

**YOLO COUNTY
COMMUNITY SERVICES DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION
FILE # 2016-0048**

**SPECIFIC PLANS GENERAL PLAN AMENDMENT
AND REZONING**

April 2017

Initial Environmental Study/ Negative Declaration

1. **Project Title:** Zone File No. 2016-0048
2. **Lead Agency Name and Address:**
Yolo County Community 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 areas in Elkhorn, Knights Landing and Madison in Yolo County
5. **Project Sponsor's Name and Address:**
Yolo County
6. **General Plan Designation(s):** Specific Plan (SP), Specific Plan Overlay (SPO), Commercial General (GC), Industrial (IN)
7. **Zoning:** Specific Plan (S-P), Specific Plan Overlay (SP-O), General Commercial (C-G), and Light Industrial (I-L)
8. **Description of the Project:** Amendments to the 2030 Yolo Countywide General Plan to remove all references to the Elkhorn, Knights Landing and Madison Specific Plans; redesignation and rezoning of all affected properties to remove all "Specific Plan" and "Specific Plan Overlay" designations and zoning; redesignation and rezoning of certain properties in the town of Madison (see "Project Description" below)
9. **Surrounding Land Uses and Setting:** Agriculture and other land uses
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.

PROJECT DESCRIPTION

The “project” analyzed in this Initial Study/Negative Declaration is the adoption of amendments to the 2030 Yolo Countywide General Plan and to the Yolo County Zoning Code to remove all references to three Specific Plans from the Yolo 2030 Countywide General Plan. The three Specific Plan areas include 343 acres in the Elkhorn area; 212 acres in the Knights Landing area; 413 acres in the Madison area. The proposed Specific Plans General Plan Amendment (GPA) also includes the associated redesignation and rezoning of 17 individual properties within the town of Madison, including a General Plan text amendment to remove the Haines Store (29088 Main Street) from the Historic Resources list to allow its demolition for health and safety reasons.

Elkhorn, Knights Landing, and Madison are three of four areas in unincorporated Yolo County that are designated as a “Specific Plan” in the 2030 Yolo Countywide General Plan. (The other Specific Plan area is Covell, located adjacent to the City of Davis.)¹

The Specific Plan areas were designated for future urban growth in the unincorporated area when the Yolo 2030 Countywide General Plan was approved in November, 2009. The designated Specific Plan areas are mainly agricultural lands located outside the designated growth boundaries of existing unincorporated towns. The purpose of the Specific Plan (SP) land use designation is to require that a Specific Plan be adopted prior to any urban development being approved in any of the five locations.

The concept behind designation of the Specific Plan areas is to require that new growth raise the quality of services and life for the entire community, not just the new residents in the growth areas. A key policy “encourages developers to show significant net benefit to the community” in each Specific Plan area, “to provide minimum quality of life services and sustainability standards” in each community, for existing and new residents.

Since the General Plan was adopted, there have been changed circumstances that have affected the viability of the proposed Specific Plans, including mapping changes adopted by FEMA and a depressed real estate market that is only now recovering in unincorporated Yolo County.

Other than in Dunnigan, there has been no developer interest in proceeding with a Specific Plan in the other designated areas. Most of the land that is designated for Specific Plans is in active intensive agricultural production. Some substantial investments have been made in the Specific Plan areas, and more can be anticipated. General Plan policies and zoning regulations governing what interim uses may be approved on lands designated as “Specific Plan” have restricted some proposals, and removing the Specific Plan requirements may assist some landowners in these areas.

¹ A fifth Specific Plan area in Dunnigan was removed from the General Plan in February of 2017. This was the only Specific Plan area for which an application had been submitted and a draft Specific Plan prepared since the adoption of the 2009 General Plan. However, this application was withdrawn in 2016.

Based on these and other considerations, on October 11, 2016, the Yolo County Board of Supervisors directed staff to proceed with this Specific Plans General Plan Amendment to remove three of the Specific Plan areas (Elkhorn, Knights Landing, and Madison) and to retain the Specific Plan for the Covell site located near the City of Davis.

The Specific Plans General Plan Amendment will remove all references to the Elkhorn, Knights Landing, and Madison Specific Plan from the General Plan and the Zoning Ordinance documents. This action will replace the "Specific Plan" General Plan land use designation (abbreviated "SP" on the land use map) and the "Specific Plan" zoning (abbreviated "S-P") for the approximately three dozen parcels planned for urban development in the three Specific Plan areas with an "Agriculture" (AG) designation and Intensive Agriculture (A-N) zoning. This would affect only the undeveloped agricultural properties that are currently zoned "Specific Plan."

The proposed action will also remove the "Specific Plan Overlay" designation and zoning that applies to several hundred individual parcels, already developed within the towns of Knights Landing and Madison. These properties will retain their existing underlying designation and base zoning which includes Low Density Residential, General or Highway Commercial, Industrial, etc. The only change will be to remove the overlaying "Specific Plan Overlay" General Plan designation (abbreviated SPO) and the zoning Specific Plan Zoning Overlay District (SP-O).

The proposed action will delete all text references in the General Plan to the three Specific Plans. This will require revision of several policies, as well as background text, maps, and tables.

Finally, an additional 14 parcels within the town of Madison are proposed for redesignation and rezoning from commercial to residential use, to reflect the existing homes on the properties. One of the parcels includes a vacant and dilapidated structure which is proposed to be removed from the General Plan historic list. Two additional properties are proposed to be rezoned from the Light Industrial (I-L) zone to the Heavy Industrial (I-H) zone. These parcels were previously zoned Heavy Industrial prior to the 2014 Comprehensive Zoning Code Update. Lastly, one parcel, which fronts County Road 89 and State Route 16, is currently split-zoned Highway Commercial (C-H) and Light Industrial (I-L). The portion that fronts State Route 16 is proposed to be redesignated and rezoned from I-L to C-H, making the entire parcel C-H.

