

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

**INITIAL STUDY / NEGATIVE DECLARATION  
FILE # 2015-0008**

**2015 ZONING CODE AMENDMENTS**

**October 2015**

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## Initial Environmental Study/ Negative Declaration

1. **Project Title:** Zone File No. 2015-0008
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:**  
Eric Parfrey, AICP  
(530) 666-8043 or  
eric.parfrey@yolocounty.org.
4. **Project Location:** Unincorporated Yolo County
5. **Project Sponsor's Name and Address:**  
Yolo County
6. **General Plan Designation(s):** All
7. **Zoning:** All
8. **Description of the Project:** Adoption of a series of omnibus, clean-up amendments to various sections of Title 8 of the County Code involving subdivision and zoning regulations, plus one amendment to Title 1 (see "Project Description" below)
9. **Surrounding Land Uses and Setting:** all
10. **Other public agencies whose approval is required:** none
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.

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## PROJECT DESCRIPTION

The “project” analyzed in this Initial Study/Negative Declaration is adoption of an omnibus ordinance updating certain land-use regulations within the County. The omnibus ordinance consists of a series of “clean-up” text amendments to twelve separate sections to the Zoning Code (Title 8 of the Yolo County Code) involving subdivision and zoning regulations; one Zoning Map Amendment to add sand and gravel overlay zones to mining properties along Cache Creek; and one amendment is also proposed to Title 1, Chapter 5 (Administrative Citations) of the County Code.

Most of the text amendments are non-substantive in nature. The text changes are intended to correct typographic errors, clarify references, restore sections of the previous Zoning Code that were inadvertently left out when the updated Zoning Code was adopted in July, 2014, or to update text to comply with recent State law. The mining zoning map amendment would also restore overlay zones that were included in the previous zoning maps and were inadvertently not included with the updated maps that were approved last year. The one amendment to Title 1 clarifies the procedure for issuance of Administrative Citations.

The complete text of each of the Zoning Code Amendments is included in the Appendix to this Initial Study, as well as the map amendment. The Code and Map Amendments are identified by section number and summarized in Table 1.

The table also notes that portions of seven of the thirteen changes to the Zoning Code are considered substantive. The one amendment to the procedures in Title 1 is not considered substantive. The map amendment to restore the overlay district to the Cache Creek mining properties is also not considered substantive.

The amendments considered substantive are described in more detail below and potential environmental issues are identified. The map amendment is also discussed below, as well as the amendment to Title 1.

### **Amendments to Chapter 1: Subdivision and Related Regulations**

The most extensive and lengthy text amendment being proposed affects Chapter 1: Subdivision and Related Regulations. The amendment would restore and update approximately two pages of regulatory text that were included in the previous Zoning Code and that were inadvertently left out when the updated Zoning Code was adopted in July, 2014. It was not the intent of staff, the Planning Commission, or the Board of Supervisors to remove those provisions when the Zoning Code was updated in 2014. The proposed amendment text is included in the Appendix as Attachment A.

The regulations require certain dedications and improvements for development applications such as building permits and parcel (small subdivision) maps.

The ability for local agencies to impose requirements for land dedications and public improvements is outlined in State and federal law, and court decisions. The restored text includes standard requirements, for example, that a development project or permit be conditioned to dedicate and improve one-half of a street frontage along the project

