

County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the County of Yolo, as lead agency, has prepared an Initial Study/ Negative Declaration (IS/ND) for the below referenced project. The IS/ND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, Yolo County has prepared this Notice of Intent to provide responsible agencies and other interested parties with notice of the availability of the IS/ND and solicit comments and concerns regarding the environmental issues associated with the proposed project.

LEAD AGENCY: Yolo County
292 West Beamer Street
Woodland, CA 95695

CONTACT: Stephanie Cormier, Senior Planner
530-666-8850
tephanie.cormier@yolocounty.org

PROJECT TITLE: Pfanner Pfarm Tentative Parcel Map (ZF#2017-0061)

PROJECT LOCATION: Property located at 26810 County Road 97D, on the north side of Russell Boulevard (CR 32), west of the City of Davis

PROJECT DESCRIPTION:

The project is a request for a Tentative Parcel Map to divide an existing 160-acre agricultural parcel into two 80-acre parcels. The property is currently developed with two separate home sites, each of which is proposed to locate on a separate parcel, and is otherwise used for agricultural purposes. The 160-acre property, known as the Pfanner Pfarm, is located in the unincorporated area west of Davis on the north side of Russell Boulevard and west side of County Road 97D and includes a walnut orchard, separate farm fields, and remnants of a horse ranch. Approval of the Parcel Map would allow the Pfanner heirs to pursue their distinctively separate agricultural endeavors while keeping the property in the family. The two heirs anticipate enhancing agricultural operations by expanding the irrigation system for expansion of the walnut orchard on the proposed Parcel 1, and developing a hop-growing operation and other agricultural uses on Parcel 2. Parcel 2 would also contain the historic home site, a locally designated historic resource known as the Hext Brothers Ranch. Approval of the Parcel Map would facilitate future rehabilitation of the historic home under the County's Historic Landmarks Ordinance.

The property's Agricultural Intensive (A-N) zoning allows for 80-acre minimum lots that are irrigated and cultivated and 40-acre minimum lots that are planted in permanent crops, so long as the proposed parcel split is for agricultural purposes. No additional residential development is proposed with the parcel split, although each newly created parcel could support one ancillary dwelling that is clustered with the primary residence.

The parcel is not listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: A 20-day public review period of the Initial Study/Negative Declaration will commence on September 20, 2017, and end on October 10, 2017, during which interested individuals and public agencies may submit written comments on the document. Any written comments on the IS/ND must be received at the above address within the public review period.

AVAILABILITY OF DOCUMENTS: The Initial Study/Negative Declaration (IS/ND) is now available for public review at the following location during normal business hours: 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.

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

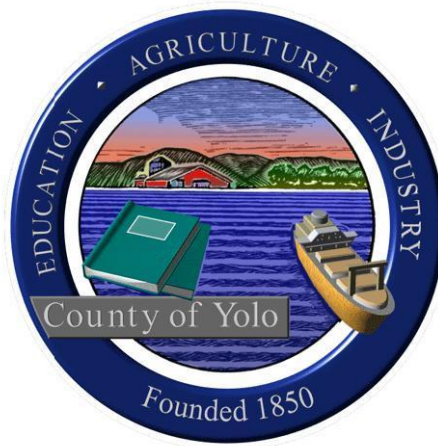
Stephanie Cormier, Senior Planner
Yolo County Community Services Department
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8850
stephanie.cormier@yolocounty.org

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

The Yolo County Planning Commission is **tentatively** scheduled to hold a public hearing on the proposed Tentative Parcel Map on **October 12, 2017** at 8:30 a.m. in the Board of Supervisors Chambers (Room 206) at 625 Court Street, Woodland, to hear public comments, discuss the project, and consider approval. A separate notice will be sent out in advance of the Planning Commission hearing.

All interested parties are invited to attend the public hearing(s) or send written communications to the Yolo County Community Services Department no later than the relevant hearing date(s).

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised at the public hearings before the Planning Commission and Board of Supervisors or described in written correspondence delivered for consideration before the hearings are closed.