Each of the three Specific Plan areas is described below. The existing General Plan and zoning maps for each area are included in Figures 1 through 6.

Elkhorn Specific Plan Area

The Elkhorn area is located in eastern Yolo County where the Interstate 5 freeway bridge crosses the Sacramento River, 4.5 miles east of Woodland. The Specific Plan area includes 343 acres of agricultural land on the north and south side of I-5.

The current land uses in the area are intensive agriculture (tomatoes, sunflowers, and other crops), rural residences, an existing restaurant, and a newly constructed water intake plant for the Woodland-Davis Clean Water Agency.

The Yolo 2030 Countywide General Plan includes two detailed policies related to the Elkhorn Specific Plan (which would be deleted). The “Specific Plan Conceptual Sketch” for the Elkhorn Specific Plan is included in Figure 1.

Policy CC-3.16 states that “The goal for this location is a regional conference center and hotel facility, with appropriate general commercial development and industrial research and development uses, capitalizing on the existing natural amenities and riverfront. The Specific Plan shall emphasize aesthetic standards that recognize the importance of this site as the “visual gateway” to Yolo County along Interstate 5.”

Policy CC-3.17 identifies development capacities that shall guide development of the Elkhorn Specific Plan, which are illustrated in Elkhorn Specific Plan Conceptual Sketch:

- 170 acres of Commercial (4,095 new jobs assumed)
- 130 acres of Industrial (1,354 new jobs assumed)
- High Density Residential uses for upper story units (range of units to be determined through the Specific Plan)
- 23 acres of Open Space uses
- 20 acres PQ (no new jobs assumed)

During the General Plan review process in 2007-2009, no potential developer was ever identified who was interested in the development of the area. At the time, the City of Woodland expressed some reservations about the concept of creating a commercial conference center-type project at the location, since it would compete with the City’s plan for commercial growth in the downtown and on the east side of Woodland. The Elkhorn area was also remapped by FEMA to a flood zone in 2010.

It should be noted that the County of Sacramento has planned for significant commercial development around the Sacramento International Airport, which could also compete with similar uses being planned in the Elkhorn area. The 1,900 acre Metro Air Park project along the I-5 freeway east of the airport has long been planned as a primarily industrial development. The recession and a 2008 building moratorium in Natomas stalled various plans and proposals. However, the moratorium has been lifted and an 855,000-square-foot building in Metro Air Park is under construction, which will be occupied by a new Amazon fulfillment center. The owner of Metro Air Park is the Buzz Oates Group, which also owns 200 acres in the Elkhorn Specific Plan area.

FIGURE 1

ELKHORN GENERAL PLAN DESIGNATIONS

LAND USE AND COMMUNITY CHARACTER ELEMENT

FIGURE LU-7 ELKHORN NEW GROWTH CONCEPTUAL SKETCH



- Open Space (OS)
- Agriculture (AG)
- Commercial General (CG)
- Industrial (IN)
- Public and Quasi-Public (PQ)
- Specific Plan Boundary
- Specific Plan Overlay (SPO)

Source: Yolo County GIS

COUNTY OF YOLO 2030 COUNTYWIDE GENERAL PLAN

FIGURE 2

ELKHORN ZONING DISTRICTS

ADOPTED ZONING - JULY, 2014



Since the adoption of the County General Plan in 2009, there has been one notable development project that has moved forward in the Elkhorn area: the construction of the Woodland-Davis Clean Water intake plant. The project, located on the Sacramento River north of the I-5 bridge, is a jointly-owned and operated intake by the Woodland-Davis Clean Water Agency in partnership with Reclamation District 2035. The raw water pipelines connect the intake to a new regional water treatment plant in Woodland, and separate pipelines deliver treated water to Woodland, Davis and UC Davis.

Another landowner within the Specific Plan area wishes to proceed with a project and is constrained by the existing S-P zoning. The Sierra Northern Railroad operates the Sacramento River Train along a rail line from West Sacramento to Woodland. The owner has approached staff about the possibility of developing a boarding station and other amenities for its customers at its property in Elkhorn. These improvements would be difficult to approve unless the Specific Plan zoning is modified or removed.

The restaurant in the area formerly known as Elkhorn Station (designated as Specific Plan Overlay, S-PO, not S-P) continues to operate as the Elkhorn Saloon under new ownership.

The proposed GPA would redesignate all of the land in the area from Specific Plan to Agriculture, except that a Public/Quasi-public designation would apply to the Woodland-Davis Clean Water intake plant. The existing restaurant would continue to be designated and zoned for commercial uses, as it is now.

Knights Landing Specific Plan Area

Knights Landing is a small unincorporated town of approximately 1,000 residents, located along State Route 113 along the Sacramento River in northern Yolo County, 6 miles north of Woodland. The Specific Plan area includes 212 acres of agricultural land located east of the existing town. The town is served by a public water and sewer system.

Current land uses in the area include the existing town (primarily single family homes, commercial, industrial, and public uses, etc.) surrounded by intensive agriculture and rural residences.

There has been no recent development in the town except for the Rivers Edge project, whose developer completed construction of 23 homes of the 63-lot approved subdivision, before the new FEMA flood restrictions (which require elevation of new homes) took effect in 2010.

The Yolo 2030 Countywide General Plan includes two detailed policies related to the Knights Landing Specific Plan.