**TABLE 1  
SUMMARY OF ZONING CODE  
AND OTHER AMENDMENTS**

Chapter/Article of Code Amended	Summary of Change	Substantive change?
Chapter 1: Subdivision and Related Regulations	Amend Article 9: Public Improvements by modifying numerous Sections and adding Secs. 8-1.906 and 8-1.907	Yes (restores previous sections)
Chapter 2, Article 2: Administrative Provisions	Insert new Sec. 8-2.213 (Indemnification), previously in Code  Amend Sec. 8-2.225(g) related to the appeal process	No
Chapter 2, Article 3: Agricultural Zones	Amend Table 8-2.304(d) to: allow tasting and sales of “beer, spirits”; clarify the permit requirements for regional-serving agricultural operations; cross-reference that transmission lines over 200 kV require a Major Use Permit; and allow vehicle charging stations  Amend Table 8-2.305 to add to footnote (5) a requirement that : accessory and other structures shall comply with a 100-foot setback from streams  Amend Sec. 8-2.306(j)(3) to reduce the size of wineries and other facilities that are allowed by right from 60,000 to 25,000 square feet  Amend Sec. 8-2.306(l) regulations related to Bed and Breakfasts  Amend Sec. 8-2.306(q) to allow “small agricultural and feed research facilities” on no more than 5 acres  Amend the definitions of “Agricultural support services,” “Bed and Breakfast,” “Nurseries and landscaping materials, and add ”Cottage”	Yes
Chapter 2, Article 4: Special Agricultural Regulations	Modify front yard setback standards for primary residences in Sec. 8-2.402(d)(3)(iii)	No
Chapter 2, Article 5: Residential Zones	Amend Sec. 8-2.503(i) to allow roosters on large lots in the RR-1 and R-L zones  Amend Table 8-2.504(a) to correct minor typos and allow vehicle charging stations  Amend Table 8-2.505 to: decrease required side yard setback in Rural Residential - 1 acre (RR-1) zone; require that projects within the R-L, R-M, and R-H zones meet minimum densities; and to specify a minimum lot size of 1 acre if no services  Amend the definition of “Wild, exotic, dangerous or prohibited animals”	Yes

**TABLE 1 (con.)**

**SUMMARY OF ZONING CODE  
AND OTHER AMENDMENTS**

Chapter/Article of Code Amended	Summary of Change	Substantive change?
Chapter 2, Article 6: Commercial Zones	<p>Amend Table 8-2.604 to: allow retail sales in the Highway Commercial (C-H) zone; allow wine/olive tasting and sales with less review in the Local Commercial (C-L) and General Commercial (C-G) zones; allow “wine, beer, spirits, olive processing, storage, and distribution” in the General Commercial (C-G) zone; allow multiple family units and auto service/gas stations in the Local Commercial (C-L) zone; and allow vehicle charging stations</p> <p>Amend Table 8-2.605 to specify a minimum lot size of 1 acre if no services</p>	Yes
Chapter 2, Article 7: Industrial Zones	<p>Modify Table 8-2.704 to: allow “wine, beer, spirits, olive processing, storage, and distribution” in all Industrial zones; allow agricultural processing and trucking companies in the Heavy Industrial (H-I) zone; add “small (&lt; 3,0000 sf)” to “sit down restaurants”; and allow vehicle charging stations</p> <p>Amend Table 8-2.605 to specify a minimum lot size of 1 acre if no services</p>	Yes
Chapter 2, Article 8: Public and Open Space Zones and Article 9: Specific Plan and Overlay Zones	<p>Delete the current Airport (AV) zone and rescind the original 2000 ordinance that established the zone</p> <p>Add Sec. 8-2.806 (Specific Use Requirements for Aviation Uses)</p> <p>Delete the existing Special Height Combining zone (the “-H” zone), retain and revise the Airport Overlay (-AO) zone (now renamed the A-O zone)</p> <p>Add permit requirements for the A-O zone to Table 8-2.905-2</p> <p>Add Sections 8-2.906(f)(4) and (5) which require uses to be consistent with the CLUP and identify the types of uses that would be subject to a CLUP consistency analysis</p>	Yes
Chapter 2, Article 9: Specific Plan and Overlay Zones	<p>Amend Sec. 8-2.906(a)(1), Sec. 8-2.906(c)(1), and Sec. 8-2.906(d) to allow Planned Development projects on two, not three acres; clarify that capital intensive agricultural uses are prohibited in the PD zones; and allow residential uses in the S-P zone</p>	No