**YOLO COUNTY
COMMUNITY SERVICES DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION
ZONE FILE # 2017-0061**

PFANNER PFARM TENTATIVE PARCEL MAP

SEPTEMBER, 2017

Initial Environmental Study

1. **Project Title:** Zone File #2017-0061 (Pfanner Pfarm 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:**
 Stephanie Cormier, Senior Planner
 (530) 666-8850
stephanie.cormier@yolocounty.org
4. **Project Location:** The project site is located on agriculturally-zoned land west of the City of Davis at 26810 County Road 97D (APN: 037-140-017). See Figure 1 (Vicinity Map).
5. **Project Sponsor's Name and Address:**
 Rebecca M. Robinson
 26810 County Road 97D
 Davis, CA 95616
6. **Land Owner's Name and Address:**
 Pfanner Pfarm Survivors Trust
 26810 County Road 97D
 Davis, CA 95616
7. **General Plan Designation(s):** Agriculture (AG)
8. **Zoning:** Agricultural Intensive (A-N)
9. **Description of the Project:** See attached "Project Description" on the following pages.
10. **Surrounding Land Uses and Setting:**

Relation to Project	Land Use	Zoning	General Plan Designation
Project Site	Agriculture (row crops, tree crops, animal husbandry), two separate home sites w/ outbuildings	Agricultural Intensive (A-N) Property split by Dry Slough	Agriculture
North	Agriculture (dry farming, row crops)	Agricultural Intensive (A-N)	Agriculture
South	Agriculture (row crops and orchards)	Agricultural Intensive (A-N)	Agriculture
East	Agriculture (row crops/Impossible Acres), home sites and Dry Slough	Agricultural Intensive (A-N)	Agriculture
West	Agriculture (row crops, orchards),	Agricultural Intensive (A-N)	Agriculture

11. Other public agencies whose approval is required: Yolo County Public Works Division; Yolo County Board of Supervisors

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 160-acre agriculturally-zoned parcel into two 80-acre parcels in the unincorporated area of Yolo County. The project is located west of the City of Davis on the north side of County Road (CR) 32 (Russell Boulevard), the east side of CR 97, and the west side of CR 97D, and is bisected by Dry Slough. Current agricultural uses on the property include remnants of a horse ranch and other animal husbandry uses, row crop fields, and a newly planted walnut orchard.

The property contains two separate home sites, which are located on either side of Dry Slough. The original home site is a locally designated historic resource, known as the Hext Brothers Ranch, and lies on the north side of Dry Slough and is accessed off CR 97D. The second home site, constructed in 2014, is on the south side of the slough, accessed off Russell Blvd, and was approved by Variance in 2012 (ZF2011-0067). The Variance allowed the applicant to exceed the County's clustering requirement for siting agricultural residences.

The project would facilitate enhancement of agricultural operations by the heirs of the property (Rebecca Pfanner Robinson and Rachel Pfanner Wulff), as well as provide an opportunity for rehabilitation of the historic home. Each proposed 80-acre parcel would contain an existing home site and separate farming operations. No other significant development (including new residences) is proposed. Any future rehabilitation of the historic home site would require a separate permitting process, and has not been considered in this Initial Study.

The property is zoned Agricultural Intensive (A-N) and is designated as Agriculture in the 2030 Countywide General Plan. The property is under a single Williamson Act contract and is expected to remain under contract. Recent agricultural uses on the property include animal husbandry within proximity of the historic home site, as well as separate farm fields planted in row crops that are currently tenant leased. In addition to the historic residence, there are several outbuildings that were once used by the family's dairy operations. According to the Yolo County 1986 Historic Resources Survey, the property was in use as a horse ranch circa 1986. However, the historic use on the property was a dairy, established around 1922, and also included a wheat farm, pasture land, and hogs. The Pfanner family purchased the property in approximately 1943 and owned and operated the Milk Queen Dairy until 1979. According to the applicant, the Milk Queen Dairy was one of the first drive-in dairies in the state.