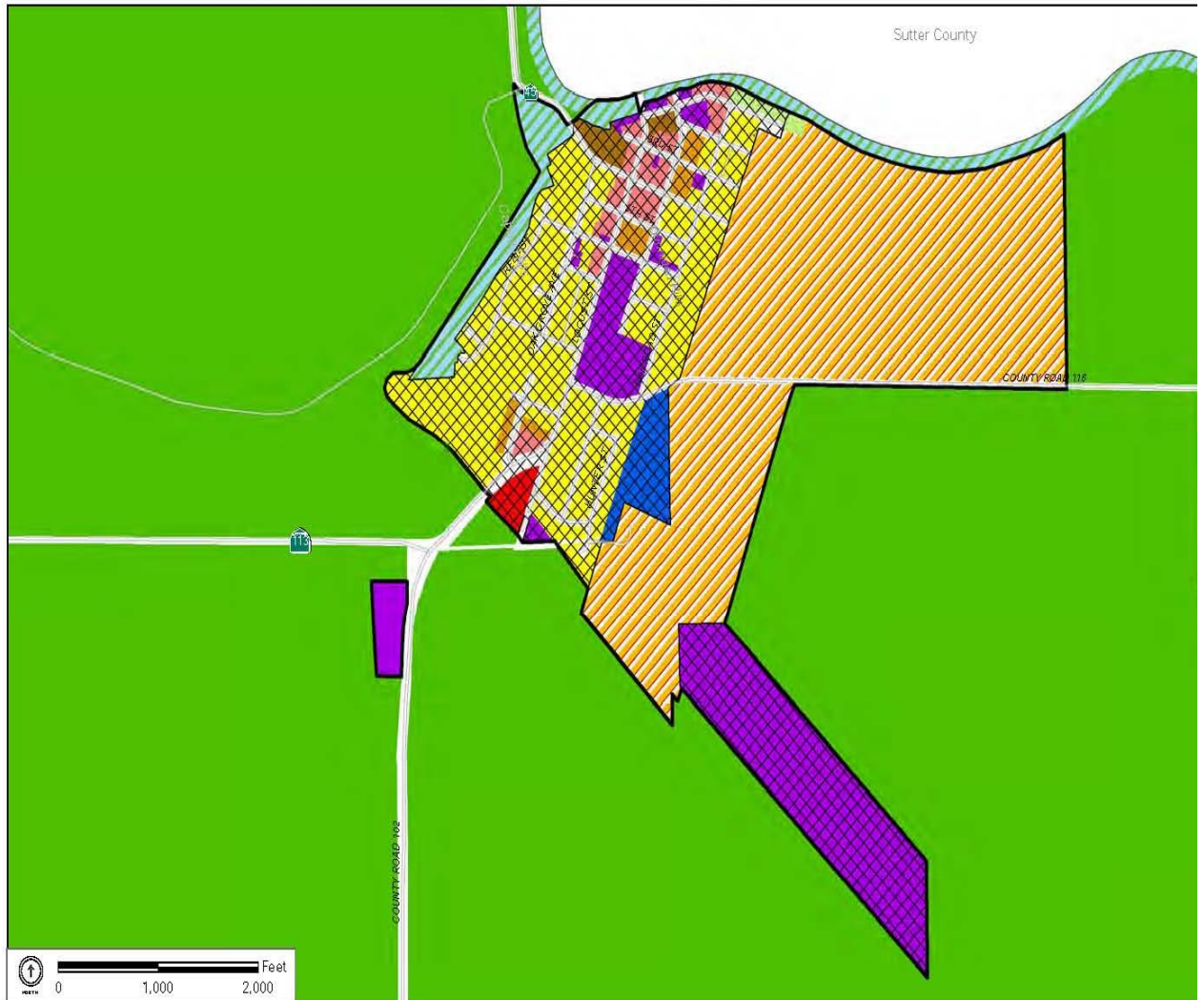
Policy CC-3.12 states: "Ensure that the downtown area remains the community's primary commercial center," require 100-year flood protection for all development within the growth boundary, and "Emphasize the use of waterfront land for public access and amenities, as well as tourism and entertainment-related commercial activities."