**TABLE 1 (con.)**

**SUMMARY OF ZONING CODE  
AND OTHER AMENDMENTS**

Chapter/Article of Code Amended	Summary of Change	Substantive change?
Chapter 2, Article 10: General and Special Development Standards	<p>Amend the height regulations in Sec. 8-2.1004(a) to include windmill water pumps</p> <p>Define cessation of use in Sec. 8-2.1007(j) as 12 months or more</p> <p>Add Sec. 8-2.1015, permit requirements for “massage therapy services,” to comply with recent State legislation</p>	No
Chapter 2, Article 11: Energy and Telecommunications	Amend Sec. 8-2.1106 to refer to Major Use Permit	No
Chapter 2, Article 12: Sign Standards	<p>Modify the definition of “agricultural sign” in Sec. 8-2.1202</p> <p>Amend Sec. 8-2.1203(a) and 8-2.1208(c) to delete the prohibition of neon lights and illuminated signs</p> <p>Amend Table 8-2.1207 to allow 60-foot, not 40-foot, pole signs by right in the Highway Commercial (C-H) zone</p> <p>Amend 8-2.1207(j) and (k) to clarify that deviations (increases) in the sign regulations are allowed through a Minor and Major Variance process</p>	No
Chapter 3: Water Efficient Landscaping	Amend chapter to comply with recent Governor’s Executive Order	No
Chapter 4: Flood Protection	Amend Sec. 8-4.604 to add Minor Variances text	Yes
Chapter 7: Adult Entertainment Uses	Amend Sec 8-2.202 (Definitions) to delete references to “massage parlor, outcall massage services” to comply with recent State law	No
Amend the Zoning Maps for mineral resource properties	Add the Sand and Gravel Overlay (SG-O) zone, and the Sand and Gravel Reserve Overlay (SGR-O) zone along Cache Creek	No
Title 1, Chapter 5	Clarifies the procedure for issuance of Administrative Citations to delete the requirement for a “courtesy letter” if a similar notification has already been given to the property owner such as a “stop work” order or “red tag.”	No

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site, or agree to construct the improvements if and when the County Engineer determines they are needed in the future. The amendment also includes an appeal process for applicants to appeal decisions by the County Engineer to the Board of Supervisors.

There are not anticipated to be any environmental impacts related to restoring this regulatory text.

### **Amendments to Chapter 2, Article 3: Agricultural Zones**

A second substantive change is to modify the table and sections in the Agricultural Zones article (Attachment E in the Appendix) to:

- amend Table 8-2.304(d) to allow tasting and sales of “beer, spirits”; clarify the permit requirements for “regional-serving agricultural operations” in footnote 2;
- amend Sec. 8-2.306(l) regulations related to Bed and Breakfasts
- amend Sec. 8-2.306(j)(3) to reduce the size of wineries and other facilities that are allowed by right from 60,000 to 25,000 square feet; and
- add a definition of “Cottage”

The most significant change to the agricultural zoning involves the addition of development standards and regulations related to bed and breakfasts and associated cottages (guest rooms not within or connected to the main house). Cottages are defined as “Individual bungalows or cottages, attached or unattached, that are part of an approved bed and breakfast use, that are located within an agricultural area on agricultural-zoned lands, and that are appurtenant or incidental to permitted agritourism uses located on the parcel or in the immediate agricultural area. Cottages may be newly constructed structures or existing buildings that are renovated for habitable use. Cottages are not motel rooms and are not housing for permanent, year-round residents.” The definition of cottages is silent on whether small kitchens could be installed or not.

The proposed change would allow up to 15 guest rooms (the maximum is now 10) for large B&Bs subject to either a Minor or Major Use Permit. A Minor Use Permit would be required provided that there are no newly constructed cottages and no more than three (3) renovated rooms in cottages. A Major Use Permit would be required for the construction of any new cottages. The Planning Director may require a Major Use Permit for a project larger than six guest rooms, if there are any compatibility issues, or if any of the development standards are not met.

There could potentially be environmental impacts related to these proposed amendments, which are discussed later in this Initial Study.

### **Amendments to Chapter 2, Article 5: Residential Zones**

A third substantive change is to modify Table 8-2.505 (Residential Development Standards, Attachment E in the Appendix) to:

- decrease the required side yard setback from 20 feet to 10 feet in the Rural Residential – 1 acre (RR-1) zone; and

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- require that projects within the Low Density, Medium Density, and High Density Residential (R-L, R-M, and R-H) zones must meet minimum densities; if not, Site Plan Review or Use Permit is required, excepting parcels without existing or planned public water and sewer service.

The proposed decrease of the required side yard setback from 20 feet to 10 feet in the Rural Residential - 1 acre (RR-1) zone is needed to better accommodate the placement of new housing or mobile homes on existing one-acre lots, such as in the Hardwoods area of Dunnigan. Requiring relatively large side yard setbacks on both sides of a one acre lot seriously constrains the siting of a new home, especially when taking into account setback requirements that apply to leachfields and wells. This less restrictive side yard setback could affect adjacent neighboring homes and uses.

