



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

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NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

TO: Interested Parties
FROM: Yolo County Community Services Department
DATE: July 21, 2017
SUBJECT: **Circulation of Initial Study/Negative Declaration and Notice of Intent to Adopt the Initial Study/Negative Declaration for the Kennedy Tentative Parcel Map**

Applicant: Cornelius Kennedy
The Kennedy Family Living Trust
15377 Stetson Road
Los Gatos, CA 95033

File Name: ZF 2017-0047

Description of Project: The project is a request for a Tentative Parcel Map to divide an existing 2.43-acre rural residential lot into two 1.21-acre parcels. The property is currently developed with a residence and other amenities (i.e., pool, shed). The 2.43-acre parcel sits at the end of La Rue Way, which is located in the unincorporated area west of Davis on the south side of Russell Boulevard (east of and accessed from Patwin Road). The property is the largest lot on the block. Approval of the Parcel Map would allow for the development of a new rural residential home site on the newly created 1.2-acre parcel west of the existing home site. The owners anticipate selling the lots for future residential development with the assumption that the existing residence and supporting infrastructure (well and septic system) would be removed.

The property's zoning (RR-1) allows for rural residential development at a minimum of one acre, which is dependent upon each lot's capability of supporting an onsite domestic well and onsite wastewater treatment system. Recent changes in state law and the County's regulations for onsite wastewater treatment systems, as administered through Yolo County Environmental Health, require a two-acre minimum for newly created parcels that will be served by onsite septic systems to ensure groundwater quality protection.

In order to proceed with the parcel split, the applicant obtained an approved septic system design variance from the Yolo County Environmental Health Director to allow a reduction in the minimum two-acre lot size requirement. The variance is subject to unique conditions that require: 1) abandonment of the existing septic system and domestic well; 2) approval of alternative septic systems with supplemental treatment; and 3a) demolition of the existing house and pool, or 3b) installation of a new domestic well and alternative septic system to service the existing house.

Conditions applied to the variance ensure the intent of the two-acre minimum requirement is maintained.

Environmental Determination: An Initial Study was prepared to examine potential areas of impact resulting from this project. The Initial Study found that the proposed project would not have a significant effect on the environment. As a result, an Environmental Impact Report is not required and a Negative Declaration has been prepared.

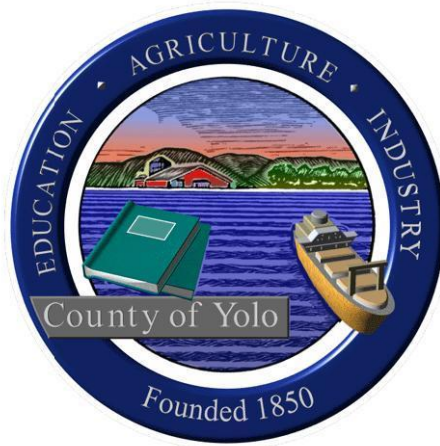
Availability of Documents: The Initial Study/Negative Declaration (IS/ND) is now available for public review at the following location during normal business hours: the Yolo County Community Services Department, 292 W. Beamer Street, Woodland, CA 95695. **The IS/ND has been posted to the Yolo County Web site and may be downloaded and printed at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>.** A PDF digital file of the IS/ND, or a hard (paper) copy of the IS/ND, is also available upon request from the Planning Division at the address or e-mail depicted below.

Comments on the Initial Study/Negative Declaration: The County requests your comments on the Initial Study/Negative Declaration during a **20±-day review period**, which commences **July 21, 2017**, and **ends on August 11, 2017**.

The Initial Study/Negative Declaration may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Stephanie Cormier, Senior Planner
Yolo County Community Services Department
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8850
stephanie.cormier@yolocounty.org

All interested parties are invited to send written communications to the Yolo County Community Services Department no later than the relevant ending date.



**YOLO COUNTY
COMMUNITY SERVICES DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION
ZONE FILE # 2017-0047**

KENNEDY TENTATIVE PARCEL MAP

JULY, 2017

1. **Project Title:** Zone File #2017-0047 (Kennedy Tentative Parcel Map)
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, Principal Planner
 (530) 666-8043
 eric.parfrey@yolocounty.org
4. **Project Location:** The project site is located west of the City of Davis at 38392 LaRue Way, in the unincorporated Patwin Road Neighborhood area (APN: 036-160-014). See Figure 1 (Vicinity Map).
5. **Project Sponsor's Name and Address:**
 Cornelius Kennedy
 The Kennedy Family Living Trust
 15377 Stetson Road
 Los Gatos, CA 95033
6. **Land Owner's Name and Address:**
 same
7. **General Plan Designation(s):** Rural Residential (RR)
8. **Zoning:** Rural Residential – 1 acre (RR-1)/Planned Development (PD-67)
9. **Description of the Project:** See attached "Project Description"
10. **Surrounding Land Uses and Setting:**

Relation to Project	Land Use	Zoning	General Plan Designation
Project Site	One rural residence	Rural Residential – 1 acre (RR-1)/Planned Development (PD-67)	Rural Residential (RR)
North	Rural residence	RR-1/PD-67	RR
South	Rural residence	RR-1/PD-67	RR
East	Rural residence	RR-1/PD-67	RR
West	Rural residence	RR-1/PD-67	RR

11. **Other public agencies whose approval is required:** Yolo County Public Works Division; Yolo County Environmental Health Division; Yolo County Planning Commission

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. The project is reviewed and analyzed under the County's Subdivision Ordinance.

Project Description

The project is a request for a Tentative Parcel Map to divide an existing 2.43-acre rural residential lot into two 1.21-acre parcels. The property, which is currently developed with a residence and other amenities (i.e., pool, shed), has recently been placed on the market. The 2.43-acre parcel sits at the end of La Rue Way, a small unincorporated community, which is located west of Davis (east of Patwin Road). The property is the largest lot on the block. The owners anticipate selling the lots for future residential development with the assumption that the existing home site and supporting infrastructure (well and septic system) would be removed.