FIGURE 4

KNIGHTS LANDING GENERAL PLAN DESIGNATIONS

LAND USE AND COMMUNITY CHARACTER ELEMENT

FIGURE LU-1B GENERAL PLAN LAND USE MAP



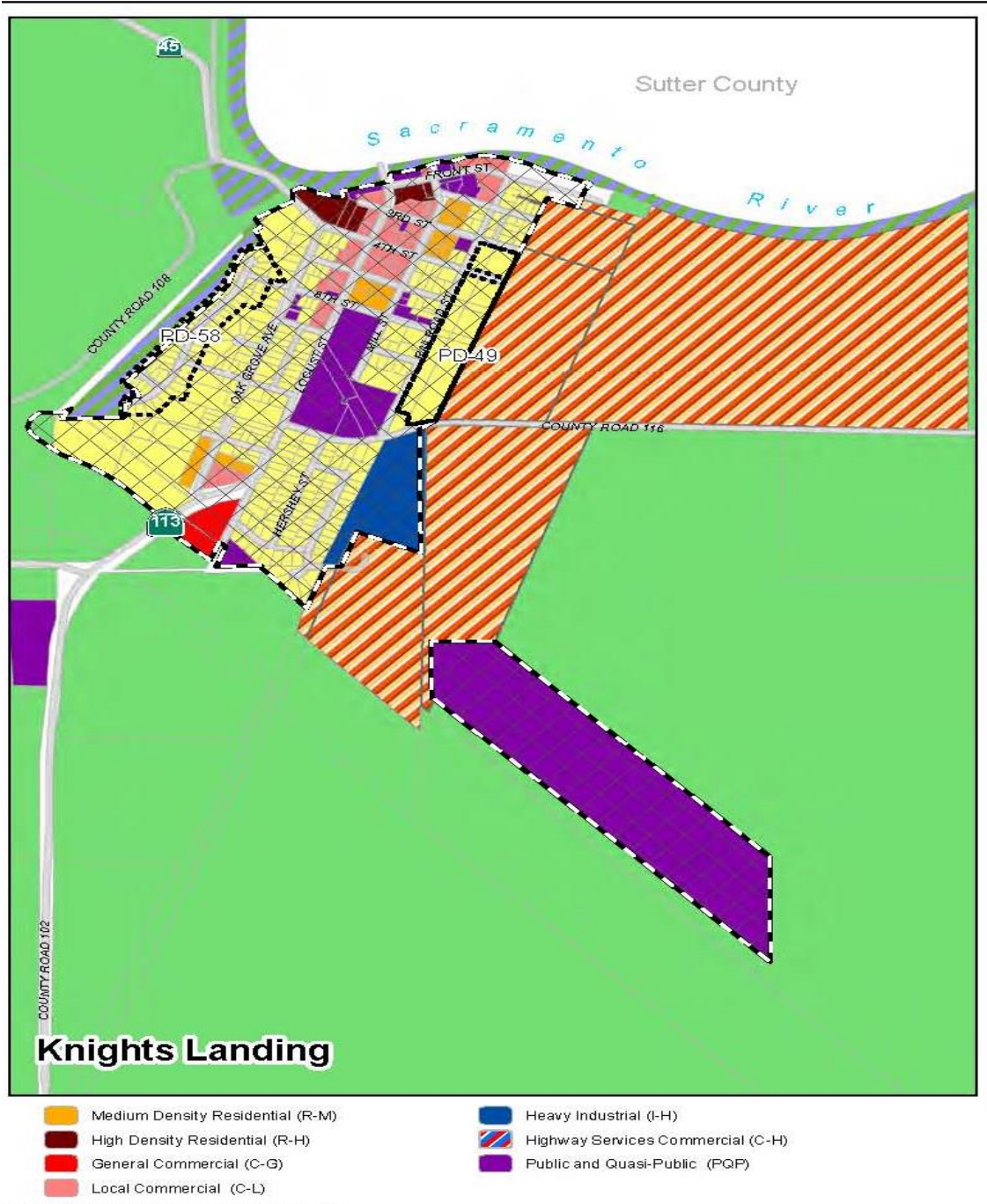
- | | | | |
|---------------------------|-------------------------|------------------------------|-----------------|
| Open Space (OS) | Residential Medium (RM) | Industrial (IN) | Growth Boundary |
| Agriculture (AG) | Residential High (RH) | Public and Quasi-Public (PQ) | |
| Parks and Recreation (PR) | Commercial General (CG) | Specific Plan (SP) | |
| Residential Low (RL) | Commercial Local (CL) | Specific Plan Overlay (SPO) | |

Source: Yolo County GIS

COUNTY OF YOLO 2030 COUNTYWIDE GENERAL PLAN

FIGURE 4

KNIGHTS LANDING ZONING DISTRICTS



Policy CC-3.13 identifies development capacities that shall guide development of the Knights Landing Specific Plan, which are illustrated in the Knights Landing Specific Plan Conceptual Sketch (Attachment B):

- 38 acres of job producing commercial and industrial land uses (assumes 532 existing jobs, no new jobs)
- 71 acres of residential uses in various densities allowing for 393 to 800 new units
- 103 acres of parks and open space uses

Note that a significant amount of residential growth could occur within the existing boundary of the town of Knights Landing, exclusive of whether a Specific Plan is ever adopted for the town. Under the designations and zoning set by the previous 1983 General Plan and re-affirmed in the 2009 General Plan, it is estimated that infill growth on vacant lands, including completion of two approved subdivisions, could reach almost 1,000 units.

At the time the General Plan was approved in late 2009, a major Sacramento-area homebuilder had acquired some of the land in the Specific Plan area east of the existing town. Most of the agricultural land within the Specific Plan is still owned by two long-time farm families, the Howalds and Edsons.

The major constraint to future development in Knights Landing is the need to construct costly levee improvements along the Sacramento River.

The proposed GPA would redesignate all of the land in the area from Specific Plan to Agriculture. The proposed action will also remove the “Specific Plan Overlay” designation and zoning that applies to several hundred individual parcels, already developed within the town of Knights Landing. These properties will retain their existing underlying designation and base zoning which includes Low Density Residential, General or Highway Commercial, Industrial, etc. The only change will be to remove the overlaying “Specific Plan Overlay” General Plan designation (abbreviated SPO) and the zoning Specific Plan Zoning Overlay District (SP-O).