The second change to the Residential Development Standards table would explicitly require that projects within the Low Density, Medium Density, and High Density Residential (R-L, R-M, and R-H) zones must meet minimum densities. The table already lists a minimum and maximum density measured in housing units per acre for each zone. The added text requires that a proposed project that does not meet the minimum densities of one unit per acre in the R-L zone; 10 units per acre in the R-M zone; or 20 units per acre in the R-H zones; would be required to apply for a Site Plan Review or Use Permit.

This additional permit requirement would not apply to zoned parcels without a connection to existing or planned public water and sewer service.

This amendment would bring the zoning regulations into consistency with the required minimum density standards included in the General Plan. The amendment should have no environmental effects that were not already been studied in the General Plan EIR.

Other minor changes to this section include rectifying an inconsistency between sections that allow roosters on large lots (over 5 acres) in the RR-1 and R-L zones.

### **Amendments to Chapter 2, Article 6: Commercial Zones**

Several significant changes are proposed to the permit requirements for certain commercial uses in Table 8-2.604 (see table in **Attachment F**). The amendments would:

- allow auto service/gas stations in the C-L zone with a Minor Use Permit (now not allowed);
- allow “wineries, breweries, olive mills processing, storage, and distribution” in all of the commercial zones (now not allowed); and
- allow “multiple family units (apartments)” in the C-L zone with either a Site Plan Review or Minor Use Permit (now not allowed).

These changes would allow “wineries, breweries, olive mills processing, storage, and distribution” in all of the commercial zones (now not allowed). The changes would also cumulatively allow a greater range of commercial activities in the Local Commercial (C-L) zones, including gas stations; wine, beer, spirits, and olive tasting, sales, processing, storage and distribution; bed and breakfasts; and apartments.



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There could potentially be environmental impacts related to these proposed amendments, which are discussed later in this Initial Study.

### **Amendments to Chapter 2, Article 7: Industrial Zones**

These amendments would allow “wine, beer, spirits, and olive processing, storage, and distribution” in all the industrial zones. Currently, these uses are not specifically allowed.

The amendments would allow “agricultural processing” in the Heavy Industrial (I-H) by right if not over 50,000 square feet in size and no hazardous materials are involved. Otherwise, a Site Plan Review is required. The amendments would allow “trucking companies” by right in the H-I zone.

There could potentially be environmental impacts related to these proposed amendments, which are discussed later in this Initial Study.

### **Amendments to Chapter 2, Article 8: Public and Open Space Zones and Article 9: Specific Plan and Overlay Zones**

These amendments would apply to the three airports in the unincorporated area (the County Airport, Watts-Woodland, and Borges airport properties) and governs the uses on the airport properties. These amendments have been approved by the SACOG regional Airport Land Use Commission, as required by State law.

The proposed amendments delete the current Airport (AV) zone and rescind the original 2000 ordinance that established the zone. The three airports have already been rezoned to the new Public and Quasi-Public (PQP) zone.

The amendments also delete the existing Special Height Combining zone (the “-H” zone), while retaining and slightly revising the Airport Overlay (-AO) zone (now renamed the A-O zone). The amendments delete specific height limits for individual properties within the A-O zone and instead replace them with height limits based on the Comprehensive Land Use Plan (CLUP) for the County Airport and the FAA requirements.

In Article 9, the amendments add permit requirements for airport-related uses to Table 8-2.905-2. New Sections 8-2.906(f)(4) and(5) are also added, which require uses to be consistent with the CLUP and identify the types of uses that would be subject to a CLUP consistency analysis.

(See the complete text of the proposed amendments in **Attachment I**.)

There could potentially be environmental impacts related to these proposed amendments, which are discussed later in this Initial Study.

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### **Amendments to Chapter 3: Water Efficient Landscaping**

Governor Brown's Drought Executive Order of April 1, 2015 (EO B-29-15) directed DWR to update the State's Model Water Efficient Landscape Ordinance through expedited regulation. The California Water Commission approved the revised Ordinance on July 15, 2015. Local agencies have until December 1, 2015 to adopt the Ordinance or adopt their own ordinance, which must be at least as effective in conserving water as the State's Ordinance.