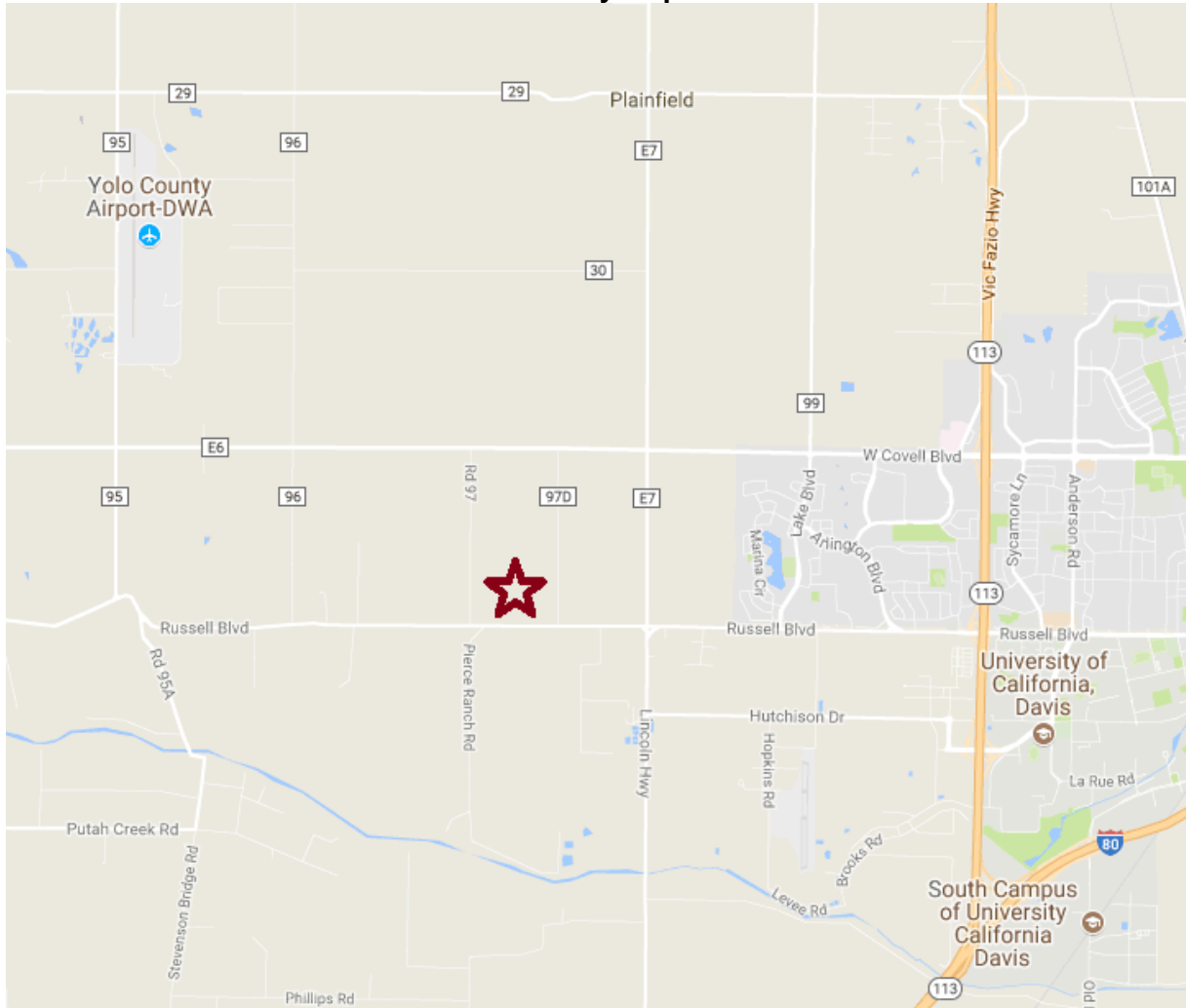
More recently, walnuts have been planted on the south side of Dry Slough and plans for increasing the irrigation system to expand the orchard northwest of the slough are currently underway by the Robinson's. Residential development south of Dry Slough includes a residence, pool house, and a solar ground mount system constructed for the Robinson family between 2012 and 2014.