Madison Specific Plan Area

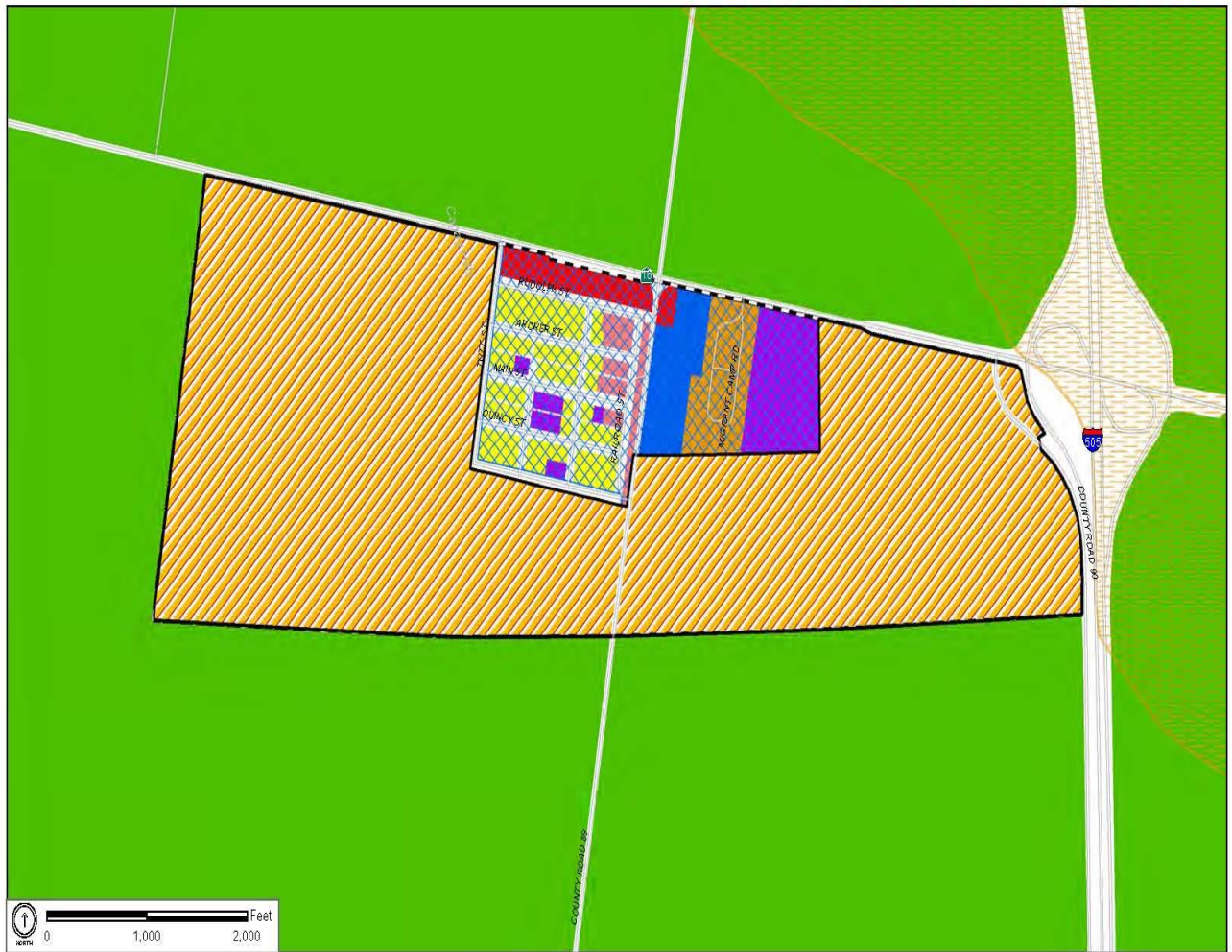
Madison is a small unincorporated town of approximately 400 residents, located along State Route 16 west of the I-505 freeway, 9.5 miles west of Woodland. The Specific Plan area includes 413 acres of agricultural land which is wrapped around three sides of the existing town. An additional 14 parcels in the town of Madison are proposed for redesignation and rezoning from commercial to residential use. One of the parcels includes a dilapidated structure which is proposed to be removed from the General Plan historic list. Two additional properties are proposed to be rezoned from the Light Industrial (I-L) zone to the Heavy Industrial (I-H) zone, and one property, currently split zoned I-L and C-H, is proposed to be entirely rezoned to C-H, to better reflect existing uses.

FIGURE 4

MADISON GENERAL PLAN DESIGNATIONS

LAND USE AND COMMUNITY CHARACTER ELEMENT

FIGURE LU-6 MADISON NEW GROWTH CONCEPTUAL SKETCH



- | | | |
|-------------------------|------------------------------|--------------------------------|
| Agriculture (AG) | Commercial General (CG) | Specific Plan Overlay (SPO) |
| Residential Low (RL) | Commercial Local (CL) | Specific Plan |
| Residential Medium (RM) | Industrial (IN) | Mineral Resource Overlay (MRO) |
| Residential High (RH) | Public and Quasi-Public (PO) | Specific Plan Boundary |

Source: Yolo County GIS

COUNTY OF YOLO 2030 COUNTYWIDE GENERAL PLAN

FIGURE 6
MADISON ZONING DISTRICTS



The current land uses include the existing town (primarily single family homes, commercial, industrial, and public uses, etc.) surrounded by intensive agriculture. There has been no recent development in the areas, except for the planting of orchards on the agricultural lands west and south of the town.

During the period that the General Plan was being discussed in 2008-2009, a major Sacramento-area homebuilder had acquired land around the existing town of Madison. The developer has since gone into bankruptcy and the agricultural land on the west and south sides of the town (254 acres) have been acquired by Bellevue North 250 LLC (Hostetler Ranches), a Los Banos-based agricultural land company.

Policy CC-3.14 in the General Plan states the following goals within the Madison Specific Plan growth boundary:

- A. Policies to ensure the creation of a downtown area will be required.

B. The sewer ponds shall be moved and improved.

C. Workforce housing shall be the focus of the residential development.

D. Storm drainage impacts affecting the entire growth area shall be resolved. To address some of the existing needs in the community, infrastructure (drainage, sewer and water) services and facilities could benefit from a cooperative arrangement between the Madison and Esparto County Service Districts. Additional infrastructure improvements are to be gained through development agreements with recommended highway commercial development.

F. Existing conditions in this community are not acceptable. New development shall not proceed until, at minimum, the items in Table LU-11 have been addressed (or are reasonably expected to be addressed by the time such development is completed).

G. The need for intersection and roadway improvements on State Route 16 between Madison and I-505 shall be identified as part of the Madison Specific Plan consistent with the policy thresholds of the Draft General Plan.

H. Encourage the Madison CSD to explore the availability of Cache Creek water via the Flood Control District as an alternative source of municipal water.

