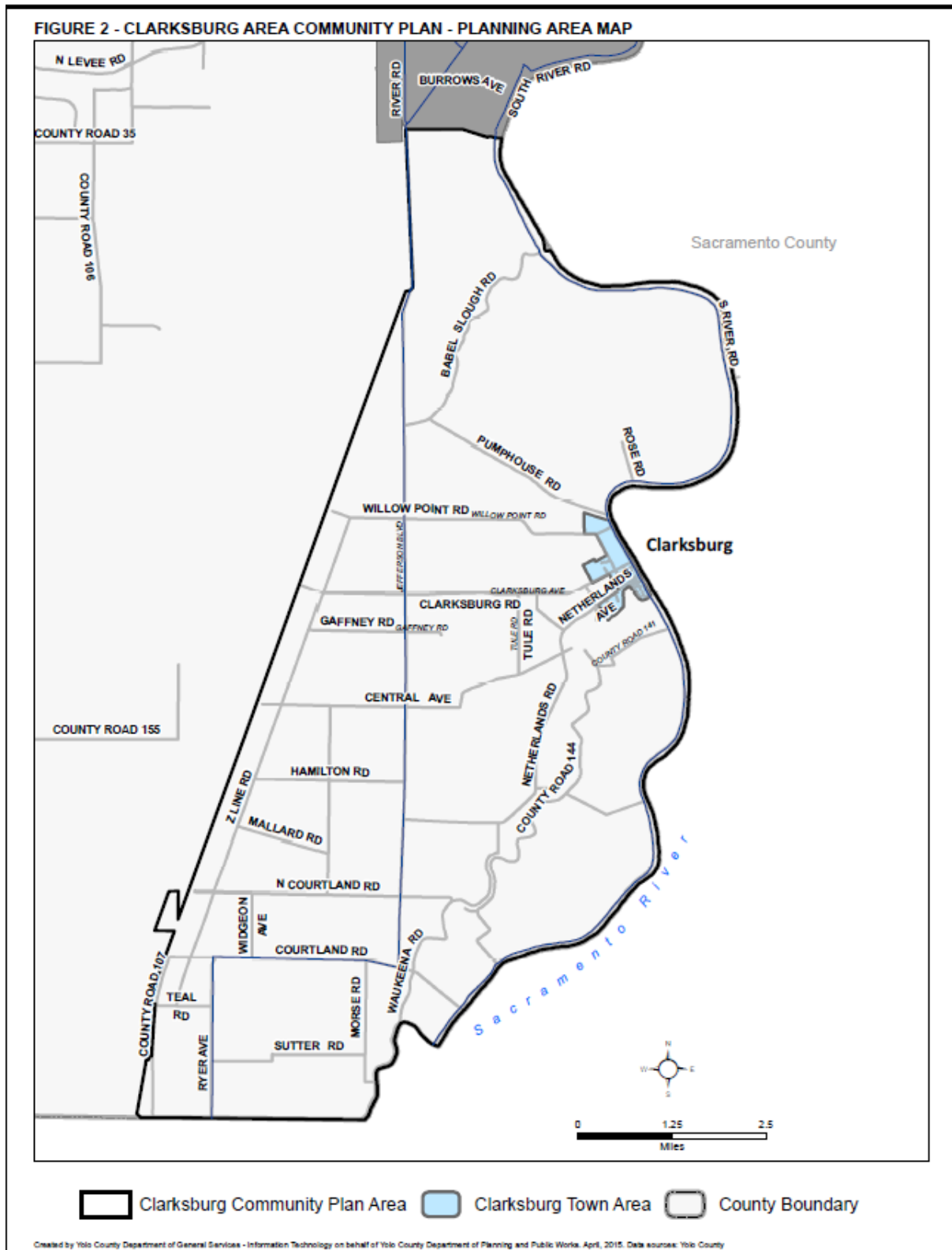


Figure 3 Clarksburg Town Area



**Figure 4
Clarksburg Land Use Map**

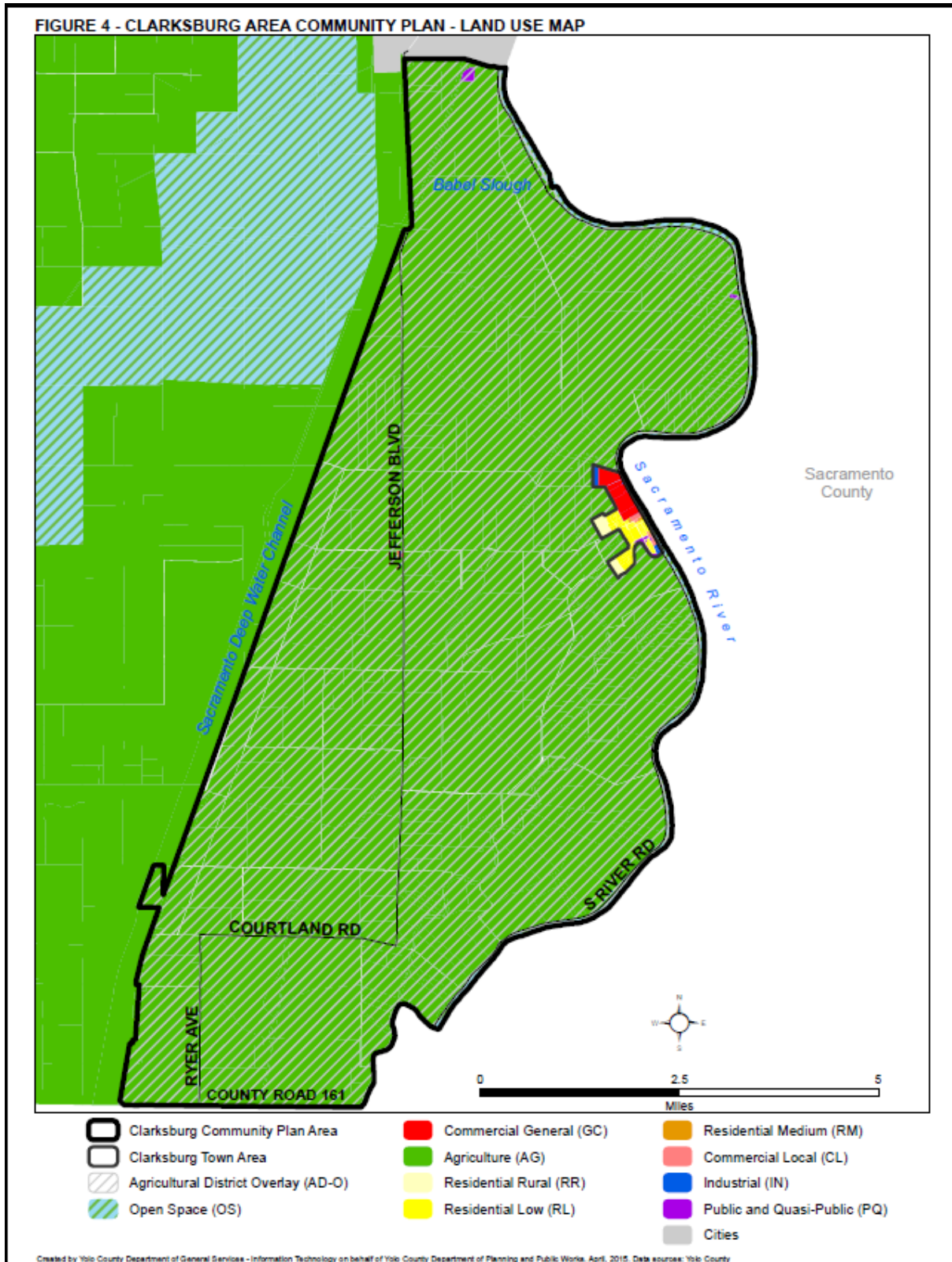
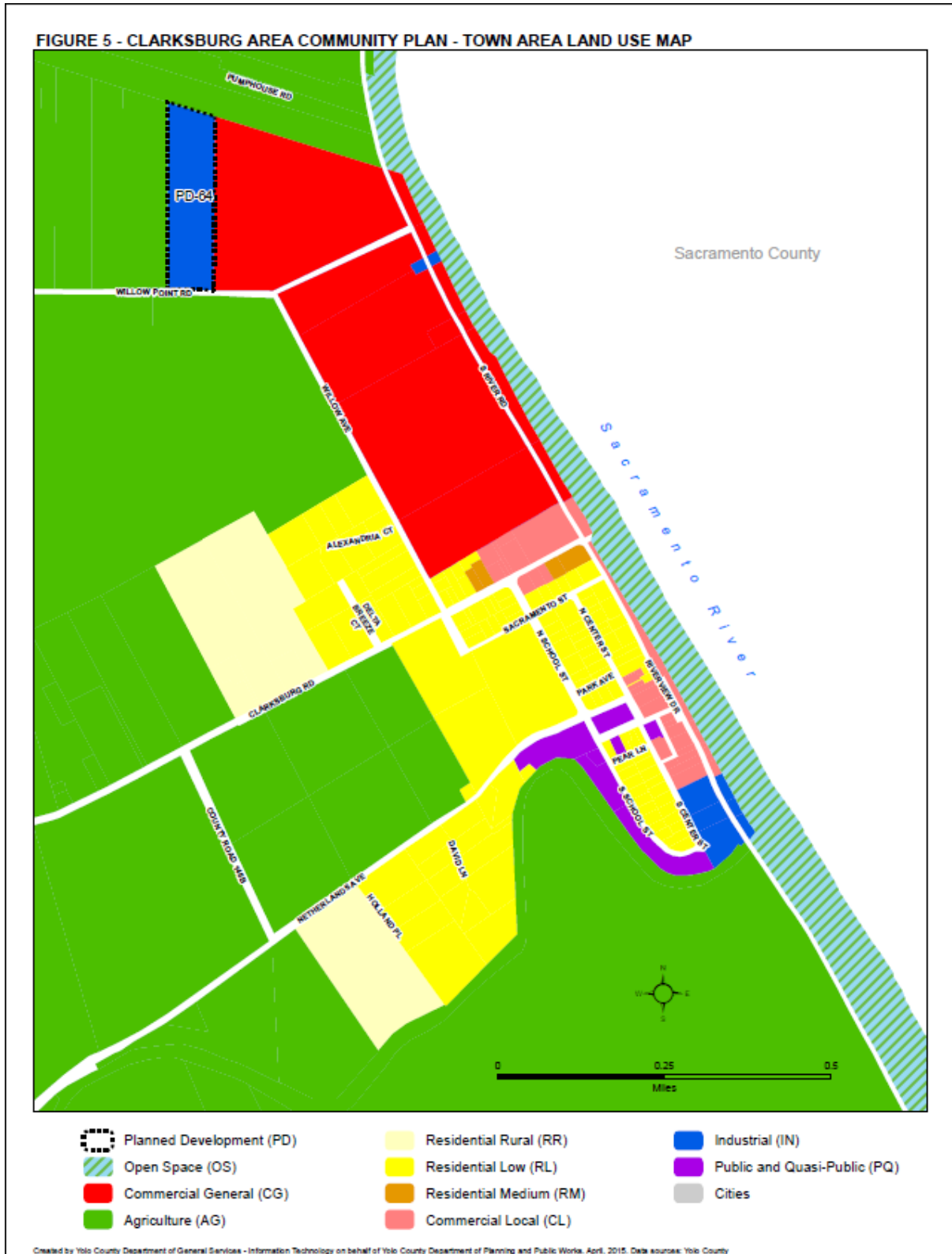
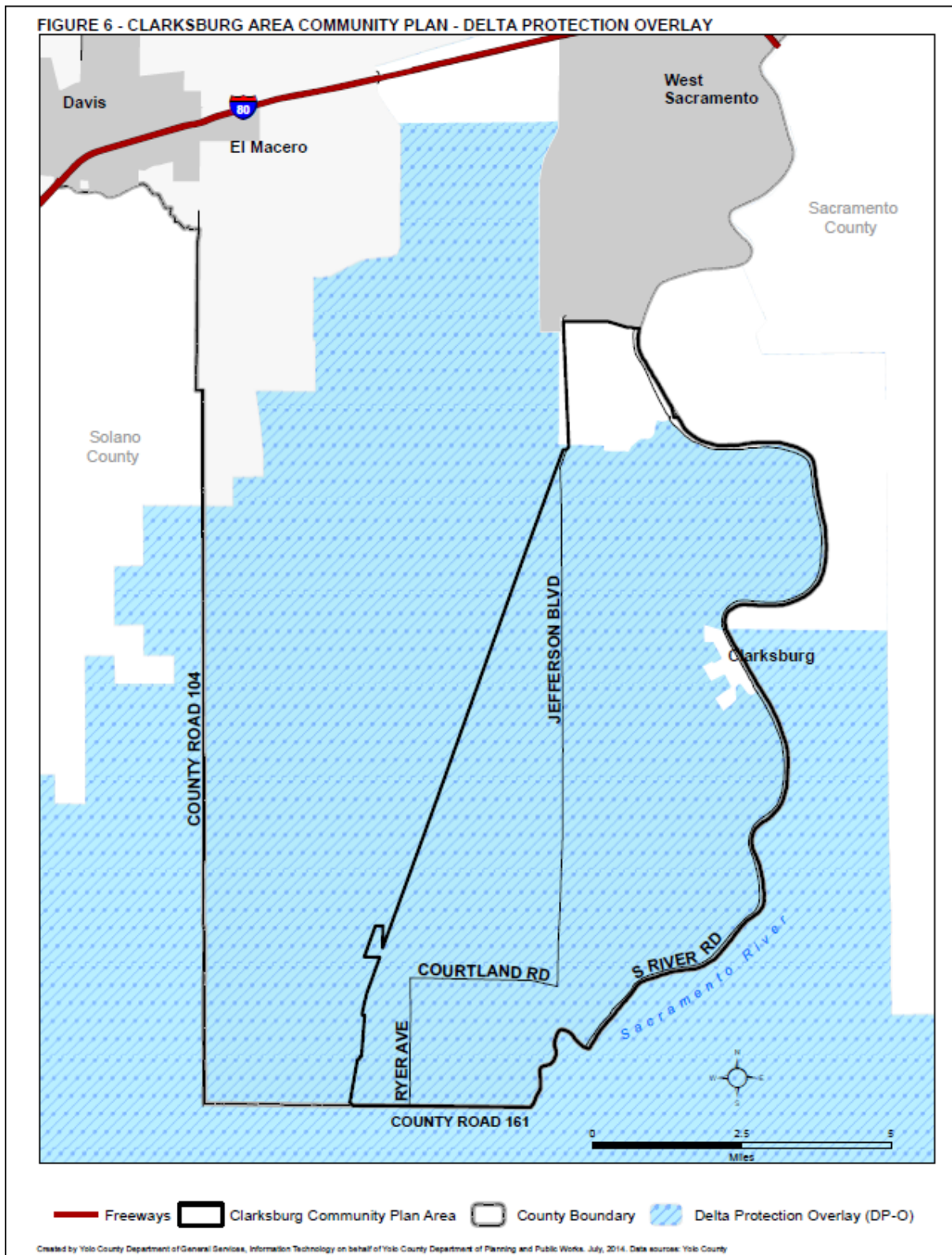


Figure 5 Clarksburg Town Area Land Use Map



**Figure 6
Delta Protection Overlay**



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 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

6.30.15

Date

Stephanie Cormier

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- 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?**

Less than Significant 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; however, portions of the plan area are located within the vicinity of a locally designated scenic roadway that travels along the west side of the Sacramento River. South River Road, from Jefferson Boulevard in the City of West Sacramento to the Sacramento County Line, has been designated by the 2030 Countywide General Plan and the proposed 2015 Clarksburg Area Community Plan as a scenic highway. The project would not substantially degrade the existing visual character of the surrounding vicinity, which includes a proposed land use change at the Old Sugar Mill site from Industrial to Commercial General. The site is bounded by portions of South River Road on its eastern boundary. Policies in the 2015 Clarksburg Area Community Plan require development to be consistent and compatible with the existing small town rural character of the Clarksburg community. Additionally, matters of aesthetics are expected to be an important aspect with respect to any proposed or future commercial endeavors at the Old Sugar Mill that may rely more and more on regional tourism. Yolo County also has an adopted set of Design Guidelines that addresses commercial development in the small, rural unincorporated communities. Any discretionary proposal would be required to be reviewed by the Clarksburg Citizens Advisory Committee for consistency with applicable Area Community Plan goals and policies. The project is not expected to damage scenic resources, including views of the Sacramento River along scenic South River Road.