### **Amendments to Chapter 4: Flood Protection**

This non-substantive amendment would add a new section to allow the issuance of minor flood variances for new construction or substantial improvement of a non-habitable structure on a lot one-half acre or less in size, that is surrounded by lots with existing structures constructed below the base flood level, provided that the structure is floodproofed below the base flood level. (See added text in **Attachment J.**)

### **Amendments to the Zoning Maps to add the Sand and Gravel Overlay (SG-O) zone, and the Sand and Gravel Reserve Overlay (SGR-O) zone**

These two mining overlay zones were included in the previous Zoning Code, but the properties were inadvertently not rezoned with overlay zones when the Updated Zoning Code was adopted in July, 2014.

The Sand and Gravel Overlay (SG-O) zoning is applied to all properties within the boundaries of the Cache Creek Off-Channel Mining Plan that are subject to existing mining operations. The Sand and Gravel Overlay zone (SG-O) is combined with (overlays) the base zoning of A-N and A-X within the boundaries of the Cache Creek Off-Channel Mining Plan, which is defined in Title 10, Chapter 4 of the County Code.

The Sand and Gravel Reserve Overlay (SGR-O) is applied to other properties within the boundaries of the Cache Creek Off-Channel Mining Plan that are State designated mineral resource zones (MRZ-2) and which could be considered for mining after 2026.

There are not anticipated to be any environmental impacts related to restoring this overlay zone, since the action simply recognizes the existing and potential expansion of mining operations.

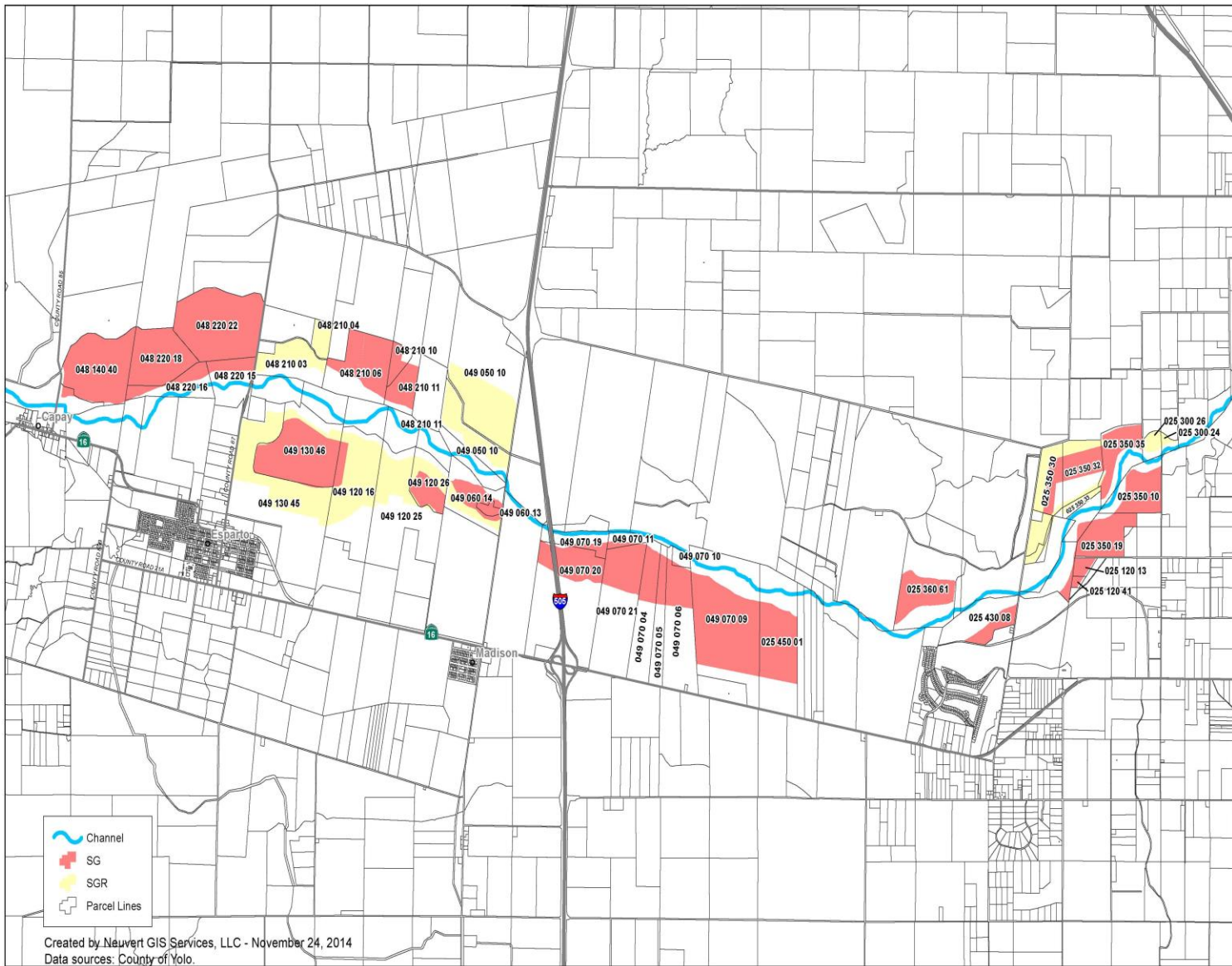
### **Amendment to Title 1, Chapter 5: Administrative Citations**