Policy CC-3.15 identifies development capacities that shall guide development of the Madison Specific Plan, which are illustrated in the Madison Specific Plan Conceptual Sketch (Attachment B):

- 131 acres commercial (assumes 3,065 new jobs)
- 44 acres identified for agricultural industrial land uses (no new jobs assumed)
- 125 acres of residential uses in various densities allowing 630 to 1,335 new units
- 63 acres of parks and open space uses
- 50 acres public uses (20 new jobs assumed)

As in the other two Specific Plan areas, the major constraint to future development in Madison is flood protection, which requires a regional solution to protect the area from flooding from the nearby branches of Willow Slough.

The proposed GPA would redesignate all of the agricultural land in the area from Specific Plan to Agriculture. The proposed action will also remove the “Specific Plan Overlay” designation and zoning that applies to several hundred individual parcels, already developed within the town of Madison.

Additional Madison Parcels to be Redesignated and Rezoned

In addition to the actions related to the three Specific Plan area, the scope of the General Plan Amendment includes 17 additional properties within the existing town of Madison. Fourteen of the properties are located in the 29000 block of Main and Archer Streets (outlined in red in Figure 7). The parcels are currently designated and zoned for

FIGURE 7

MADISON PARCELS TO BE ZONED



commercial use. However, nine of the properties are occupied by single family homes, which is not consistent with the commercial General Plan designation and zoning. The other five properties are vacant (three parcels), one is occupied by a garage only, and the last is described below.

The parcel at the corner of Main and Railroad Streets is a dilapidated commercial building which has been "red-tagged" by the Building Division as an unsafe structure (see photo in Figure 8). The roof of the building has fallen in and the remainder of the structure is crumbling. This structure is known as the Haines Store (29088 Main St.) and is listed as a historic structure on the County-Recognized Historic Resources list in the General Plan. The action to redesignate and rezone the 14 parcels would also include an associated General Plan text amendment to remove the Haines Store from the Historic Resources list to allow its possible demolition sometime in the future for health and safety reasons.

FIGURE 8
HAINES STORE PROPERTY



Two additional properties located on the east side of County Road 89 are proposed to be rezoned from the Light Industrial (I-L) zone to the Heavy Industrial (I-H) zone (shown as light blue in Figure 7, above). The rezoning to Heavy Industrial is recommended to better reflect existing uses, and the rezoning has been requested by the landowners. The parcel fronting State Route 16 and County Road 89 is split-zoned I-L and C-H, and is proposed to be rezoned entirely to C-H.

This General Plan Amendment will not revise any of the policies in the existing 1999 Knights Landing Community Plan and the 1974 Madison Community Plan. Those two Community Plans would remain in effect.

Anticipated Environmental Impacts

Removing the Specific Plan General Plan land use designations and zoning will result in a significant reduction in the projected amount of future growth in the Elkhorn, Knights Landing, and Madison areas. However, it should be noted that removing references to the Elkhorn, Knights Landing, and Madison Specific Plans does not preclude an applicant from applying for approval of a Specific Plan in any of the three areas (or any area in the unincorporated county). Policies and guidelines for processing and approving Specific Plans will remain in the General Plan and Zoning Code. However, removing all references to the Elkhorn, Knights Landing, and Madison Specific Plans means that there will be no detailed development standards for future plans, and a Specific Plan in any of the three areas may be more speculative and unlikely in the future.

Some of the anticipated environmental impacts due to deleting future growth that could have occurred under an adopted Elkhorn, Knights Landing, or Madison Specific Plan include the following:

- The Elkhorn area would continue as an agricultural area;
- The towns of Knights Landing, and Madison would remain small unincorporated communities of approximately 1,000 residents and 400 residents, respectively, with continued growth of a limited amount of commercial and industrial uses;
- Approximately 968 acres of prime agricultural land would not be converted to urban uses; agriculture would remain the predominant industry in the three areas;
- Biological resources associated with the undeveloped agricultural land (habitat for Swainson's hawk and other sensitive species, etc.) would not be lost to urban development;
- Increased traffic, air quality, noise, and climate change impacts caused by construction of up to 2,135 homes and 562 acres of non-residential (commercial, industrial, public) uses would be avoided;
- Up to 9,335 new commercial, industrial, and other types of jobs would not be created; and
- Improved public services (water, wastewater, drainage, schools, fire and police) for new and existing residents in the three areas would not occur.

These potential impacts are further described and analyzed in the following Initial Study.

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
---------------------	------	------------------------

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,” the most significant change that would result from the adoption of the Specific Plans General Plan Amendment is the removal of all of the Specific Plan General Plan land use designations and zoning in the Elkhorn, Knights Landing, and Madison areas. Buildout of the three proposed Specific Plans could have resulted in the construction of up to 2,135 homes and 562 acres of non-residential (commercial, industrial, public) uses. Job creation associated with the three approved Specific Plans could have resulted in up to 9,335 new commercial, industrial, and other types of jobs.

The adoption of the proposed GPA means that a large amount of new urban growth will not occur, and all potential impacts on existing scenic vistas due to that amount of growth would not occur. The only new growth that could occur under the GPA would be infill development allowed under the existing underlying zoning, which would conform to all other existing zoning and building regulations

- b) *No Impact.* Adoption of the Specific Plans General Plan Amendment would not damage scenic resources.
- c) *No Impact.* The Specific Plans GPA would not significantly affect the visual character of any site and surroundings.
- d) *No Impact.* Any incremental infill development allowed under the existing underlying zoning would be subject to development standards applied to new projects which 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
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Conflict with existing zoning for agricultural use or 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 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) *No Impact*. The adoption of the Specific Plans General Plan Amendment would remove the Specific Plan General Plan land use designations and zoning in the Elkhorn, Knights Landing, and Madison areas and will result in a significant reduction in the projected amount of future growth in those unincorporated locations. Approximately 968 acres of prime agricultural land would not be converted to urban uses; agriculture would remain the predominant industry in the three areas. This would have a significant beneficial impact on agricultural resources in the three areas.

c), d) *No Impact*. The proposed GPA 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 PM₁₀.