The surrounding vicinity includes primarily rural residential and church uses on large one±-acre lots with mature oak and other ornamental trees. Approval of the Tentative Parcel Map would allow for the development of a new residential home site on the newly created 1.2-acre parcel west of the existing home site. If a second accessory home is constructed on either of the parcels, the dwelling would be limited in size to 2,500 square feet, according to the zoning.

Currently, the property's zoning (RR-1) allows for rural residential development at a minimum of one acre, which is dependent upon each lot's capability of supporting an onsite domestic well and onsite wastewater treatment system. The Patwin Road Neighborhood also has an overlay zone (PD-67) which regulates development of the property. Recent changes in state law and the County's regulations for onsite wastewater treatment systems, as administered through Yolo County Environmental Health, require a two-acre minimum for newly created parcels that will be served by onsite septic systems in order to ensure groundwater quality protection.

In order to proceed with the parcel split, the applicant recently received an approved septic system design variance from the Yolo County Environmental Health Director to allow a reduction in the minimum two-acre lot size requirement. The variance is subject to unique and specific conditions that require: 1) abandonment of the existing septic system and domestic well; 2) approval of alternative septic systems with supplemental treatment; and 3a) demolition of the existing house and pool, or 3b) installation of a new domestic well and alternative septic system to service the existing house.

FIGURE 1
VICINITY MAP

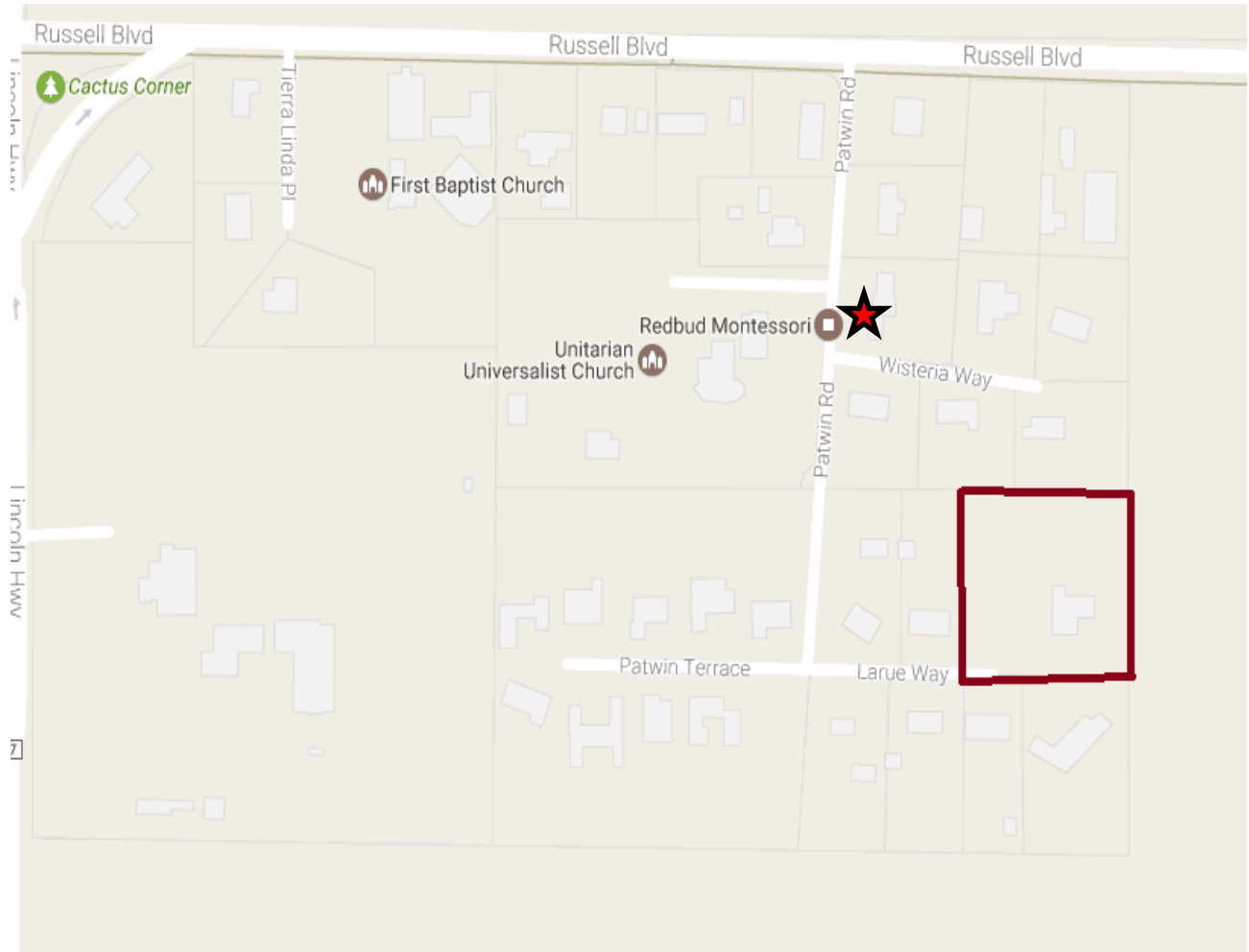


FIGURE 2

AERIAL OF PROJECT SITE MAP

Project Site



FIGURE 3

ASSESSORS PAGE WITH PROJECT SITE

3/17
305
18

POR. N.W. 1/4 SEC. 18, T.8N., R. 2E, M.D.B & M.

CAUTION - These Maps ARE NOT to be used for legal descriptions.