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

Less than Significant Impact. Any new lighting, as a result of the proposed project, would be required to be low-intensity and shielded and/or directed away from adjacent properties, the public right-of-way, 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. Most of the Plan area is located on rural lands in an agricultural area that contains over 35,000 acres of agriculturally-zoned property, with the exception of the town area, of which approximately 625 acres are zoned for urban uses. The 35,171 acres was established as an Agricultural District by the Board of Supervisors in 2008. The State of California Farmland Mapping and Monitoring Program identifies a majority of the agricultural area as "Prime Farmland," and the town area as "Urban and Built Up Land." The project will not convert any "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" to a non-agricultural use. The proposal is not expected to significantly affect agricultural resources or operations, but, rather, seeks to enhance the agricultural industry of the Clarksburg vicinity. The 2015 Clarksburg Area Community Plan strengthens the previous plan's agricultural land use policies dealing with the preservation of agricultural lands.

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

No Impact. The Clarksburg Area Community Plan proposes no changes in zoning that would conflict with agricultural use or agricultural land under Williamson Act Contracts, including the proposed land use change from Industrial to Commercial General at the Old Sugar Mill site.

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 area community plan update 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 area community plan proposes no changes to existing uses that could result in conversion of farmland to a non-agricultural use. The land use designation change at the Old Sugar Mill site is within the urban growth boundary of the town area. There are no proposed changes to the outlying agricultural areas, with the exception of identifying “target” areas for an additional 43 acres of agricultural industrial zoning, which were previously analyzed in the EIR prepared for the 2030 Countywide General Plan. Any subsequent rezone from Agricultural Intensive (A-N) to Agricultural Industrial (A-I) in the plan area would require further environmental review.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

Table AQ-1 YSAQMD-Recommended Quantitative Thresholds of Significance for Criteria Air Pollutants	
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 area community plan update 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. Updating the Clarksburg Area Community Plan to be

consistent with the 2030 Countywide General Plan and Delta Protection Commission's Land Use and Resource Management Plan is being implemented through specific policy actions contained within the Countywide General Plan and previously analyzed in the General Plan EIR. The proposed land use change at the Old Sugar Mill, from Industrial to Commercial General, will not conflict with any applicable air quality plan.

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

Less than Significant Impact. The Clarksburg town area is primarily accessed from Jefferson Boulevard via Willow Point Road, Clarksburg Road, and Netherlands Road. South River Road runs along the east side of the town area and is accessed at three main points from the town's core. The two-lane street system of the town is residential in nature. No changes to the existing road network within the plan area are proposed as part of this Area Community Plan update, and the traffic levels entering the roadways leading to the Old Sugar Mill site, located on Willow Avenue, are not expected to generate CO concentrations above State standards due to a land use change from Industrial to Commercial General. The Old Sugar Mill is primarily accessed from Willow Point Road to the north and Clarksburg Road to the south, which intersects with Willow Avenue. Currently, both Willow Point Road and Clarksburg Road operate at Level of Service (LOS) A, with a 2030 projection of LOS C, indicating that average daily traffic levels are extremely low. Additionally, no additional residential growth was assumed in the 2030 Countywide General Plan or the 2015 Clarksburg Area Community Plan so any increase in tourism associated with future commercial activities at the Old Sugar Mill site is not expected to violate any air quality standards from an increase in traffic due to a potential increase in commercial activities. At present, active land uses within the town area generate approximately 1,600 average daily vehicle trips, not including traffic moving on through streets to other destinations; i.e. South River Road; Netherlands Road, etc. Although additional automobile trips are expected to result from the proposed land use designation change at the Old Sugar Mill, the type of traffic generation resulting from commercial uses can differ greatly from traffic resulting from heavy industrial uses. Currently, there are no new proposed commercial uses at the Old Sugar Mill site, only existing uses which are more commercial in nature than industrial, i.e., wine-tasting. This Initial Study, however, assumes there will be future uses associated with the wine-tasting industry related to dining, lodging, and retail. These uses could generate a higher level of automobile traffic than currently exists at the Old Sugar Mill site, but this assumption is speculative and cannot be quantified at this time. However, due to the plan area's relatively low CO concentrations contributions, which are well below two (2) parts per million averaged over one (1) hour (2030 General Plan EIR, 2009), any future increase in traffic is not expected to exceed State standards.

The plan update will not violate any air quality standard or contribute to an existing or projected air quality violation. Future project construction/grading will likely generate air emissions in the form of particulate dust from grading and equipment activities. With respect to these temporary emissions, an applicant is required to comply with all standards as applied by the Yolo-Solano Air Quality Management District (AQMD) to minimize dust and other construction related pollutants. Short-term temporary construction dust pollutants are not expected to be significant in the long-term. These air emissions are lower than the thresholds set by the YSAQMD.

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 general plan amendment to the 2030 Countywide General Plan through an update to the 2001 Clarksburg Area Plan. The updated 2015 Clarksburg Area Community Plan includes a land use designation change at the Old Sugar Mill site (approximately 100 acres) from its historic Industrial to General Commercial. This change was not anticipated in the EIR prepared for

the 2030 General Plan, adopted in 2009 by the Board of Supervisors. The air pollutants generated by any new future commercial uses would be primarily dust and particulate matter during future construction activities. However, these future impacts are not anticipated to be any greater than from industrial projects that are currently allowed at the site, as well as the on-going commercial-type uses already occurring at the site. Air pollutant emissions as a result of the land use change are anticipated to be those normally associated with visitor-serving services and small town rural development, and only to the extent which development occurs. Dust generated by any future 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 land use change at the Old Sugar Mill is within proximity to sensitive receptors (“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), including residential neighborhoods to the south and west, and school facilities to the south. Any future construction activities related to a land use change from Industrial to Commercial General may generate some pollutant concentrations related to equipment exhaust; however, the emissions would be intermittent and temporary in nature. Commercial uses, unlike Industrial-related uses, are far less likely to expose sensitive receptors to substantial pollutant concentrations since typical commercial operations do not generally have stationary source emissions associated with their operations. Although the land use change at the Old Sugar Mill was not anticipated in the 2030 Countywide General Plan, it is not expected that the update to the Clarksburg Area Community Plan will result in any more significant air quality impacts than was anticipated in the General Plan EIR.

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

Less than Significant Impact. The Clarksburg Area Community Plan, including a land use change at the Old Sugar Mill, is not expected to generate objectionable odors; however, new odors may be generated with the addition of commercial uses, such as restaurants and catered events associated with increased tourism. However, these new odors would not be considered adverse.