As already noted above, buildout of the three proposed Elkhorn, Knights Landing, and Madison Specific Plans could have resulted in the construction of up to 2,135 homes and 562 acres of non-residential (commercial, industrial, public) uses. This amount of potential new urban growth will not occur as a result of removing the three Specific Plans from the General Plan, resulting in a significant reduction in the previously forecast generation of criteria pollutant for which the project region is non-attainment (ozone and PM₁₀).

The only new growth that could occur in the three areas after adoption of the GPA would be infill development allowed under the existing underlying zoning. Any new development would be required to conform to all other existing zoning and building regulations. Rezoning of the seventeen properties in Madison, including fourteen parcels rezoned from General Commercial to Low Density Residential, two parcels rezoned from Light to Heavy Industrial, and one portion of a property from Light Industrial to Highway Commercial, would also result in less intensive development in the future and these rezonings would not contribute to any adverse air quality impacts.

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, 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, 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 Specific Plans Zoning Code Amendments would result in approximately 968 acres of prime agricultural land not being converted to urban uses, which have a significant beneficial impact on biological resources in the three areas. Biological resources associated with the undeveloped agricultural land (habitat for Swainson’s hawk and other sensitive species, etc.) would not be lost to urban development; Any new development that proceeds as allowed under the underlying agricultural zoning would be required to conform to all other existing zoning and building regulations. 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 checked="" type="checkbox"/>	<input 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) *Less Than Significant Impact.* One component in the package of amendments to the General Plan includes a proposal to remove an existing historic structure from the list of "County Recognized Historical Resources in Unincorporated Yolo County," Table CO-6 in the Conservation and Open Space Element of the General Plan.

The Yolo County Historical Resources Survey (1986) has the following description and assessment of the structure (the excerpt from the Survey is included as Appendix A to this Initial Study):

This is an early brick commercial building built in 1895 with an apparent remodel circa 1930. Though a porch overhang has extended the width of the structure, the original building is the brick portion on the easterly half. Patterned brick is located at the cornice above the porch overhang. The building is solid brick throughout except for two large fixed pane window openings on either side of the front door. It appears that the building was expanded to include a neighboring structure and textured plaster was used to integrate the additional structure. The porch overhang which extends across the front and side of the building may have been added at the time the addition was incorporated.

The Abraham Haines store was built to replace the original which burned. Haines originally had a store in Cottonwood, but moved to Madison at its inception in 1877. The present building being documented was built in 1895 on the site of the original, making this the corner host to a local store for over 100 years. While the town of Madison showed great promise for becoming an important townsite in Yolo County and, in fact, became an important shipping point for agricultural products and Cache Creek gravel, it was eventually overshadowed in importance by Esparto by the 1920's. Several major fires occurred in Madison and consequently there are only a few buildings of significance that remain from the early days of the town.

In 1985, when the Historical Survey of the parcel was written, the building was still in use as the Madison Market (see photo in Appendix A). However, as noted in the "Project Description," above, and illustrated in recent photographs on the following pages, the existing historic structure has deteriorated to the point that the roof has fallen and the front and sides of the building are crumbling. The Yolo County Building Division posted a "red tag" on the building indicating an unsafe structure in December, 2016, after receiving a phone call complaint about the siding falling off the building. The Fire Chief of Madison and building officials inspected the property and

PHOTOS







determined the structure to be a safety hazard and taped off the surrounding areas with caution tape. The Building Division has not been able to successfully deliver a courtesy notice by mail or contact the current owner.

The removal of the property from the County Recognized Historical Resources list in the Conservation and Open Space Element of the General Plan would not directly impact the historic structure since no action is being proposed by the County or the owner to physically change the structure. The “project” being studied in this Initial Study (the Specific Plans GPA) does not propose to demolish the historic structure. However, removing the structure from the County Recognized Historical Resources list could allow the building to be possibly demolished sometime in the future for health and safety reasons, without further environmental review.

(b) through (f) *No Impact*. Buildout of the three proposed Elkhorn, Knights Landing, and Madison Specific Plans could have resulted in the construction of up to 2,135 homes and non-residential (commercial, industrial, public) uses on 968 acres of mostly prime farmland in the Elkhorn, Knights Landing, and Madison areas. Removal of these three Specific Plans from the County General Plan means that almost 1,000 acre of agricultural lands would not convert to urban uses and the potential for uncovering archeological resources would be significantly reduced in these three areas. Standard conditions related to archeological resources attached to discretionary project approvals approved by the underlying 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:				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 adoption of the proposed GPA means that a large amount of new urban growth (968 acres) will not occur, and all potential impacts related to geology and soils due to that amount of growth would not occur. The only new growth that could occur under the GPA would be infill development allowed under the existing underlying zoning, which would conform to all other existing zoning and building regulations. The construction of any new uses allowed by the underlying zoning would be required to conform to all other existing zoning and building regulations that require soils studies for building permits, etc. Any infill development 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.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

Buildout of the three proposed Elkhorn, Knights Landing, and Madison Specific Plans could have resulted in the construction of up to 2,135 homes and 562 acres of non-residential (commercial, industrial, public) uses. This amount of potential new urban growth will not occur as a result of removing the three Specific Plans from the General Plan, resulting in a significant reduction in the previously forecast generation of greenhouse gas emissions.