36 - 16



M.S. Bk. 9, Pg. 100 - Richard Winger
 M.S. Bk. 9, Pg. 42 - J.W. Brinley Pty.
 M.S. Bk. 9, Pg. 57 - Pcl. "C" per M.S. Bk. 9, Pg. 42
 P.M. Bk. 1, Pg. 83 - Burt Liebert Pty, Pcl. Map # 2146
 P.M. Bk. 1, Pg. 93 - Unitarian Church of Davis Pty
 M.S. Bk. 2009, Pg. 17 - Record of Survey for Kara Rakoczy
 M.B. Bk. 2010, Pg. 86 - 88

NOTE - Assessor's Block Number Shown in Ellipses.
 Assessor's Parcel Number Shown in Circles.

Assessor's Map Bk. 36, Pg. 16
 County of Yolo, Calif.

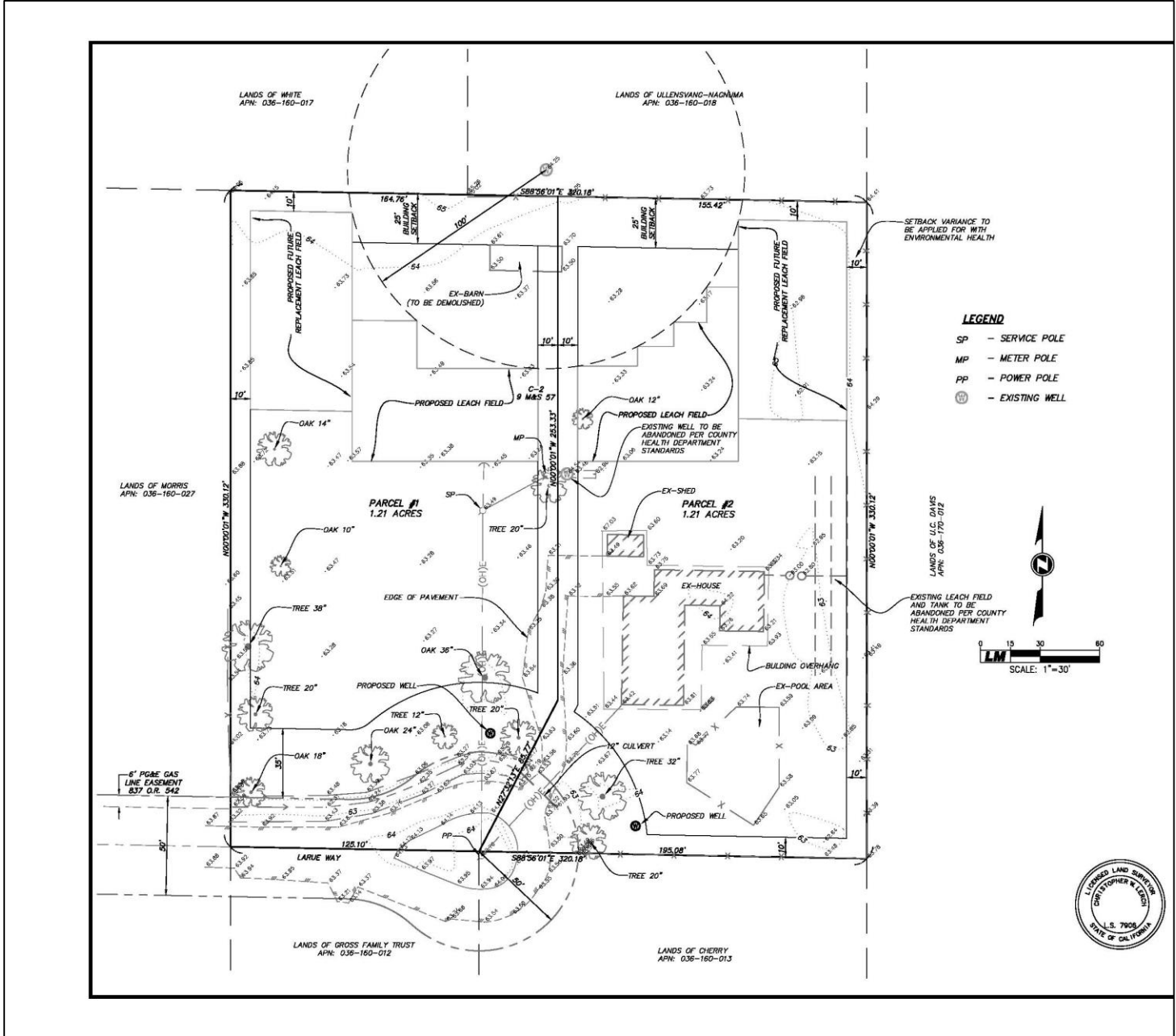
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FIGURE 4
AERIAL OF PROPOSED LOT SPLIT
(not to scale)



FIGURE 5

PROPOSED TENTATIVE PARCEL MAP



Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least two impacts that are a “Potentially Significant Impact” (before any proposed mitigation measures have been adopted or before any measures have been made or agreed to by the project proponent) as indicated by the checklist on the following pages.

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

Determination

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have an impact on the environment that is “potentially significant” or “potentially significant unless mitigated” but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier **ENVIRONMENTAL IMPACT REPORT**, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083.3(b) and CEQA Guidelines Section 15183.

Eric Parfrey

Planner’s Signature

Date

Planner’s Printed name

Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least two impacts that are a "Potentially Significant Impact" (before any proposed mitigation measures have been adopted or before any measures have been made or agreed to by the project proponent) as indicated by the checklist on the following pages.

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

Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

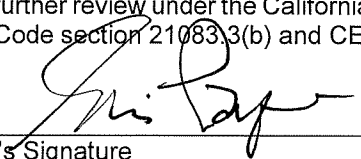
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083.3(b) and CEQA Guidelines Section 15183.

Planner's Signature



Date

7/21/17

Eric Parfrey
Planner's Printed name

Purpose of this Initial Study

This Initial Study has been prepared consistent with CEQA Guideline Section 15063, to determine if the project as described herein may have a significant effect upon the environment.