Other future anticipated agricultural uses include establishing a hop growing operation, as well as farm camp uses, such as 4-H and other youth-oriented farming activities, as proposed by the Wulff family. Additionally, the historic home site will be renovated by the Wulff's, consistent with its historic use as a stylistic derivation of Greek Revival design (Yolo County 1986 Historic Survey). The tentative map project does not, however, include plans for renovation, and future rehabilitation of the historic home will be required to comply with the County's Historic Landmarks Ordinance contained in Chapter 11 of Title 8, Yolo County Code of Ordinances.

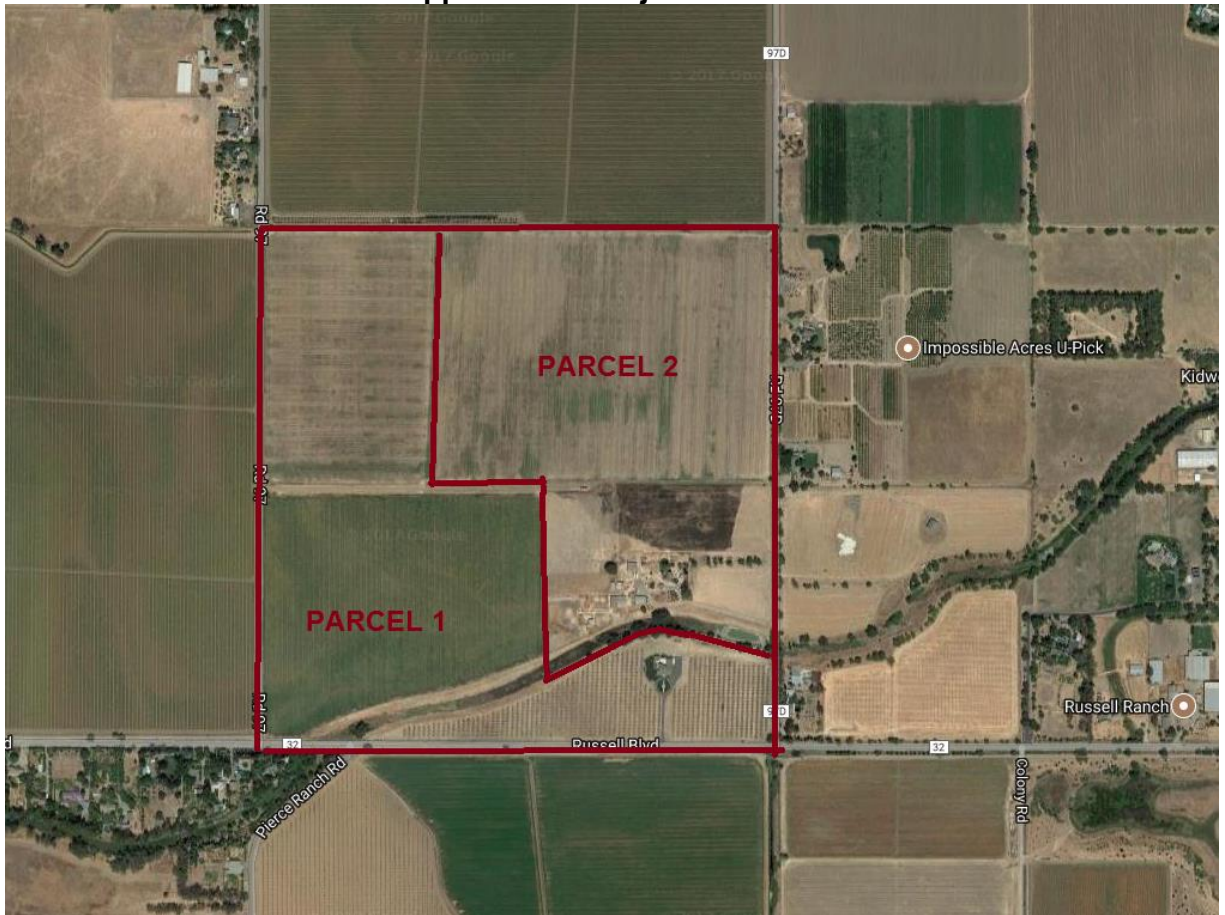
The property is currently owned by the Pfanner Pfarm Survivor's Trust and the proposed parcel split will allow each Pfanner heir to pursue their separate agricultural endeavors, which, without the split, would not be economically feasible. Both Rebecca and Rachel grew up on the property and have returned with their respective families to engage in distinctively separate agricultural operations.