IV. BIOLOGICAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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. According to recent maps prepared by the Yolo Natural Heritage Program and the California Natural Diversity Data Base, (NDDDB 2010), the Clarksburg Community Plan Area contains several confirmed Swainson's hawk nesting sites and a single nesting site of the Yellow Billed Cuckoo located within the town area. These nesting sites, including the Yellow Billed Cuckoo site, are within proximity to the Old Sugar Mill, which includes a proposed land use change from Industrial to Commercial General. Several other threatened or rare species or their habitats are also identified within the greater Community Plan area, such as the tri-colored blackbird, vernal pool fairy shrimp, vernal pool tadpole shrimp, Delta smelt, longfin smelt, Chinook salmon, and giant garter snake. Although the Area Community Plan update includes a land use change at the Old Sugar Mill, the project is not expected to impact endangered, threatened, or rare species or their habitats, above and beyond that which was anticipated in the 2030 Countywide General Plan EIR. Any future discretionary commercial project at the Old Sugar Mill would likely be required to mitigate for the loss

or potential loss of habitat for the Swainson's hawk and/or Yellow Billed Cuckoo, and will be reviewed separately under CEQA through the environmental review process if and when a new commercial proposal is submitted.

- 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? and**
- 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. The Clarksburg Area Community Plan update, including a land use change from Industrial to Commercial General at the Old Sugar Mill site, will not affect existing natural communities, involve the loss of wetland habitat(s), or restrict wildlife dispersal or migration corridors.

- 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 proposed update to the Clarksburg Area Community Plan, and subsequent land use change at the Old Sugar Mill, will not interfere substantially with the movement of any native resident or wildlife species. Any future commercial development that may occur at the Old Sugar Mill as a result of the update will generally take place in an area that has already been disturbed by previous industrial-type and existing commercial-type uses.

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

No Impact. The proposed Clarksburg Area Community Plan update 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 Area Community Plan update and/or land use change from Industrial to Commercial General at the Old Sugar Mill.

- 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. As described in (a), above, any future discretionary commercial development at the Old Sugar Mill as a result of the land use change in the Area Community Plan update, would require separate CEQA review and possible mitigation for the potential loss of species and/or their habitat. No conflict with the developing NCCP/HCP is anticipated, as future potential impacts to Swainson's hawk foraging habitat and the Yellow Billed Cuckoo nesting sites 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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? and**
- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

Less than Significant Impact. The Clarksburg Area Community Plan update includes discussion, recognition, and policies that address the Plan area's unique cultural and historical resources. Both the town area and greater Plan area contain historic resources, as designated by the 2030 Countywide General Plan, and/or have been identified as or may be eligible historic structures. Proposed policies in the Clarksburg Area Community Plan update encourage use of and rehabilitation of historic structures for educational, community, and visitor-serving purposes, and are consistent with the policies identified in the 2030 Countywide General Plan that address preservation of heritage communities.

The Clarksburg Community Plan area is within the aboriginal territories of the Yocha Dehe Wintun Nation, and they were given formal notice and invitation by Yolo County to initiate SB 18 consultation for the update of the Clarksburg Area Community Plan as an amendment to the 2030 Yolo Countywide General Plan. A similar invitation was sent to the Cortina Band of Indians, who did not provide a response. A response received from the Yocha Dehe Wintun Nation on July 22, 2014, requested that the Plan area include a consideration of impacts to cultural resources should the Plan area be developed. As indicated above, policies contained in the Area Community Plan update include preservation and conservation efforts to ensure impacts to cultural resources are protected. Impacts to historical and archaeological resources are expected to be less than significant.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

No Impact. The proposed Clarksburg Area Community Plan update, and land use change at the Old Sugar Mill site, is not expected to affect any paleontological resources known or suspected to occur within the Plan area. The project site is within the aboriginal territories of the Yocha Dehe Wintun Nation; however, the site is not known to have any significant paleontological resources as defined by the criteria with the CEQA Guidelines. Any future commercial development at the Old Sugar Mill site will require that subsurface cultural resources be encountered during project construction, construction shall be halted until a professional archaeologist can be consulted.

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 Plan 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 checked="" type="checkbox"/>	<input 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 Clarksburg Community Plan area 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 Community Plan area. Surface ground rupture along faults is generally limited to a linear zone a few yards wide. Because the Plan area 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 commercial development that may occur as a result of the land use change from Industrial to Commercial General at the Old Sugar Mill site will be required to comply with all applicable Uniform Building Code and County

Improvement Standards and Specifications regulations 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 Plan area, strong seismic ground shaking would not be anticipated and any future commercial development at the Old Sugar Mill 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 in the Community Plan area 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. Any future commercial development that occurs as a result of a land use change from Industrial to Commercial General at the Old Sugar Mill 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 Community Plan area is flat and has a low landslide susceptibility due to the slope class and material strength. Mass movements are unlikely to occur, particularly large landslides with enough force and material to expose people or structures in the Plan area 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 in the Community Plan area is flat and no additional development is proposed with the Area Community Plan update, other than what was already anticipated in the 2030 Countywide General Plan EIR. Although, future commercial development is likely to occur at the Old Sugar Mill site subsequent to a land use change from Industrial to Commercial General. However, the Old Sugar Mill is located in an area with little potential for erosion; substantial soil erosion or loss of topsoil is unlikely to occur. Any future commercial development at the Old Sugar Mill 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 Community Plan area is not located in an area of unstable geologic materials, and any future commercial development at the Old Sugar Mill as a result of a land use change from Industrial to Commercial General is not expected to significantly affect the stability of the underlying materials at the site, which could potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The Area Community Plan update proposes no new or additional residential development 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 Clarksburg Area Community Plan is located in an area of primarily “low” expansive soils, with some western areas containing “moderate” expansive soils. Any future development at the Old Sugar Mill as a result of a land use change from Industrial to Commercial General 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?

Less than Significant Impact. The Clarksburg Community Plan area is served by individual septic systems for domestic-type uses, i.e., residential, commercial, industrial, and public-service properties and individual rural home sites in the agricultural area, as there is no community-wide wastewater treatment system. Although the Area Community Plan supports addressing the feasibility of a community-wide sewer system, there is no such proposal at this time; therefore, any development in the Community Plan area that was anticipated in the 2030 Countywide General Plan EIR would be required to meet Environmental Health (and Regional Water Quality Control Board, if applicable) regulations for any new, expanded, or rehabilitated onsite septic systems. Additionally, any future commercial development at the Old Sugar Mill, as a result of the land use change from Industrial to Commercial General, would specifically be required to provide a new or expanded onsite septic system, as permitted by Environmental Health, since the existing system already serves the domestic-related uses at the site. According to the Director of Environmental Health, installation of individual septic systems requires assurance that there is adequate vertical separation of the septic effluent from the ground water table. However, the Community Plan area in general has a shallow ground water table which does not allow adequate vertical separation of septic effluent from the ground water when installing a standard septic system at standard depths. Therefore, septic systems that are approved for installation in the Plan area require special non-standard design, such as a shallow dispersal system or above grade dispersal system, and may also require supplemental treatment of the effluent prior to dispersal into the soil. All proposed septic systems would be required to meet the uniformly applied regulations of the Environmental Health Division of the Department of Planning, Public Works and Environmental Services and the Yolo County Code (see Section IX Hydrology and Water Quality for additional discussion). Any future study to determine the feasibility of a community-wide sewer system(s) would require separate CEQA review/environmental analysis.

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 checked="" type="checkbox"/>	<input 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 Clarksburg Area Community Plan update was considered in the 2030 Countywide General Plan EIR, with the exception of a proposed land use change from Industrial to Commercial General at the Old Sugar Mill site. Therefore, while the Area Community Plan update could result in a small amount of GHG emissions, any future commercial development at the Old Sugar Mill, as a result of the land use change, is purely speculative at this time and cannot be quantified. It is assumed, however, that while commercial uses generally draw more vehicle trips to an area with the addition of visitor-serving uses, the emissions generated by additional car trips would not be considerably more significant than those generated by industrial-type uses, which are usually associated with diesel truck trips and other stationary sources. Thus, while no new residential growth was assumed for the Clarksburg Area Community Plan in the 2030 Countywide General Plan, the addition of new commercial activities at the Sugar Mill site could generate more GHG emissions for the Plan area than was previously considered. However, it should be noted that existing uses at the Old Sugar Mill are more "commercial" in nature than industrial, i.e., visitor-serving. As stated 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 land use change at the Old Sugar Mill is not technically "consistent with" the existing General Plan land use map (a General Plan amendment is being requested to change the land use from Industrial to Commercial General), however the proposed change is more consistent with existing uses already occurring at the site, as well as with numerous polices in the Countywide General Plan that call for infill development. Therefore, the Area Community Plan update, and the proposed land use change at the Old Sugar Mill site, is not only within the small amount of infill growth outlined in the Countywide General Plan EIR, but more accurately describes the existing and future prospective setting.