This single amendment would clarify the procedure for issuance of Administrative Citations to clarify the requirement that a "courtesy letter" must be sent if a similar notification has already been given to the property owner such as a "stop work" order or "red tag." The purpose of the "courtesy letter" is to notify a property owner that the County has received a complaint and/or has verified independently of a complaint that one or more zoning or building violations are present and must be rectified to avoid further action by the County. The requirement of sending a "courtesy letter" is redundant if a property owner has already been contacted and/or the property has already been posted with a "stop work" order or "red tag" citation.

There are not anticipated to be any environmental impacts related to this clarifying text.

**FIGURE 1**

**Mining Parcels zoned  
with the Sand and Gravel Overlay (SG-O) or  
Sand and Gravel Reserve Overlay (SGR-O) Zones at time of 2014  
Zoning Code Update**



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact" (before any proposed mitigation measures have been adopted) as indicated by the checklist on the following pages.

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

**DETERMINATION:** (To be completed by the Lead Agency)

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 in 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 a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, 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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature	Date	Planner's Printed name
County of Yolo October, 2015	13	Zone File No. 2015-0008 Initial Study/ Negative Declaration

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## PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines 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 where 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, then 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 is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “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, pursuant to 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, where 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

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

### Discussion of Impacts

- a) *No Impact.* As noted in the "Project description," one of the most significant changes is proposed to the existing agricultural zoning, involving the addition of development standards and regulations related to bed and breakfasts. The new code text would define and regulate associated cottages (guest rooms not within or connected to the main bed and breakfast house). Thus, the adoption of the 2015 Zoning Code Amendments could result in the construction of a limited number of new B&B cottages. The new cottages would conform to all other existing zoning and building regulations and should not have a substantial adverse effect on any existing scenic vistas.
- b) *No Impact.* Adoption of the 2015 Zoning Code Amendments would not damage scenic resources.
- c) *No Impact.* The Code Amendments should not significantly affect the visual character of any site and surroundings. Development standards included in the existing Zoning Code ordinance require new development in rural areas to reduce impacts to agricultural lands and operations, so should not affect visual character and quality of the existing agricultural surroundings.
- d) *No Impact.* Any cottage or other construction should not provide any additional light and glare that would spill over onto adjacent properties, since development standards require light impacts to adjacent properties to be addressed in building permits.

## II. AGRICULTURAL AND FOREST RESOURCES:

In determining whether impacts to 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 as an optional model to use in assessing impacts on agriculture and farmland. 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:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Conflict with existing zoning for agricultural use or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 which due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to nonforest use?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion of Impacts**

a) and b) *Less than Significant Impact.* The adoption of the 2015 Zoning Code Amendments would include new development standards and regulations related to bed and breakfasts and associated cottages. Cottages are defined as “Individual bungalows or cottages, attached or unattached, that are part of an approved bed and breakfast use, that are located within an agricultural area on agricultural-zoned lands, and that are appurtenant or incidental to permitted agritourism uses located on the parcel or in the immediate agricultural area. Cottages may be newly constructed structures or existing buildings that are renovated for habitable use. Cottages are not motel rooms and are not housing for permanent, year-round residents.”