Although no new residential development is proposed with the tentative map, approval of the Parcel Map would allow for the future construction of one ancillary dwelling on each of the 80-acre parcels, so long as any new home is sited within proximity to the primary dwelling and does not exceed 2,500 square feet in size. Generally, approximately 2.5 acres are anticipated for home site development on agriculturally-zoned parcels, which may include a primary and ancillary home, driveways, accessory structures and uses (i.e., sheds and pools), and septic systems. Minimum parcel size in the A-N Zone for newly created lots is 40 acres for permanent crops and 80 acres for irrigated and cultivated crops.

Figure 1
Vicinity Map



Approximate Project Limits



Property Improvements

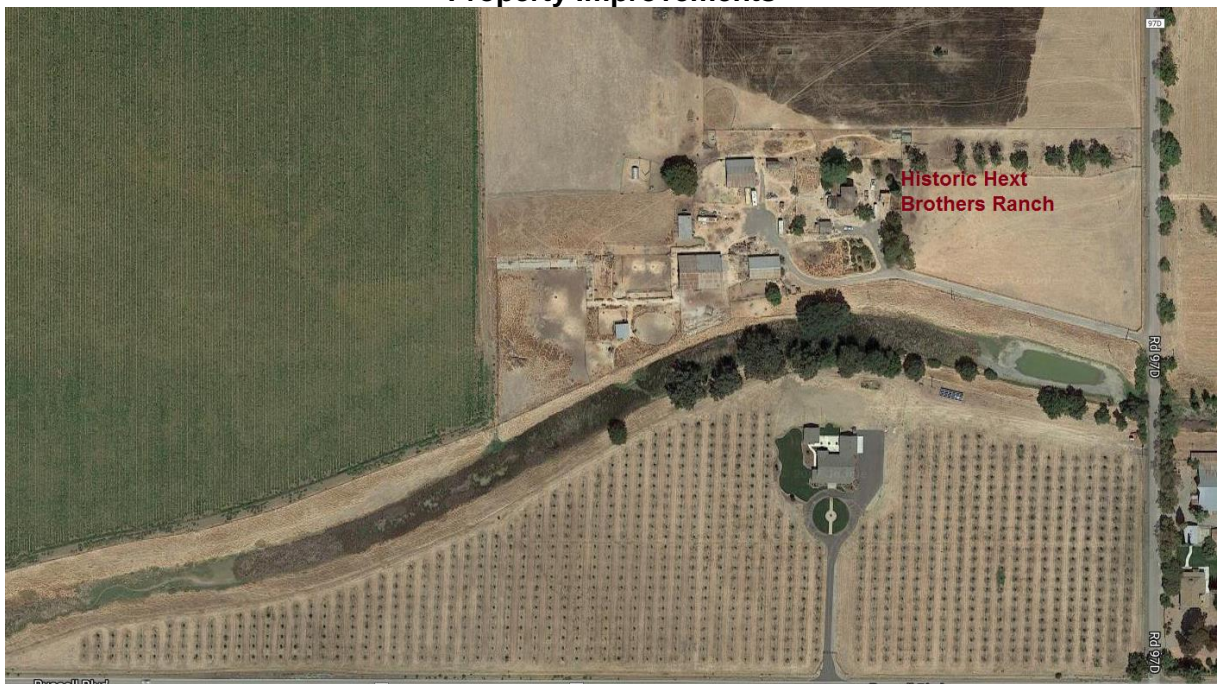
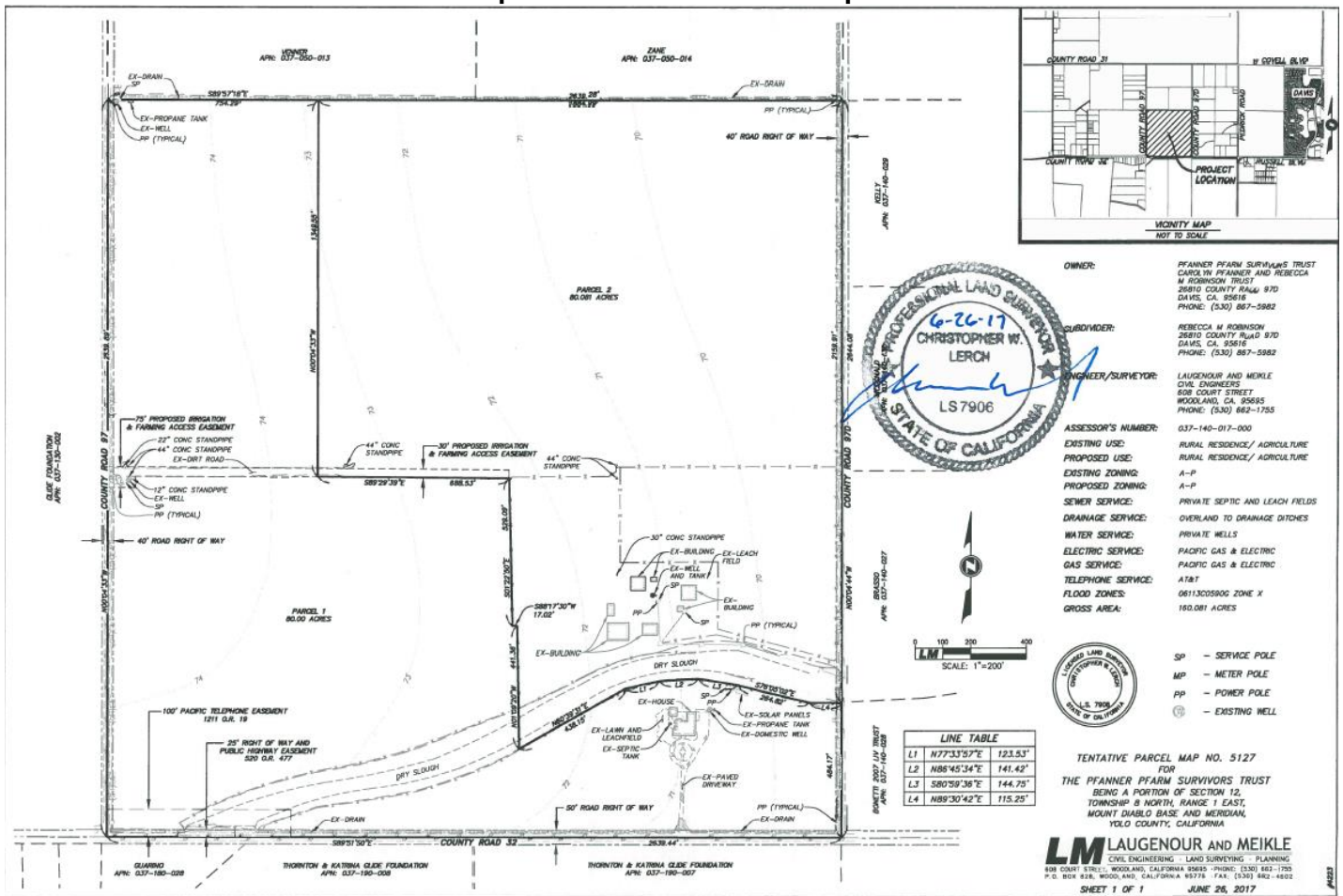


Figure 2
Proposed Tentative Parcel Map



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:

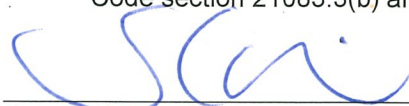
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

- 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.