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 Clarksburg Area Community Plan update and proposed land use change at the Old Sugar Mill 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.?

Less than Significant Impact. As discussed below in the Hydrology and Water Quality section, the Clarksburg Community Plan area is located in Flood Zones A and AE, areas within the flood plain, as designated by the Federal Emergency Management Agency (FEMA). The proposed update is not expected to be any more directly affected by climate change impacts such as flooding or sea level rise than what was previously anticipated in the 2030 Countywide General Plan EIR. However, the proposed land use change from Industrial to Commercial General at the Old Sugar Mill was not anticipated. Any future commercial development projects at the Old Sugar Mill, much like any new industrial project currently allowed at the site, will be required to be constructed in compliance with all applicable FEMA and local regulations for developing within a floodplain. The Community Plan area is not at significant risk of wildfire dangers or diminishing snow pack or water supplies.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- 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. The Clarksburg Area Community Plan update is not expected to create significant hazards due to the transport, use, disposal, or release of hazardous materials above and beyond what was previously anticipated in the 2030 Countywide General Plan EIR. However, the proposed land use change from Industrial to Commercial General at the Old Sugar Mill site was not considered, and therefore it is anticipated that some new commercial activities may occur at the site, as opposed to new industrial-type uses. Heavy equipment used during any future site grading and

construction of the Community Plan area, and in particular at the Old Sugar Mill site, would require the routine use of fuels and lubricants. Routine fueling and equipment maintenance will not be conducted at any future project site; however, an accidental spill during grading and construction operations could affect soil and nearby pond water quality. Standard conditions attached to future project approvals would require an 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?**

Less than Significant Impact. The Clarksburg Community Plan area includes school facilities located within the Town area, and within one-quarter mile of the Old Sugar Mill site where a land use change from Industrial to Commercial General has been proposed. Although there is no proposed new development associated with the land use change, or the Area Community Plan update (other than what was already anticipated in the 2030 Countywide General Plan EIR), any new commercial uses at the Old Sugar Mill are not expected to emit hazardous materials within proximity to existing school facilities.

- 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. Although there are several hazardous materials sites that have been identified within the Clarksburg Community Plan area, mostly from the 1980s and 1990s, these cases have been remediated and/or closed, as monitored by Yolo County Environmental Health in accordance with Government Code Section 65962.5. There is one remaining open case, however, that is located on N. Center Street relating to diesel and motor oil spill and/or contamination. Any future development that occurs from the update to the Clarksburg Area Community Plan has already been anticipated with respect to hazardous materials sites in the 2030 Countywide General Plan EIR, with the exception of additional commercial growth at the Old Sugar Mill. There are no hazardous materials sites listed at the Old Sugar Mill and the one remaining case on North Center Street is approximately 2,000 feet away from the proposed land use change at the Old Sugar Mill.

- 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?

Less than Significant Impact. The Clarksburg Community Plan area is not located within the vicinity of a public airport, but does include the Borges-Clarksburg Airport, which is a privately owned airstrip located approximately two miles north of the Old Sugar Mill where there is a proposed land use designation change from Industrial to Commercial General. Airplane activity at the airport is typically minimal, averaging one aircraft operation a day, and any proposed development within proximity to the airport is reviewed for compatibility with the airport's Comprehensive Land Use Plan (CLUP). The Old Sugar Mill site is not within the boundaries of the Borges-Clarksburg Airport safety zones, according to the airport's CLUP. The Clarksburg Area Community Plan update, including the land use designation change at the Old Sugar Mill, will be reviewed by the Sacramento Area Council of Governments (SACOG), the designated Airport Land Use Commission for the airstrip, who will determine whether or not the Area Community Plan update that includes the proposed land use change is consistent with the airport's CLUP. Due to the airport's proximity to the Old Sugar Mill, it is anticipated that there will be no safety hazards related to private airstrips as a result of the Area Community Plan, and more specifically, the land use designation change at the Old Sugar Mill.

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

No Impact. The Clarksburg Area Community Plan update and proposed land use designation change at the Old Sugar Mill would not affect any emergency response plan. Action measures contained in the updated Area Community Plan support continuation of refined emergency response plans.

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 Clarksburg Community Plan area 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

ENVIRONMENTAL SETTING

The Clarksburg Area Community Plan update includes a land use designation change at the Old Sugar Mill site from its historic Industrial to Commercial General to more adequately reflect existing and planned uses. This land use change was not anticipated in the 2030 Countywide General Plan and was therefore not analyzed in the General Plan's EIR; thus, this Initial Study primarily focuses on any potential impacts that may result from a land use change to Commercial General at the Old Sugar Mill and otherwise relies on the General Plan EIR for consistency between the Countywide General Plan and the Area Community Plan update.

As described in the Project Description of this Initial Study, infrastructure serving the Old Sugar Mill site consists of one well and a single onsite septic system with leach fields to capture domestic wastewater from restroom facilities in the administration building and renovated Old Sugar Mill

structure housing the tasting rooms, wineries, and conference rooms. The process wastewater from the small winery operations is routed to a large stainless steel holding tank and hauled offsite to a permitted facility.

The single existing well and its distribution system at the Old Sugar Mill have reported levels of coliform and the property owner is currently required to post that the water is non-potable. According to the County's Environmental Health Specialists, this public notification requirement is meant to be a temporary solution to the non-potability issue, not a permanent or long-term solution. Permanent solutions would include: 1) a thorough system evaluation to correct identified deficiencies; 2) installation of a disinfection system; or 3) drilling a new well. Any future expansion of commercial use at the site under current conditions would be severely restricted due to lack of a potable water source.

In addition to the need for a reliable potable water source, the Old Sugar Mill site would also need an expanded or new septic system (which includes onsite leach fields) to accommodate future commercial growth.

DISCUSSION

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

Less than Significant Impact. The Clarksburg Area Community Plan update does not propose any additional new development, including residences, other than what was previously considered in the 2030 Countywide General Plan EIR. But the Plan does include a land use change at the Old Sugar Mill from Industrial to Commercial General, and a subsequent rezone from Heavy Industrial (I-H) to Commercial General (C-G). Currently, the site has no potable water source as the old onsite well has reportable levels of coliform. As a temporary measure, the owners have been required by Yolo County Environmental Health to publicly notice the water source as non-potable. Thus, any additional development occurring at the site would require a solution to a permanent, reliable potable water source, as permitted by Environmental Health. These existing conditions severely restrict new commercial development at the Old Sugar Mill (and currently limit existing uses at the site). However, additional commercial uses at the site would implement several goals and policies in the Clarksburg Area Community Plan that encourage increased agricultural commercial and visitor-serving enterprises. In order to accommodate future commercial growth at the Old Sugar Mill, a permanent solution is necessary prior to any proposed development at the site. These solutions may include, but are not limited to: providing a thorough system evaluation to correct identified deficiencies in the existing system; installation of a disinfection system; or, drilling a new domestic well that meets the standards for construction. Application of uniformly applied Environmental Health regulations would ensure that impacts to water quality would be less than significant in the event new commercial development is proposed at the site.

In addition to requiring a permanent solution for a reliable potable water source, conditions at the Old Sugar Mill would require an expanded or new septic system (which includes onsite leach fields) in order to accommodate new commercial growth and reduce impacts to wastewater discharge. With the implementation of uniformly applied regulations, as approved and permitted by Environmental Health, impacts to water quality and wastewater discharge requirements would be less than significant.