The proposed Zoning Code Amendments would allow up to 15 guest rooms (the maximum is now 10) for large B&Bs subject to either a Minor or Major Use Permit. A Minor Use Permit would be required provided that there are no newly constructed cottages and no more than three (3) renovated rooms in cottages. A Major Use Permit would be required for the construction of any new cottages. At the discretion of the Planning Director, a Major Use Permit may be required for a project larger than six guest rooms, if there are any compatibility issues, or if any of the development standards are not met.

Thus, the adoption of the 2015 Zoning Code Amendments could result in the construction of a limited number of new B&B cottages. The new cottages would conform to all other existing zoning and building regulations and should not have a substantial adverse effect on farmland, or conflict with existing zoning for agricultural use or Williamson Act contracts.

c), d) *No Impact.* The proposed ordinance would apply to prime farmlands, and project would not affect any forest resources.

e) *No Impact.* The proposed project would not result in any other changes to forest or agricultural lands.

### III. AIR QUALITY:

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:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Impacts

a) through e) *No Impact*. 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. Yolo County is within the Yolo-Solano Air Quality Management District (YSAQMD). The district is currently a non-attainment area for ozone (State and Federal ambient standards) and Particulate Matter (State ambient standards). While air quality plans exist for ozone, none exists (or is currently required) for PM<sub>10</sub>.

As already noted above, adoption of the 2015 Zoning Code Amendments could result in the construction of a limited number of new B&B cottages. The amendments would also allow a wider range of uses in the commercial and industrial zones, including “wine, beer, spirits, olive processing, storage, and distribution” in the General Commercial (C-G) and all industrial zones. The amendments would allow multiple family units and auto service/gas stations in the Local Commercial (C-L) zone; and allow vehicle charging stations. Any new development would be required to conform to all other existing zoning and building regulations and should not have a substantial adverse effect on air quality standards or contribute incrementally to the non-attainment of the air quality standards.

### IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status 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 sensitive natural community identified in local or regional plans,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, 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 residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion of Impacts**

(a) through (f) *Less Than Significant Impact*. Adoption of the 2015 Zoning Code Amendments could result in the construction of a limited number of new B&B cottages a wider range of uses in the commercial and industrial zones. Any new development would be required to conform to all other existing zoning and building regulations and should not have a substantial adverse effect on biological resources. Discretionary projects in Yolo County are reviewed for their potential impacts to wildlife habitat, including Swainson’s hawk foraging habitat, wetlands, etc. Applicable mitigation program would be applied to reduce any potential impacts during the application process and environmental review.

**V. CULTURAL RESOURCES**

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

**Discussion of Impacts**

(a) through (f) *No Impact*. Standard conditions attached to discretionary project approvals under the new zoning would ensure that any impacts to cultural resources would be avoided.

## VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
i) 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.				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) 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 on- 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 where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a) through e) *No Impact*. The construction of any new uses allowed by the 2015 Zoning Code Amendments would be required to conform to all other existing zoning and building regulations and should not have a substantial adverse effect related to geology an soils. Development would be subject to building permit standards, and would be required to receive permits from the Environmental Health Department for adequate on-site wastewater and water systems.

## VII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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.?				

a) through c) *No Impact*.

Yolo County has adopted General Plan policies and a Climate Action Plan (CAP). 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:

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.

Adoption of the 2015 Zoning Code Amendments is consistent with all policies, land use designations, and population projections of the General Plan. Thus, the amendments are determined to have less than significant GHG impacts.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

hazard for people residing or working in the project area?

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) | 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"/> |
| j) | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion of Impacts**

a) through j) *No Impact*. Construction of any new development allowed under the proposed zoning amendments that potentially involve any hazardous materials (such as new wineries or breweries in commercial zones) would be subject to Environmental Health and State regulations which, among other requirements, would require Business Plans, etc. No new uses would be at increased risk from wildland fires.