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. A “Less than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less than Significant Impact”. The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from Section XVIII, “Earlier Analyses”, may be cross-referenced.)
5. A determination that a “Less than Significant Impact” would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be “less than significant.”
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVIII at the end of the checklist.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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

DISCUSSION

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

No Impact. For purposes of determining significance under CEQA a “scenic vista” is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. There are no officially designated scenic vistas near the project area, and the project would not substantially degrade the existing visual character of the surrounding vicinity, which includes primarily rural residential and church uses on large one±-acre lots with mature oak and other ornamental trees. Approval of the Tentative Parcel Map would allow for the development of a new home site on the newly created legal parcel of approximately 1.2 acres, west of the existing home on the property. If a second accessory home is constructed on either of the parcels, the dwelling would be limited in size to 2,500 square feet, according to the zoning. The project proposes no additional development, other than a new rural home site on a 1.2-acre parcel, and will not degrade the existing visual character or quality of the site and its surroundings.

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

No Impact. Future construction of homes could produce additional sources of light to the surrounding rural residential area. However, any future development of the parcels will require a lighting plan before building permits are issued. Any new lighting would be required to be low-intensity and shielded and/or directed away from adjacent properties, public right-of-way, and the night sky. The project will not create a new source of light that would adversely affect views in the area.

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

DISCUSSION

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**
- b) **Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?**
- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?; and**
- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. The proposed Tentative Parcel Map would divide an approximately 2.4-acre parcel into two parcels of 1.2 acres. Soils within the project site are identified by the revised U.S. Soil Conservation Service *Soil Survey of Yolo County* as Reiff very fine sandy loam (Ra), Sycamore silt loam, drained, Sacramento silty clay loam (Sa), and Yolo silt loam (Ya), a mixture of mostly prime and non-prime soils. No farming occurs at the site, and the project site is designated as "Urban and Built Up Land" on maps

prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project will not convert any "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" to a non-agricultural use, nor would it interfere with any agricultural uses in the area.

The property is zoned for rural residential uses, is surrounded by other rural residential parcels developed with home sites, and is not enrolled in the Williamson Act. The proposed Tentative Parcel Map would not conflict with existing zoning for, or cause rezoning of, or result in the loss or conversion of forest or timberland. There is very little forest in Yolo County.

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

DISCUSSION

The Tentative Parcel Map would not contribute to air quality impacts; the map would allow additional development of one or two new homes.

Thresholds of Significance:

The project site is within the Yolo-Solano Air Quality Management District (YSAQMD), and the Sacramento Valley Air Basin regulates air quality conditions within Yolo County. Yolo County is classified as a non-attainment area for several air pollutants, including ozone (O₃) and particulate matter 10 microns or less in diameter (PM₁₀) for both federal and state standards, the partial non-attainment of the federal particulate matter 2.5 (PM_{2.5}), and is classified as a moderate maintenance area for carbon monoxide (CO) by the state.

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

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

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

Table AQ-1 YSAQMD-Recommended Quantitative Thresholds of Significance for Criteria Air Pollutants	
Pollutant	Threshold
Reactive Organic Gases (ROG)	10 tons/year (approx. 55 lbs/day)
Oxides of Nitrogen (NO _x)	10 tons/year (approx. 55 lbs/day)
Particulate Matter (PM ₁₀)	80 lbs/day
Carbon Monoxide (CO)	Violation of State ambient air quality standard
<i>Source: Handbook for Assessing and Mitigating Air Quality impacts (YSAQMD, 2007)</i>	

- Emissions of Criteria Air Pollutants (ROG, NO_x, and PM₁₀)—Construction impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified in Table AQ-1, and recommended control measures are not incorporated.
- Conflict with or Obstruct Implementation of Applicable Air Quality Plan— Projects resulting in the development of a new land use or a change in planned land use designation may result in a significant increase in vehicle miles traveled (VMT). Substantial increases in VMT, as well as, the installation of new area sources of emissions, may result in significant increases of criteria air pollutants that may conflict with the emissions inventories contained in regional air quality control plans. For this reason and given the region’s non-attainment status for ozone and PM₁₀, project-generated emissions of ozone precursor pollutants (i.e., ROG and NO_x) or PM₁₀ that would exceed the YSAQMD’s recommended project-level significance thresholds, would also be considered to potentially conflict with or obstruct implementation of regional air quality attainment plans.
- Local Mobile-Source CO Concentrations—Local mobile source impacts associated with the proposed project would be considered significant if the project contributes to CO concentrations at receptor locations in excess of the CAAQS (i.e., 9.0 ppm for 8 hours or 20 ppm for 1 hour).
- Toxic Air Contaminants. Exposure to toxic air contaminants (TAC) would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 10 in 1 million or would result in a Hazard Index greater than 1.
- Odors. Odor impacts associated with the proposed project would be considered significant if the project has the potential to frequently expose members of the public to objectionable odors.

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

No Impact. The Tentative Parcel Map would not substantially conflict with or obstruct implementation of the Yolo Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento

Area Regional Ozone Attainment Plan (1994), or the goals and objectives of the Yolo County 2030 Countywide General Plan.

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

Less than Significant Impact. The Yolo-Solano Region is a non-attainment area for state particulate matter (PM₁₀) and ozone standards, the federal ozone standard, and the partial non-attainment of the federal particulate matter 2.5 (PM_{2.5}). The project is a parcel map, which would result in the future development of one or two additional homes. The air pollutants generated by any future construction would be primarily dust and particulate matter during construction. Dust generated by construction activity would be required to be controlled through effective management practices, such as water spraying, and would therefore be a less than significant impact. Any future construction will be reviewed by the Planning and Building divisions to ensure compatibility with air quality standards. Any additional homes would not exceed thresholds as indicated in the 2007 YSAQMD Guidelines, and sensitive receptors in the vicinity of the project site, nearby rural home sites, would not be adversely affected by the addition of a new home site.