 Planner's Signature

9.20.17
 Date

Stephanie Cormier
 Planner's Printed name

Purpose of this Initial Study

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

Evaluation of Environmental Impacts

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

I. AESTHETICS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 expansive views of flat agricultural lands with varying crops, including some orchards, and accessory outbuildings, as well as Dry Slough and Russell Boulevard. The project may result in a change to existing farming practices, which could involve expanding the walnut orchard on Parcel 1, as well as a hop-growing operation and other ag uses on Parcel 2. Although approval of the parcel map would allow for the development of an ancillary dwelling on each of the two parcels, the project proposes no additional residential development, but may facilitate the possible future rehabilitation of the historic home site. The project will not degrade the existing visual character or quality of the site and its surroundings.

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

No Impact. Future construction of ancillary homes or agricultural buildings could produce additional sources of light to the surrounding agricultural 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, and the existing home sites are established away from the nearest public right-of-way (Russell Blvd and CR 97D).

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment 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?

Less than Significant Impact. The proposed tentative parcel map would divide an approximately 160± acre parcel into two 80-acre parcels that would continue to be used for agricultural purposes. Soils within the project site are identified as Capay silty clay, Myers clay, and Rincon silty clay loam. The Myers clay soil type covers a majority of the site, with a large swath of the Capay silty clay in between, which are both identified as fair, Grade 3 soils by the revised U.S. Soil Conservation Service *Soil Survey of Yolo County*. A small portion of the site (southwest corner) contains Rincon silty clay loam, classified as an excellent, Grade 1 soil. A majority of the project site is designated as "Prime Farmland" with the home site areas designated as "Farmland of Local Importance" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project may result in the expansion of the walnut orchard on Parcel 1 with enhanced agricultural uses, including a future hop-growing operation and other agricultural uses, on Parcel 2.

The project will not convert any “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance” to a non-agricultural use. Each newly created parcel will already be developed with a home site, which includes a primary residence and accessory uses. Yolo County Code Section 8-2.402(b) defines the residential footprint as the area established for home site development in the agricultural zones, which includes ancillary uses. Such area may include a primary residence, an ancillary dwelling clustered with the primary home, allowable accessory structures, and other improvements, such as driveways, landscaping, leach fields, etc. A residential footprint is assumed to be approximately 2.5 acres per parcel. Since any future construction of an ancillary dwelling would be required to cluster within proximity to the primary residence, impacts to prime farmland will be less than significant.

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

Less than Significant Impact. The proposed project is located on A-N (Agricultural Intensive) zoned property and is enrolled in the Williamson Act. The proposed project is a tentative parcel map (TPM), which requires a discretionary review for consistency with the Yolo County 2030 General Plan and Zoning Code. Policies in the General Plan prohibit the division of agricultural land for reasons other than agricultural. The project proposes expansion of the walnut orchard on Parcel 1 and enhancement of agricultural operations on Parcel 2. The parcel map will not affect the status of the existing contract, which is binding on successors in interest, nor conflict with existing zoning which allows for the continuation and enhancement of agricultural activities. The proposed 80-acre parcels comply with minimum parcel size requirements in the Yolo County Zoning Ordinance, which require at least 40 acres of permanent crops and 80 acres of irrigated/cultivated lands for the creation of new agriculturally-zoned (A-N) parcels.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?; and**
d) Result in the loss of forest land or conversion of forest land to non-forest use?

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

e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As identified in (a), above, the property subject to the TPM has been shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to be Prime Farmland and Farmland of Local Importance (home site areas). Prime Farmland is a designation given to land that is characterized as having the best combination of physical and chemical features for sustaining long term agricultural practices. In Yolo County, Farmland of Local Importance is defined as cultivated farmland having soils which meet the criteria for Prime or Statewide Farmland of Local Importance, except that the land is not presently irrigated, and other non-irrigated farmland. The project is expected to result in the expansion of the walnut orchard on Parcel 1 and a new hop-growing operation with irrigation system (and other agricultural uses) on Parcel 2, but will not result in the conversion of farmland to a non-agricultural use.