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 hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 existing base agricultural or other zoning that potentially involves any hazardous materials (such as new wineries or breweries in agricultural zones) would be subject to Environmental Health and State regulations which, among other requirements, would require Hazardous Materials/Waste 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 only new growth that could occur in the three areas after adoption of the GPA would be infill development allowed under the existing underlying zoning. Any new development would be required to conform to all other existing zoning and building regulations which address any adverse effects on hydrology and water quality standards. The GPA also include the rezoning of seventeen properties in Madison, including fourteen parcels rezoned from General Commercial to Low Density Residential, two parcels rezoned from Light to Heavy Industrial, and one parcel rezoned from Light Industrial to Highway Commercial, The rezoning of the residential properties that are currently zoned commercial would have little impact, since most of the properties are already developed with homes. The construction of new uses, such as Heavy Industrial uses in the rezoned industrial properties, 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 Environmental Health standards related to well water quality tests, and percolation tests and design requirements for leach fields 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 proposed General Plan Amendment and rezoning would not divide any established community.
- b) *No Impact.* Adoption of the GPA would be consistent with all policies, land use designations, and population projections of the Countywide General Plan, after the General Plan is revised to reflect removal of the three Specific Plan areas.
- 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 GPA would not conflict with any of the existing mitigation requirements or policies of the Yolo County 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.* There are no anticipated environmental impacts related to mining, since the three Specific Plan areas do not include any lands that are designated within the Mineral Resource Zone (MRZ) overlay zone.
- 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*. The only new growth that could occur in the three Specific Plan areas after adoption of the GPA would be infill development allowed under the existing underlying zoning. Any new construction under the existing 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 three Specific Plan areas that would be removed include 343 acres of proposed urban development in the Elkhorn area; 212 acres in the Knights Landing area; and 413 acres in the Madison area. Removing the Specific Plan areas means that the Elkhorn area

would continue as an agricultural area; the towns of Knights Landing and Madison would remain small unincorporated communities of approximately 1,000 residents and 400 residents, respectively, with continued growth of a limited amount of commercial and industrial uses. The proposed GPA 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) to e) *No Impact.* Buildout of the three proposed Elkhorn, Knights Landing, and Madison Specific Plans could have resulted in the construction of up to 2,135 homes and 562 acres of non-residential (commercial, industrial, public) uses. This amount of potential new urban growth will not occur as a result of removing the three Specific Plans from the General Plan, resulting in a significant reduction in the need for improved public services (water, wastewater, drainage, schools, fire and police) for new residents.

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.* Removing the three Specific Plans from the General Plan will not generate a need for additional or new recreational facilities, resulting in a significant reduction in impacts to 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*. As already noted above, buildout of the three proposed Elkhorn, Knights Landing, and Madison Specific Plans could have resulted in the construction of up to 2,135 homes and 562 acres of non-residential (commercial, industrial, public) uses. This amount of potential new urban growth will not occur as a result of removing the three Specific Plans from the General Plan, resulting in a significant reduction in the previously forecast generation of traffic and impacts to existing roadways.

The only new growth that could occur in the three areas after adoption of the GPA would be infill development allowed under the existing underlying zoning. Any new development would be required to conform to all other existing zoning and building regulations to address effects on transportation. Rezoning of the seventeen properties in Madison, including fourteen parcels rezoned from General Commercial to Low Density Residential, twoparcels rezoned from Light to Heavy Industrial, and one from Light Industrial to Highway Commerical, would not contribute to any adverse transportation impacts, since there are no roadways or intersections that are currently operating at unacceptable levels..

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 underlying zoning in the three communities would have no appreciable impacts related to public utilities and public services. On-site wastewater and water systems would be provided in the Elkhorn area and the towns of Knights Landing and Madison are already served by community water and sewer systems.. Existing Environmental 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
--------------------------------------	---	------------------------------------	--------------

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 Specific Plans General Plan Amendment 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 GPA 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 GPA. The changes as proposed would not have substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

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

Yolo County, 2009. *Final Environmental Impact Report for 2030 Yolo Countywide General Plan*, November.

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*.

APPENDIX

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Madison Market
2. Historic name: Haines Store
3. Street or rural address: 1110 Main Street (Esparto/Madison-Area 2)
City Madison Zip 95653 County Yolo
4. Parcel number: 49-449-05
5. Present Owner: Helidoro and Guadalupe Checo Address: P.O. Box 1808
City Woodland Zip 95695 Ownership is: Public _____ Private X
6. Present Use: store Original use: store

DESCRIPTION

- 7a. Architectural style: Brick Commercial Vernacular
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This is an early brick commercial building built in 1895 with an apparent remodel circa 1930. Though a porch overhang has extended the width of the structure, the original building is the brick portion on the easterly half. Patterned brick is located at the cornice above the porch overhang. The building is solid brick throughout except for two large fixed pane window openings on either side of the front door. It appears that the building was expanded to include a neighboring structure and textured plaster was used to integrate the additional structure. The porch overhang which extends across the front and side of the building may have been added at the time the addition was incorporated.



8. Construction date:
Estimated _____ Factual 1895
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 120 Depth 75
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Winter 1985-86

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: additions made to the side and rear
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: X

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Abrahm Haines store was built to replace the original which burned. Haines originally had a store in Cottonwood, but moved to Madison at its inception in 1877. The present building being documented was built in 1895 on the site of the original, making this the corner host to a local store for over 100 years. While the town of Madison showed great promise for becoming an important townsite in Yolo County and, in fact, became an important shipping point for agricultural products and Cache Creek gravel, it was eventually overshadowed in importance by Esparto by the 1920's. Several major fires occurred in Madison and consequently there are only a few buildings of significance that remain from the early days of the town.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture ___ Arts & Leisure ___
Economic/Industrial 1 Exploration/Settlement 2
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

David Herbst, local historian
Sprague, Western Shore Gazatteer, 1870

22. Date form prepared June 1986
By (name) Kathleen Les
Organization Les-Thomas Assoc.
Address: 2773 25th Street
City Sacramento Zip 95818
Phone: (916) 443-7083