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)?

Less than Significant Impact. The Clarksburg Area Community Plan update and proposed land use change at the Old Sugar Mill, from Industrial to Commercial General, will not substantially deplete groundwater supplies or interfere with groundwater recharge any more than what was previously considered in the 2030 Countywide General Plan EIR. Existing uses at the Old Sugar Mill include

small grape crush operations for the boutique wineries. In general, given Clarksburg's proximity to the Sacramento River and its tributaries, the groundwater table level in the area remains high. There are no new development proposals accompanying the Area Community Plan that would lower the local groundwater table to levels that would be detrimental to pre-existing nearby wells.

- 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? *and***
- 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?**

Less than Significant Impact. The Clarksburg Area Community Plan and proposed land use change at the Old Sugar Mill will not substantially alter existing drainage patterns or alter watercourses that would result in substantial erosion or flooding activities. Any new commercial development at the Old Sugar Mill that might occur as a result of the proposed land use change from Industrial to Commercial General would be required to address onsite and offsite drainage and storm water runoff prior to building permit issuance. Although, it is not expected that future commercial uses would be more likely to result in erosion, flooding, or storm water drainage issues than the currently allowed industrial-type uses. Typically, new development is monitored by Public Works staff at building permit issuance, through implementation of best management practices (or a SWPPP) that reduce the effects of erosion and flooding from an increase in impervious surfaces. Also, policies contained in the 2030 Countywide General Plan prohibit development within proximity to watercourses to ensure they retain their flood capacities and habitat value, and are not otherwise altered by development.

- 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?**

Less than Significant Impact. See (c) and (d), above. The Area Community Plan update and proposed land use change will not contribute to water runoff that may exceed the capacity of storm water drainage system or provide additional sources of runoff. Any future development, whether at the Old Sugar Mill or infill in the town area, as a result of the update would be required to address both onsite and offsite drainage. Existing uses at the Old Sugar Mill include capturing process wastewater from the small grape crush operations, which are held in a stainless steel tank and hauled off to a permitted facility. There are currently no proposals associated with the update or proposed land use change that will substantially affect storm water drainage or runoff.

- f) **Otherwise substantially degrade water quality?**

Less than Significant Impact. See discussion and Environmental Health requirements in (a), above. With implementation of uniformly applied regulations, the proposed update to the Clarksburg Area Community Plan, that includes a land use change from Industrial to Commercial General at the Old Sugar Mill, would not substantially degrade water quality. As per Yolo County Environmental Health, any future development at the Old Sugar Mill is otherwise restricted without a permanent, reliable potable water source and an expansion to the existing, or a new, septic system.

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

Less than Significant Impact. The Clarksburg Community Plan area is located in Flood Zones AE and A, which are areas included inside a flood plain (or flood hazard development area), as designated by the Federal Emergency Management Agency (FEMA). The Clarksburg Area

Community Plan does not include any additional residential growth than was previously assumed in the 2030 Countywide General Plan, which includes build-out of the 1983 Countywide General Plan. Thus, the number of housing units within the town area is anticipated to increase from 179 units to 199 units under build-out of the Countywide General Plan and the Area Community Plan. However, this increase in housing units was carried over from growth assumptions made in the 1983 Yolo County General Plan. No new additional increase in residential growth was assumed for Clarksburg in the Countywide General Plan. Nevertheless, any new or substantial development is required to comply with the provisions of FEMA and the County's Flood Protection Ordinance for building within a floodplain. Generally, this means all new or substantial residential development must be raised at least one foot above the determined base flood level, which in Clarksburg, could mean raising a new home up to nine (9) feet above grade. Similarly, any new or substantial commercial development that might occur as a result of a land use change at the Old Sugar Mill will also be required to comply with FEMA regulations and the County's Flood Protection Ordinance. Implementation of these regulations and protection measures for any new or substantial development will ensure that housing and other structures are not placed within a 100-year flood hazard area in such a way that would impede or redirect flood flows, or otherwise jeopardize public safety and welfare.

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 (g-h), above. The Clarksburg Community Plan area is located in a dam inundation zone and is adjacent to a levee system that could expose people to flooding. Policies in the 2030 Countywide General Plan, of which the Clarksburg Area Community Plan is a component, are designed to protect the public and reduce damage to property from flood hazards, require adherence to requirements of Federal and State law and the County Flood Protection Ordinance in order to protect people, structures, and personal property from unreasonable risk from flooding and flood hazards. Additionally, any new proposals will be required to ensure that, as conditionally permitted land use activities, they are compatible with applicable flood control and protection policies of the Land Use and Resource Management Plan of the Delta Protection Commission.

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

Less than Significant Impact. The Clarksburg Community Plan area is located near the Sacramento River that could potentially pose a seiche hazard. However, based on a review of available literature for the Draft Environmental Impact Report for the 2030 Countywide General Plan, no identified or measurable seiches have been documented in Yolo County surface water bodies. Similarly, the potential for a tsunami is not expected to represent a hazard in Yolo County. Thus, the potential for the Area Community Plan update to contribute to inundation by a seiche or tsunami is considered less than significant. The Community Plan area is generally level, and 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 Clarksburg Community Plan area includes the town area, which is inside the growth boundary, as well as the rural area, i.e., the agricultural areas outside the growth boundary. The Community Plan area encompasses most of the southeast area of Yolo County and is contiguous with the Clarksburg Fire Protection District boundaries, with the exception of its northern boundary, which extends to the West Sacramento city limits. The Plan area is generally defined as the southern City limit of West Sacramento on the north, the Sacramento River on the east, the Yolo County line on the south (County Road 161), and the Sacramento River Deep Water Ship Channel on the west. The Clarksburg town area is located along, and west of, the Sacramento River, generally south of Pumphouse Road and Winchester Lake, and north of Elk Slough.

Urban density land uses within the Plan area are located in the Clarksburg town area. The Clarksburg growth boundary is shown in Figure 3 of this Initial Study, under Project Description. The growth boundary defines the Clarksburg town area, the limits for future growth, and the designated urban land uses covered under the updated Area Community Plan, as prescribed by the 2030 Countywide General Plan. The proposed land use change at the Old Sugar Mill, from Industrial to Commercial General, was not anticipated in the Countywide General Plan EIR, and an amendment to the General Plan Land Use Map has been requested, along with a rezone from Heavy Industrial (I-H) to Commercial General (C-G). Changing the land use and zoning designations at the Old Sugar Mill to better reflect existing uses and facilitate future visitor-serving uses will not divide the established community. No other changes to the urbanized areas of Clarksburg are proposed in the Clarksburg Area Community Plan.

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 Clarksburg Area Community Plan update and proposed land use change at the Old Sugar Mill would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Any discretionary projects proposed at the Old Sugar Mill as a result of the land use change would be required to address potential environmental effects through a separate CEQA environmental review.

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 Clarksburg Community Plan 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

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 Countywide General Plan identifies up to 75 dB CNEL as an acceptable exterior noise environment for agricultural land uses and up to 60 dB CNEL for residential land uses.

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?**

Less than Significant Impact. As described in Section X(a), under Land Use and Planning, the Clarksburg Community Plan area is defined by its town area, which includes urbanized uses within the Clarksburg Community growth boundary, and the greater rural outlying area, which includes the agricultural areas outside the growth boundary. The statements of goals and policies which are contained in the Clarksburg Area Community Plan supplement those of the Health and Safety Element of the 2030 Countywide General Plan. The goals and policies addressing noise in the Health and Safety Element of the Yolo County General Plan serve to protect citizens from the harmful effects of exposure to excessive noise and to protect the economic base of the town area by preventing the encroachment of incompatible land uses near noise-producing roadways, industries, and other sources.