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

Less than Significant Impact. The proposed project is located in a rural residential area west of the City of Davis, and within proximity to rural residential home sites located on one±-acre lots. ("Sensitive receptors" refer to those segments of the population most susceptible to poor air quality, i.e. children, elderly, and the sick, and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities.) The future addition of a new one±-acre rural home site, with up to two residences, will not expose nearby residents to substantial pollutant concentrations and impacts will be less than significant.

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

No Impact. The Tentative Parcel Map would not generate any new odors.

IV. BIOLOGICAL RESOURCES.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Less Than Significant Impact. The site of the proposed Tentative Parcel Map is a densely vegetated rural residential area. As with most areas of the County, there is the potential for the Swainson's hawk to occur near the project site because suitable nesting habitat exists within the project vicinity, although little foraging habitat occurs at the project site.

The Swainson's hawk (*Buteo swainsoni*) is designated as a federal species of concern and listed on the State Endangered Species Act as "threatened." In the Central Valley, the Swainson's hawk nests primarily in riparian areas adjacent to agricultural fields or pastures, although it sometimes uses isolated trees or roadside trees. Nest sites are in mature trees and are typically located near suitable foraging areas. The primary foraging areas for Swainson's hawk include open agricultural fields, pastures, and fallowed land. The County requires biological mitigation to be considered for all discretionary

development projects, according to the Yolo Natural Heritage Program based on discussions and prior agreements with the California Department of Fish and Wildlife.

The project site has not been identified to provide high-value Swainson's hawk foraging habitat. The site is within a developed rural area of homes and churches, and the creation of an additional home site on a 1.2-acre parcel will have a less than significant, de minimis impact.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**
- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?**
- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

No Impact. The project will not affect any riparian habitat, or any wetlands, as indicated by the Wetlands Mapper provided by the U.S. Fish and Wildlife Service. The project will not interfere with the movement of any native resident or wildlife species.

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

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

- f) **Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?**

No Impact. The Yolo Natural Heritage Program, a Joint Powers Agency composed of the County, the Cities, and other entities, is in the process of preparing a Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for Yolo County. No conflict with the developing NCCP/HCP is anticipated.

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

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

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

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

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

VI. GEOLOGY AND SOILS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
	2. Strong seismic groundshaking?				
	3. Seismic-related ground failure, including liquefaction?				
	4. Landslides?				
b.	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture or a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42).**

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

Improvement Standards and Specifications requirements in order to obtain permit approval from the Yolo County Community Services Department.

ii) Strong seismic ground shaking?

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

iii) Seismic-related ground failure, including liquefaction?

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

The potential for seismic ground shaking on the site is low, and even though the groundwater table in the area is generally higher than other areas of the County, there is a low potential for seismic-related ground failure at the site. Any future structures may be required to provide a geotechnical report for the building foundation in order to obtain a building permit from the Yolo County Community Services Department.

iv) Landslides?

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

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

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

No Impact. The land surface at the project site is relatively flat. The project is located in an area with little potential for erosion; substantial soil erosion or loss of topsoil is unlikely to occur. Any future home construction, as a result of an approved parcel map, would be required to comply with all applicable Uniform Building Code requirements.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No Impact. The project is not located in an area of unstable geologic materials, and the project is not expected to significantly affect the stability of the underlying materials, which could potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project would not subject people to landslides or liquefaction or other cyclic strength degradation during a seismic event.

Any future construction, as a result of an approved parcel map, would be required to comply with all applicable Uniform Building Code requirements.

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

No Impact. The existence of substantial areas of expansive and/or corrosive soils has not been documented in the project area. Any future construction, as a result of an approved parcel map, would be required to comply with all applicable Uniform Building Code requirements.

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

Less than Significant Impact. The project site is served by an existing septic system connected to the residence, which is proposed to be abandoned. The Tentative Parcel Map will create two 1.2-acre rural residential parcels that will both be served by separate onsite wastewater treatment/septic systems. The project is subject to a septic system design variance recently approved by the Environmental Health Director to allow a reduction in the minimum two-acre lot size requirement for new residential parcels served by onsite septic systems. Soil site evaluations have been completed for each 1.2-acre parcel and the project will be subject to specific based on the results of the evaluations and approval of the variance. More specifically, the site evaluation reports verify that the proposed parcels have the required minimum useable wastewater dispersal area. In order to enforce the intent of the minimum two-acre lot creation, conditions of the variance require that the proposed lots be developed with only alternative septic systems with supplemental treatment that result in a higher quality wastewater. These conditions associated with approval of the variance for the parcel map will ensure that impacts resulting from future home site development will be less than significant.

VII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

ENVIRONMENTAL SETTING

The issue of combating climate change and reducing greenhouse gas emissions (GHG) has been the subject of state legislation (AB 32 and SB 375). The Governor’s Office of Planning and Research has adopted changes to the California Environmental Quality Act (CEQA) Guidelines, and the environmental checklist which is used for Initial Studies such as this one. A third question has been added by Yolo County to consider potential impacts related to climate change’s effect on individual projects, such as sea level rise and increased wildfire dangers.

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

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

Action CO-A117: Pursuant to the adopted Climate Action Plan (CAP), the County shall take all feasible measures to reduce its total carbon dioxide equivalent (CO2e) emissions within the unincorporated area (excluding those of other jurisdictions, e.g., UC-Davis, Yocha Dehe Wintun Nation, DQ University, school districts, special districts, reclamation districts, etc.), from 648,252 metric tons (MT) of CO2e in 2008 to 613,651 MT of CO2e by 2020. In addition, the County shall strive to further reduce total CO2e emissions within the unincorporated area to 447,965 MT by 2030. These reductions shall be achieved through the measures and actions provided for in the adopted CAP, including those measures that address the need to adapt to climate change. (Implements Policy CO-8.1)

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

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

2) Impacts associated with GHG emissions from projects that are consistent with the General Plan, fall within the assumptions of the General Plan EIR, consistent with the CAP, and not

exempt from CEQA are determined to be less than significant or mitigated to a less than significant level, and further CEQA analysis for this area of impact is generally not required.