**IX. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Significantly 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 which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion of Impacts**

a) through (j) *No Impact*. The construction of new uses allowed under the proposed zoning amendments would be subject to building permit standards, which should address any water quality or hydrologic issues that are specific to individual sites. Existing environment health standards related to well water quality tests, and percolation tests and design requirements for leachfields would ensure that no impacts to water quality would occur.

**X. LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a) *No impact*. The project would not divide any established community.
- b) *No Impact*. Adoption of the 2015 Zoning Code Amendments is consistent with all policies, land use designations, and population projections of the General Plan.
- b) *No Impact*. The County does not have an adopted HCP or NCCP, although a draft plan is now being prepared by the Yolo County Joint Powers Agency. The proposed ordinance would not conflict with any of the existing mitigation requirements or policies of the Yolo County draft Draft HCP.

**XI. MINERAL RESOURCES**

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

**Discussion of Impacts**

*No impact.* The Zoning Amendments include a mining zoning map amendment to restore overlay zones that were included in the previous zoning maps and were inadvertently not included with the updated maps that were approved in 2014. The Sand and Gravel Overlay (SG-O) zoning is applied to all properties within the boundaries of the Cache Creek Off-Channel Mining Plan that are subject to existing mining operations. The Sand and Gravel Overlay zone (SG-O) is combined with (overlays) the base zoning of A-N and A-X within the boundaries of the Cache Creek Off-Channel Mining Plan, which is defined in Title 10, Chapter 4 of the County Code.

The Sand and Gravel Reserve Overlay (SGR-O) is applied to other properties within the boundaries of the Cache Creek Off-Channel Mining Plan that are State designated mineral resource zones (MRZ-2) and which could be considered for mining after 2026.

There are not anticipated to be any environmental impacts related to restoring this overlay zone, since the action simply recognizes the existing and potential expansion of mining operations.

b) *No Impact.* See response to X(a).

**XII. NOISE**

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

**Discussion of Impacts**

(a) through (e) *No Impact.* Any new construction under the proposed zoning would be subject to building permit standards and noise standards included in the 2030 Yolo Countywide General Plan.

### XIII. POPULATION

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

#### Discussion of Impacts

(a)(b)(c) *No Impact*. The proposed amendments would not induce substantial population growth in the area, would not displace any existing housing, and would not displace any people.

### XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 time or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

#### Discussion of Impacts

a), b) *Less Than Significant Impact*. The new code text would define and regulate associated cottages (guest rooms not within or connected to a main bed and breakfast house). Thus, the adoption of the 2015 Zoning Code Amendments could result in the construction of a limited number of new B&B cottages, which could in turn affect police and fire services to a less than significant impact in terms of generating slightly more calls for fire and police service.

c) to e) *No Impact*. The proposed ordinance should not increase the need for public services.

## XV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have been an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a), b) *No Impact.* The zoning proposal would not affect any recreational facilities.

## XVI. TRANSPORTATION/TRAFFIC

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

a) through f) *No Impact.* The addition of a limited amount of new allowed uses in agricultural and commercial zones would not contribute any noticeable trips to existing roadways and intersections, and would increase hazards or affect emergency access.



## XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a) through (j) *No Impact*. The small amount of new growth that would be allowed under the zoning amendments would have no appreciable impacts related to public utilities and public services. On-site wastewater and water systems would be provided. Existing environment health standards related to well water quality tests, and percolation tests and design requirements for leachfields would ensure that no impacts to private water or wastewater systems would occur.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion of Impacts**

- a) *No Impact.* Based on the information provided in this Initial Study, the 2015 Zoning Amendments would have no impact on environmental resources. No important examples of major periods of California history or prehistory in California would be affected; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated.
- b) *No Impact.* Based on the analysis provided in this Initial Study, the amendments would have no significant cumulative impacts.
- c) *No Impact.* Based on the analysis provided in this Initial Study, no impacts to human beings would result from the proposed zoning changes. The changes as proposed would not have substantial adverse effects on human beings, either directly or indirectly.

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**REFERENCES**

Yolo County, 2009. *2030 Yolo Countywide General Plan*, November, as amended.

Yolo County, 2014. *Yolo County Code, Title 8 Land Development*, as amended.

Yolo Solano Air Quality Management District, 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*.

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**APPENDIX**

**PROPOSED 2015 ZONING CODE AMENDMENTS**