Although the Area Community Plan does not include any additional development beyond what was analyzed in the 2030 Countywide General Plan EIR, the proposed land use change at the Old Sugar Mill (from its historic Industrial designation to Commercial General) could introduce new sources of noise related to the addition of commercial-type and/or visitor-serving uses. Currently, uses at the Old Sugar Mill include incidental events associated with the various winery operations, as well as occasional outdoor concerts and community events. These noise sources are not expected to increase in intensity with the land use change, but could occur more regularly as additional commercial/visitor-serving uses develop at the site. Noise levels already generated at the Old Sugar Mill and the potential for future commercial-type uses to disrupt current conditions were carefully considered during the Clarksburg Citizens Advisory Committee meetings while preparing the Draft Plan update. While the Countywide General Plan has policies in place to limit new exterior noise sources to 60dB, to the greatest extent feasible, the Citizens Advisory Committee decided against placing further restrictions on new noise sources in the urban areas in order to accommodate an increase in visitor-serving uses, as consistent with other goals and policies throughout the Draft Plan. Noise Policy N3 in the proposed Clarksburg Area Community Plan restates the Countywide General Policy in this manner:

If new development of industrial, commercial, or other noise generating activities will exceed 60 dB CNEL in areas containing residential or other noise-sensitive land uses all available reasonable and feasible exterior noise level reduction measures shall be incorporated into project designs.

Much like the discussion in Section III, Air Quality, any future commercial and/or visitor-serving uses that might be developed at the Old Sugar Mill site, as a result of the land use change, are purely speculative. However, it is assumed that future noise levels generated by a commercial project at the Old Sugar Mill would be consistent with noise levels typically found in commercial and visitor-serving areas, including any temporary increase in noise levels due to construction activity. Additionally, all discretionary proposals would be reviewed by the Clarksburg Citizens Advisory Committee for consistency with the Area Community Plan, as adopted. Impacts to noise would be considered less than significant.

- 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?**

Less than Significant Impact. See discussion in Section VIII(e-f), Hazards. The Clarksburg Community Plan area is located within an airport land use plan for the Borges-Clarksburg Airport, which is a private airstrip. The update to the Area Community Plan, including the proposed land use change at the Old Sugar Mill, is not expected to 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 an amendment to the 2030 Countywide General Plan through an update to the Clarksburg Area Plan, which includes a proposed land use change at the Old Sugar Mill from its historic Industrial designation to Commercial General. The project will not increase the population of the Plan area more than what has already been anticipated in the Countywide General Plan. The Area Community Plan update will 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

SETTING

The Yolo County Sheriff’s Department provides law enforcement services throughout the Plan area. Although the Sheriff’s principal office is in Woodland, one resident deputy is assigned to the Plan area, who is supported by other deputies from the main office in Woodland.

The Clarksburg Volunteer Fire Department was established in 1946. The Clarksburg Fire District is one of the special districts established to meet the needs of the people in the area, and its directors are appointed by the Yolo County Board of Supervisors. The Fire District uses a portion of real property tax receipts together with special assessment fees it levies and receives from the landowners in the area to equip and train the volunteer firefighters, one paid reporter, one paid board secretary, the Clarksburg Volunteer Firemen’s Association, and to purchase necessary equipment and supplies. Currently, the Fire District owns parcels of real property, two fire engines, a 4,200-gallon water tender, one grass engine, an emergency squad vehicle and other equipment. The Fire District has also acquired additional property, adjacent to its existing facilities, for the construction of a storage barn for fire equipment. The Fire District provides fire suppression, emergency response, medical aid and certain other first responder services within the Plan area.

The Fire District has been given a 6 rating by the Insurance Service Office allowing lower fire insurance premiums, whereas most rural communities have higher risk ratings and resulting higher fire insurance premiums. Additionally, the West Sacramento Fire District has an Automatic Aid agreement with the Clarksburg Fire Department.

DISCUSSION

- a) **Fire protection?; and**
- b) **Police Protection?**

Less than Significant Impact. No substantial effects on fire protection or police protection services are expected to result from the update to the Clarksburg Area Community Plan. Although, a slight increase in demand may occur with the potential for new commercial-type uses, including visitor-serving uses, as a result of a land use change at the Old Sugar Mill (from Industrial to Commercial General). The degree to which the increased demand affects these public services will require further evaluation if and when significant new development is proposed at the site.

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- c) **Schools?;**
 - d) **Parks?; *and***
 - e) **Other public facilities?**

No Impact. No significant impacts to public services are expected to result from the updated Clarksburg Area Community Plan and proposed land use change at the Old Sugar Mill.

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

DISCUSSION

- 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 update to the Clarksburg Area Community Plan would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities. The land use change at the Old Sugar Mill, from Industrial to Commercial General, is intended to increase tourism in the County by providing more visitor-serving uses in Clarksburg to enhance the existing winery operations.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 roadway network within unincorporated Yolo County consists primarily of two lane roads that are designed to serve small farming communities and agriculture uses. The Clarksburg Community Plan area is accessed primarily by Jefferson Boulevard and South River Road. Each of these roadways consists of two lanes. These two roadways are also used to move farm equipment and farm products and to deliver farm products to various businesses and farms in and out of the area. Yolo County provides for and maintains the streets in the Community Plan area.

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. Jefferson Boulevard and South River Road maintain a LOS of C or better, and were not projected to drop below a LOS of C by 2030 in the Countywide General Plan EIR (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?**

Less than Significant Impact. The Clarksburg Area Community Plan update, which includes a land use change at the Old Sugar Mill, proposes no change in the adopted circulation system and street pattern for the Clarksburg Plan area. The Community Plan area is accessed primarily by Jefferson Boulevard and South River Road. Most of the roadways within the outlying Plan area consist of two lanes and pose a constraint with respect to substantial urban development and growth within the Clarksburg Community. The two primary roadways are also used to move farm equipment and farm products, and to deliver farm products to various businesses and farms in and out of the area.

The Clarksburg town area is primarily accessed from Jefferson Boulevard via Willow Point Road, Clarksburg Road, and Netherlands Road. South River Road runs along the east side of the town area and is accessed at three main points from the town's core. South River Road is designated as a Yolo County Scenic Highway in the 2030 Countywide General Plan and Clarksburg Area Community Plan. The two-lane street system of the town is residential in nature. As indicated above, no changes to the existing road network within the town area are proposed as part of this Area Community Plan update. The Community Plan does, however, contain policies and measures for improving Clarksburg's circulation system to better serve the agricultural industry.

At present, active land uses within the town area generate approximately 1,600 average daily vehicle trips, not including traffic moving on through streets to other destinations; i.e. South River Road, Netherlands Road, etc. Although speculative, it is assumed that additional vehicle trips are expected to result from the proposed land use change at the Old Sugar Mill to accommodate future commercial-type and visitor-serving uses. Depending on the level of development at the Old Sugar Mill, further traffic evaluations may be required during any discretionary review process, which will also include a separate environmental analysis. Impacts to current levels of circulation and levels of service are not expected to be significant upon adoption of the Clarksburg Area Community Plan.

- 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?**

Less than Significant Impact. The Clarksburg Community Plan area is not within the vicinity of a public airport, but does include a private airstrip, the Borges-Clarksburg Airport, which is regulated by a Comprehensive Land Use Plan. The proposed Area Community Plan update does not include any uses that would adversely affect air traffic patterns, and impacts on air traffic patterns are anticipated to be less than significant upon adoption of the Community Plan. See discussion in Section VIII(f) (Hazards).

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

Less than Significant Impact. No changes to the Clarksburg Community Plan area road system are proposed. Existing agricultural-related traffic is expected to continue; however, such uses are standard on County roads. The proposed land use change at the Old Sugar Mill is expected to accommodate future additional commercial-type and visitor-serving uses, which will inevitably increase traffic in the Community Plan area. However, uses within the town area, including the Old Sugar Mill, as well as the outlying rural areas that contain small boutique wineries already generate vehicle trips associated with tourism. The land use change at the Old Sugar Mill is not expected to substantially increase traffic

hazards or present a conflict with incompatible uses any more than was previously considered in the 2030 Countywide General Plan EIR for the Clarksburg area.

e) Result in inadequate emergency access?