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

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

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

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

DISCUSSION

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

No Impact. The Tentative Parcel Map would allow for the potential addition of one or two single-family homes. GHG emissions would be negligible.

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

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

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

No Impact. The project site is not located in a flood zone The project is not at significant risk of wildfire dangers or diminishing snow pack or water supplies.

VIII. HAZARDS AND HAZARDOUS MATERIALS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

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

No Impact. The Tentative Parcel Map will not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment.

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

No Impact. The project site is located within one-quarter mile of an existing church that includes a private school, but will not emit hazardous materials.

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

No Impact. The project is not located on a site that has been included on a list of hazardous materials sites. No impacts from any listed hazardous materials sites are expected from implementation of the project.

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

No Impact. The project site is located a little less than one mile north of the University Airport, a small airport located south of Hutchison Drive that is operated by the University of California at Davis to provide services to the college campus, City of Davis, and general public. The project site is not within the vicinity of an airport land use plan or within the vicinity of a private airstrip, and University Airport Rules and Regulations have been established to protect public health, safety, and peace, and to provide for the orderly conduct of activities on the University Airport. There would be no safety hazard related to public or private airports, including the University Airport, that would endanger people residing or working in the project area, which is already developed with rural residential and public/quasi-public uses.

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

No Impact. The location of the Tentative Parcel Map would not affect any emergency response plan.

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

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

IX. HYDROLOGY AND WATER QUALITY.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 that would impede or redirect floodflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

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

Less than Significant Impact. The Tentative Parcel Map is subject to an approved septic system design variance that requires an alternative septic system with supplemental treatment for any residential development in order to ensure a higher quality wastewater prior to land application. With the implementation of the project's conditions, which will minimize cumulative impacts in the area from groundwater nitrogen loading, no water quality standards or waste discharge requirements are expected to be violated and impacts will be less than significant.

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

No Impact. The project site is served by an existing well connected to the residence. Any new well systems would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division. The project is not expected to significantly affect any nearby wells and would not deplete groundwater supplies or interfere with groundwater recharge.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?**
- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?**
- e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? *and***
- f) **Otherwise substantially degrade water quality?**

No Impact. The project would not significantly modify drainage patterns or change absorption rates, or the rate and amount of surface runoff, due to construction one or two additional homes on one±-acre lots. No additional impacts to water quality are anticipated. Any future development proposal would be required to address erosion, drainage and runoff impacts.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**
- h) **Place within a 100-year flood hazard area structures that would impede or redirect flood flows?**

No Impact. The project is not located within a 100-year flood plain as mapped by FEMA (Federal Emergency Management Agency). The project would not be expected to impede any flood flows or subject individuals on the project site to risk from flooding.

- i) **Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?**
- j) **Result in inundation by seiche, tsunami, or mudflow?**

No Impact. The project site is located in a dam inundation zone (from Lake Berryessa). Any future development proposed at the site will be required to adhere to all local, state, and federal requirements regulating development in such areas.

The project area is located near a water course; however, Putah Creek has not been identified as a body of water that could potentially pose a seiche or tsunami hazard. The project site is level, and is not located near any physical or geologic features that would produce a mudflow hazard.

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

DISCUSSION

a) Physically divide an established community?

No Impact. The proposed project is located in the unincorporated Patwin Road Neighborhood area of Yolo County, west of the City of Davis. The project would not divide an established community.

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

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

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

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

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

DISCUSSION

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?; and**
- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

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

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

DISCUSSION

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

No Impact. Yolo County has not adopted a noise ordinance which sets specific noise levels for different zoning districts or for different land uses in the unincorporated area. However, the State of California Department of Health Services developed recommended Community Noise Exposure standards, which are set forth in the State's General Plan Guidelines (2003). These standards are also included in the Yolo County 2030 Countywide General Plan and used to provide guidance for new development projects. The recommended standards provide acceptable ranges of decibel (dB) levels. The noise levels are in the context of Community Noise Equivalent Level (CNEL) measurements, which reflect an averaged noise level over a 24-hour or annual period.

The project site is surrounded by rural residential and church uses. The noise guidelines define up to 60 dB CNEL for outdoor noise levels in residential areas, such as the project site, as "normally acceptable." The noise from one or two new homes is not expected to exceed noise levels already present on the site and within the surrounding vicinity.

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

No Impact. See discussion in Section VIII(f), above. The proposed project site is not located within an airport land use plan, or a private airstrip, although the University Airport, a small aircraft facility, is located a little less than one mile south of the project site. The project would not expose individuals to excessive noise levels associated with aircraft operations.

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

DISCUSSION

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

No Impact. The parcel map will create the potential for two new homes (a net increase of one home site), which will not result in a significant increase in population nor displace homes or people.

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

DISCUSSION

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

No Impact. Approval of the Tentative Parcel Map would allow for the development of a new rural residential home site on the newly created legal parcel of approximately 1.2 acres, west of the existing home site on the property. This small amount of new development, which could also include accessory housing, as feasible, would generate an insignificant additional demand for fire and police protection, schools, parks, or other public facilities such as libraries, hospitals, satellite County offices, etc. Any future residential development will be required, prior to issuance of building permits at the project site, to pay all applicable impact fees to mitigate such impacts.

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

DISCUSSION

- a) **Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?; and**
- b) **Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

No Impact. Approval of the parcel map would result in a small amount of new residential development, which would generate an insignificant additional increase in the use of existing recreational facilities.