No Impact. The proposed update to the Clarksburg Area Community Plan, and associated land use change at the Old Sugar Mill, is not expected to result in inadequate emergency access. The Area Community Plan update does not propose any new development other than a land use change from Industrial to Commercial General to better reflect existing and prospective uses at the Old Sugar Mill.

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 proposed Clarksburg Area Community Plan update would not result in any permanent features that would affect or alter existing public transit, bicycle, or pedestrian facilities nor interfere with the construction of any planned facilities, as prescribed by the 2030 Countywide General Plan.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less than Significant Impact. The proposed update to the Clarksburg Area Community Plan would not exceed wastewater treatment requirements, any more than what was previously analyzed in the 2030 Countywide General Plan EIR. However, the update also includes a proposed land use change at the Old Sugar Mill from its historic Industrial designation to Commercial General in order to facilitate existing and prospective commercial-type/visitor-serving uses. As a standard requirement for any new development project, including those future projects that may occur as a result of the land use change, Yolo County Environmental Health will require that onsite liquid waste generation be managed in accordance with all applicable uniformly applied regulations. Thus, as discussed in Section IX (Hydrology and Water Quality), the existing onsite septic system (that includes leach fields) will be required to be expanded, or a new system installed, prior to any new commercial project approval, in order to accommodate additional liquid waste at the site, including prospective food-serving uses, such as a restaurant. Additionally, the small crush operations that currently serve some of the existing boutique wineries at the Old Sugar Mill will be required to adhere to all applicable process wastewater discharge requirements of the Central Valley Regional Water Quality Control Board and Environmental Health should any expansion occur with respect to wine processing. Approval of the update to the Area Community Plan and proposed land change at the Sugar Mill is not expected to exceed

wastewater treatment requirements, particularly with the implementation of all applicable uniformly applied Environmental Health regulations.

- 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?**

Less than Significant Impact. The proposed update to the Clarksburg Area Community Plan would not result in the construction of new water or wastewater treatment facilities. The supply of domestic water and the disposal of wastewater are currently the responsibility of each individual property owner in the Clarksburg Community Plan area, which is met through the drilling of private water wells and installing individual septic systems. No community-wide water or sanitary sewer service systems presently exist in the Clarksburg Community Plan area, although the updated Area Community Plan encourages taking into consideration the feasibility of a community-wide sewer system. However, without the development of community-wide systems, considerable constraints exist to substantial urban development and growth within the Community Plan area, and, in particular, the Clarksburg town area. No additional residential development is proposed in the Area Community Plan update or the proposed land use change at the Old Sugar Mill, other than was previously considered in the 2030 Countywide General Plan EIR. Any future commercial development at the Old Sugar Mill, as a result of the land use change, will require a permanent, reliable potable water source, i.e., a new well, and an expansion of the existing, or a new, septic/leach field system, as discussed in Section IX (Hydrology and Water Quality). Implementation of all applicable uniformly applied Environmental Health regulations will ensure that adverse effects from new commercial development at the Old Sugar Mill, and the Community Plan in general, will be less than significant.

- 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?**

Less than Significant Impact. The proposed update to the Clarksburg Area Community Plan would not result in the construction of new storm water drainage facilities. However, the proposed land use change at the Old Sugar Mill, from Industrial to Commercial General, could result in more commercial-type/visitor-serving uses at the site. Any new development that occurs at the Old Sugar Mill, due to the proposed land use change, would be required to take into consideration impacts to existing storm water drainage. However, these impacts are not expected to be any more adverse than what is currently allowed at the site, i.e., industrial-type uses.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?**

Less than Significant Impact. As stated above, and elsewhere in this Initial Study, the Clarksburg Community Plan area has no community-wide water system and the proposed update to the Clarksburg Area Community Plan will not require any new entitlements. Property owners are responsible for the drilling of private onsite wells for domestic and agricultural uses. However, there is a proposed land use change at the Old Sugar Mill and any future commercial growth, as a result of the change, will require the owner to secure a permanent, reliable potable water source. The Old Sugar Mill property is served by a domestic well that currently has reportable levels of coliform, and the owners have been required by Yolo County Environmental Health to post that the water source is non-potable. This is a temporary measure, however, and no new uses will be approved at the site until a permanent solution is remedied (see discussion in Section IX, under Hydrology and Water Quality). Implementation of uniformly applied County regulations will ensure that water supplies are adequate for any new commercial development proposed at the Old Sugar Mill.

- 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?**

Less than Significant Impact. The Clarksburg Community Plan area is not served by a wastewater treatment facility, but the updated Area Community Plan includes an intention to study the feasibility of a community-wide system. However, currently, individual property owners rely on onsite septic systems and leach fields for domestic wastewater discharge. The proposed Community Plan update includes a land use change at the Old Sugar Mill from Industrial to Commercial General, and any new commercial growth at the site will require an expansion to the existing septic system and leach fields in order to accommodate the additional growth. Existing County regulations will ensure that the Old Sugar Mill's septic system has adequate capacity to serve additional commercial growth.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?; and**
- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Less than Significant Impact. The existing Yolo County Central Landfill can adequately accommodate the solid waste generation by the proposed update to the Clarksburg Area Community Plan, which also includes policies to implement green waste recycling services. The Area Community Plan and proposed land use change at the Old Sugar Mill would not significantly impact the disposal capacity of the landfill, and any new commercial growth at the Old Sugar Mill, as a result of the land use change, would be required to comply with all solid waste regulations as implemented and enforced by Yolo County.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 implementation of uniformly applied County standards, the update to the Clarksburg Area Community Plan would not degrade the quality of the environment or impact special status species of concern or their habitat. As discussed in Section IX, Hydrology and Water Quality, of this Initial Study, the proposed Area Community Plan update could potentially impact water quality at the Old Sugar Mill site due to additional commercial growth. Existing Environmental Health regulations that require reliable potable water sources and adequate septic systems would ensure that impacts to water quality remain less than significant in the event new commercial growth is proposed at the Old Sugar Mill. No important examples of major periods of California history or prehistory in California were identified as being impacted in the Community Plan update. Impacts to water quality will be less than significant.

- 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.)**

Less than Significant Impact. Based on the analysis provided in this Initial Study, the update to the Clarksburg Area Community Plan would have no significant cumulative impacts. Any significant new development that may be proposed as a result of the Area Community Plan update would require separate environmental review.

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

Less than Significant Impact. Based on the analysis provided in this Initial Study, impacts to human beings resulting from the proposed update to the Clarksburg Area Community Plan would be less than significant with the implementation of all applicable uniformly applied County and State standards that address water quality. The Area Community Plan as proposed would not have substantial adverse effects on human beings, either directly or indirectly, which includes a land use designation change, and subsequent rezone, at the Old Sugar Mill. Any future commercial activity at the Old Sugar Mill, as a result of the land use change/rezone, will be required to comply with all applicable best management practices to control dust from any future construction-related activities, the County's requirement to keep new outdoor noise conditions at or below 60 dB at the nearest residences and other sensitive receptors, and the identified Environmental Health requirements for obtaining a permanent, reliable potable water source and an expanded septic system. Overall impacts from implementation of the Community Plan will be less than significant.

Attachment

- Draft 2015 Clarksburg Area Community Plan

References

- Draft *2015 Clarksburg Area Community Plan*
- Sacramento Area Council of Governments, 1994. *Borges-Clarksburg Airport Comprehensive Land Use Plan*
- Yolo County, 2009. *Yolo County 2030 Countywide General Plan*, adopted November, 2009 and *Yolo County 2030 Countywide General Plan Final EIR*, April 2009
- Yolo-Solano Air Quality Management District, 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*, July, 2007.
- Yolo County Zoning Ordinance, *Title 8, Chapter 2 of the County Code*, 2014, as amended