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

ENVIRONMENTAL SETTING

The roadway network within unincorporated Yolo County consists primarily of two lane roads that are designed to serve small farming communities and agriculture uses. The project site is located west of the City of Davis, and is accessed from Russell Boulevard, which is maintained by the County in the vicinity of the project site, and Patwin Road, a privately maintained road.

DISCUSSION

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?; and**
- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

No Impact. The proposed parcel map would allow for the creation of up to two new homes (one primary and one accessory dwelling on the new rural residential parcel). The property is currently served by

Russell Boulevard, Patwin Road, and La Rue Way. The addition of up to two new homes on the newly created parcel would not substantially increase traffic or impact levels of service.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact. The project site is located a little less than one mile north of the University Airport, a small aircraft facility that primarily serves the college campus and other members of the public. The project will not result in any changes to air traffic patterns.

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

- e) Result in inadequate emergency access?**

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

No Impact. There will be no increase in hazards due to a design feature or incompatible uses. The project would not result in inadequate emergency access. In addition, the project would not result in any features that would affect or alter existing public transit, bicycle, or pedestrian facilities nor interfere with the construction of any planned facilities.

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

DISCUSSION

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?;**
- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?;**
- c) **Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?;**
- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?;**
- e) **Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?;**
- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?; and**
- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact. The proposed parcel map, if approved, would allow for the addition of one new rural home site that may include one primary and one accessory dwelling, as feasible. The project

site is not located near any existing wastewater treatment provider and has no potential of connecting to any such facility. The closest urban infrastructure is located approximately one mile to the west of the project site.

New onsite septic and well systems would be required to serve residential development at the project site, and would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division. As already noted, the project is subject to an approved septic system design variance from the Environmental Health Director to allow a reduction in the minimum two-acre lot size requirement for properties served by onsite septic systems. The approved variance requires installation of an alternative septic system with supplemental treatment, on each of the newly created parcels, to produce higher quality wastewater and minimize cumulative impacts in the area caused by groundwater nitrogen loading from existing active septic systems. With the implementation of conditions required by the variance, two new potential homes would not have a significant impact on wastewater requirements or water supplies.

Any solid waste resulting from future homes as a result of the parcel map will not significantly impact disposal capacity at the County landfill.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

No Impact. Based on the analysis provided in this Initial Study, the project would not degrade the quality of the environment, and would have a less than significant impact on biological resources. No important examples of major periods of California history or prehistory in California were identified.

- b) **Does the project have impacts that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

No Impact. Based on the analysis provided in this Initial Study, and the project’s conditions to meet the approved septic system design variance, the project would have no significant cumulative impacts.

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

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

References

- Project description and application materials provided by applicant

-
- Yolo County, 2009. *Yolo County 2030 Countywide General Plan*, adopted November, 2009 and *Yolo County 2030 Countywide General Plan Final EIR*, April 2009
 - Yolo County Onsite Wastewater Treatment Systems. *Title 6, Chapter 19, 2016, as amended.*
 - Yolo County Zoning Ordinance, *Title 8, Chapter 2 of the County Code*, 2014, as amended
 - Yolo County Department of Community Services, Environmental Health Division, 2017. *Septic Variance Approval for APN 036-160-014, located at La Rue Way, Davis, CA [FA0018666 (SR0017919)]*, June 29, 2017



DEPARTMENT OF PLANNING, PUBLIC WORKS AND ENVIRONMENTAL SERVICES
 DIVISION OF ENVIRONMENTAL HEALTH
 137 N. COTTONWOOD, SUITE 2400, WOODLAND, CA 95695
 Telephone: 530-666-8646 • Fax 530-669-1448
 Environmental.health@yolocounty.org

FOR OFFICE USE ONLY: FA #: 18666 SR #: 17919

APPLICATION FOR SEPTIC SYSTEM DESIGN VARIANCE

APPLICANT: Name: CORNELIUS M. KENNEDY Phone: 408-505-5488 email: nmkennedy@live.com

Mailing address: 15377 STETSON ROAD, LOS GATOS, CA 95033

OWNER: Name: THE KENNEDY FAMILY LVG TR Phone: SAME email: nmkennedy@live.com

Mailing address: SAME AS ABOVE

CONTRACTOR: Name: UNKNOWN Phone: _____ email: _____

Mailing address: _____

PROPERTY:

Assessor Parcel Number (APN): 036-160-014-000

Address: 38392 LARUE WAY, DAVIS, CA

SYSTEM DESIGN:

Please attach a design for the proposed septic system. Include lot size, all existing structures, wells, proposed setbacks and limiting factors (i.e. slopes, high groundwater, wetlands, trees, and vegetation etc.)

Variance(s) Requested:	Applicable County Code:	Reason(s) for Variance:	Alternatives if Variance is Denied: <i>(No variance shall be granted where there is an alternative that meets adopted standards)</i>
10' SETBACK FOR LEACH FIELD, PARCELS WILL BE LESS THAN 2 ACRES		LEACH FIELD AREAS ARE 100' FROM NEIGHBORS AND PROPOSED WELL LOCATIONS. AREA FOR LEACH FIELD AND REPLACEMENT EXIST AND SUPPLEMENTAL TREATMENT WILL BE USED	BUILDINGS ON NEW PARCELS WOULD BE RESTRICTED TO ONE (MAYBE TWO) BEDROOM COTTAGES.

The Variance (s) Process:

On a case by case basis, the Director of Environmental Health may grant a variance to certain provisions of the Yolo County Code. Such requests shall be made in writing by the applicant and include an appropriate fee. No variance will be granted that constitutes a grant of a special privilege inconsistent with limitations placed upon other properties in the same or similar circumstances.

The applicant must provide written evidence that ALL eight (8) of the following criteria for granting the variance(s) are being met. The detailed statements answering each of the following criteria shall be attached to this application.

- (1) The variance would not present a public health hazard, have an adverse environmental effect, or result in pollution or degradation of ground water or surface water.
- (2) Special circumstance(s) exist(s) for the subject property and for which strict application of the requirements of County Code create(s) an undue hardship.
- (3) The hardship is due to unique conditions affecting the property.
- (4) The hardship was not intentionally caused by the action of the applicant.
- (5) The requested variance will not have an adverse effect on the surrounding properties.
- (6) The requested variance will not confer on the applicant any special privilege that is denied to other property owners with similar circumstance.
- (7) The strict interpretation of the provisions of the County Code would deprive the applicant of rights commonly enjoyed by other properties in the same or similar circumstances.
- (8) The requested variance is the minimum variance which would alleviate the hardship.

I certify that the above information and the attached information is correct, and that I am authorized to file an application for a Variance Request to a Septic System Design affecting said property on behalf of the owner.

CORNELIUS KENNEDY
Applicant Signature/Title

6/2/17
Date

TRUSTEE, THE KENNEDY FAMILY
Property Owner Signature

LIVING TRUST

6/8/17
Date

Office Use Only:

• **REHS Findings/Remarks:**

Approved w/ conditions outlined in attached
letter dated 6/29/2017

Reviewed by: [Signature], REHS Date: 6/29/2017

• **EH Supervisor Findings/Recommendation:**

Recommend approval of
new variance request.

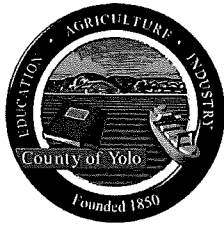
Reviewed by: [Signature] Date: 6/29/17

• **Director of Environmental Health Findings/Recommendation:**

Variance Granted with the following conditions: see attached 6/29/17 letter.

Variance Denied for the following reason(s):

Director of EH: Cipril M. [Signature] Date: 6/29/17



County of Yolo

DEPARTMENT OF PLANNING, PUBLIC
WORKS AND ENVIRONMENTAL SERVICES

Environmental Health Division

292 W. Beamer Street, Woodland, CA 95695
PHONE - (530) 666-8646 FAX - (530) 669-1448

April Meneghetti, REHS
Environmental Health Division Manager

June 29, 2017

The Kennedy Family Living Trust
c/o Cornelius M. Kennedy
15377 Stetson Road
Los Gatos, CA 95033

RE: Septic Variance Approval for APN 036-160-014, located at LaRue Way, Davis, CA
[FA0018666] [SR0017919]

Dear Mr. Kennedy:

Yolo County Environmental Health (YCEH) received a complete Septic Variance Application on June 8, 2017. The requested variances to Yolo County Code are the following:

- Parcel to be split, resulting in two parcels less than 2 acres. (Yolo County Code, Section 6-19.1101, the minimum size of a newly created lot shall be two (2) acres unless waived by the Director of Environmental Health).
- Property line septic setback to be reduced from 50 feet to 10 feet. (Yolo County Code, Section 6-19.611, septic system components shall meet the minimum horizontal setback; the Director of Environmental Health may grant a reduction for minimum setback).

Site Evaluations/Soils Profiles were conducted in March 2017 to meet septic system requirements in preparation for this variance request. A Site and Soils Report was received from Ruben Oropeza, REHS, in June 2017. A proposed site map, showing the proposed parcel split, was received from Laugenour and Meickle in June 2017. The site map identifies a Minimum Usable Wastewater Dispersal Area (MUWDA) and required replacement area.

YCEH approves the variance request of the parcel split, as identified on the subsequent site map, with the following conditions:

1. Each resulting parcel will require the wastewater to be serviced by an alternative septic system with supplemental treatment, installed under an approved YCEH Septic System Installation Permit, and located in the areas as indicated on the submitted site map.
 - a. The alternative septic systems shall be designed by a Qualified Septic System Designer and shall meet all requirements of current Yolo County Code, to include setback and sizing requirements.

The purpose of this requirement is due to the following:

- Alternative septic systems with supplemental treatment produces higher quality wastewater prior to application to the land. To minimize the cumulative impact of this area, due to the density of active septic systems potentially causing groundwater nitrogen loading, and to enforce the intent of the minimum 2 acre lot creation approved by the State Water Quality Control Board (SWQCB).

- Pursuant to Yolo County Code, Section 6-19.1101, the minimum size of a newly created lot shall be two (2) acres unless waived by the Director of Environmental Health. The Yolo County Code reflects requirements of the SWQCB.
 - This area (within a half mile radius of said parcel) is unique as it has three (3) public water system wells that are regulated by YCEH. The water analyses from these wells consistently show nitrate levels exceeding 50% of the maximum contaminant level of 45 mg/L. Nitrates are a health concern as they can be absorbed into the blood stream, interfering with red blood cells' ability to carry oxygen to the tissues of the body that could cause a health condition called methemoglobinemia. Presence of nitrates in the groundwater is generally associated with fertilizers, confined animal operations or septic systems.
2. Each resulting parcel shall have this alternative septic system installation requirement recorded on the subsequent deeds, alerting potential future owners of this requirement.
 3. The existing septic system, currently connected to the existing house, shall be abandoned under an approved YCEH Septic Abandonment Permit.
 4. The existing well, currently connected to the existing house, shall be abandoned under an approved YCEH Well Abandonment Permit.
 5. Each resulting parcel will be required to be serviced by a domestic water well installed under an approved YCEH Well Installation Permit in the locations as indicated on the submitted site map.
 6. Because of conditions #3 and #4, the existing house, left with no approved drinking water source and wastewater treatment system, will be identified as substandard housing. One of the following will be required prior to Final Map submittal:
 - a. A complete demolition application for the demolition of the existing house and pool shall be submitted to the Building Division, OR
 - b. Install a domestic water well and an alternative septic system, under approved YCEH permits, to service the existing house.

Should you have any questions or concerns, please contact me.

Sincerely,



Debbie Anderson, REHS
Environmental Health Specialist III

cc: Cornelius Kennedy: nmkennedy@live.com