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

DISCUSSION

The tentative parcel map would not contribute to air quality impacts; no additional development or a change in existing uses, other than the expansion of a walnut orchard and a new hop-growing operation, is expected to occur with the approval of a Parcel Map to divide an existing 160-acre parcel into two 80-acre parcels.

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)?

No Impact. The Yolo-Solano Region is a non-attainment area for state particulate matter (PM₁₀) and ozone standards, the federal ozone standard, and the partial non-attainment of the federal particulate matter 2.5 (PM_{2.5}). The project is a parcel map, which could result in the future development of additional agricultural operations and/or up to one ancillary residence on each parcel. 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 agricultural operations and/or the construction of ancillary homes would not exceed thresholds as indicated in the 2007 YSAQMD Guidelines, and there are no sensitive receptors in the vicinity of the project site, although there are a few nearby rural home sites. The property is generally surrounded by agricultural lands and is bound by Russell Boulevard to the south, CR 97D to the east, and CR 97 to the west; Dry Slough bisects the property on its south half in an east west direction. The division of an approximately 160±-acre parcel into two 80-acre parcels for the continuation and enhancement of agricultural activities would not contribute to air quality impacts.

d) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. See discussion in (b) and (c), above. The proposed project is located in an agricultural area west of the City of Davis on the north side of Russell Boulevard, with no sensitive receptors nearby. ("Sensitive receptors" refer to those segments of the population most susceptible to poor air quality, i.e. children, elderly, and the sick, and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities.) The closest rural residences are located on the east side of CR 97D adjacent to the property. The project proposes no new residential development, but may facilitate the future rehabilitation of the historic home site. Future agricultural uses include expansion of the walnut orchard on Parcel 1, and a possible hop-growing operation and other agricultural uses on Parcel 2.

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 type="checkbox"/>	<input checked="" 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?

No Impact. The site of the proposed tentative parcel map is relatively flat farmland (row crops, orchard, etc.) with an historic home site and several outbuildings, once used as a dairy, on the north side of Dry Slough. A second home site and pool house have more recently been constructed on the south side of the slough. Lands surrounding the 160± acre project site primarily consist of agricultural uses, such as row crops and orchards. Russell Boulevard lies to the south. The proposed Parcel 1 contains the newly constructed home site (2014) and a newly planted walnut orchard, with an expansion plan currently underway. Parcel 2 contains the historic home site and remnant outbuildings more recently used as a horse ranch; Parcel 2 also contains tenant leased farm fields.

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 and/or foraging habitat may exist within the project vicinity. The Swainson's hawk (*Buteo swainsoni*) is dedicated 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.

Each proposed parcel is currently developed with a home site, which includes a primary residence and other residential accessory uses and amenities, and no new residential development is proposed. Any future rehabilitation of the historic home site would require a separate permitting process, but is not expected to affect foraging habitat. Future construction of one ancillary dwelling on each newly created parcel would be required to locate within proximity to existing residences under Section 8-2.402(d)(4) of the Yolo County Code. The County’s siting criteria for placing new homes in the agricultural areas assumes approximately 2.5 acres will be required for home site development, as described in Section II Agricultural Resources, above. Therefore, no foraging habitat is expected to be removed for the addition of one ancillary dwelling on each parcel due to the existing developed footprint for each home site area, which allows for accessory residential uses. The project will not have a substantial impact on any special status species, including foraging habitat for the Swainson’s hawk.

- 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?**

No Impact. The project is bisected by Dry Slough but will not affect any riparian habitat, or any wetlands, as indicated by the Wetlands Mapper provided by the U.S. Fish and Wildlife Service. Although a formal wetlands delineation has not been prepared for the project, Dry Slough does not meet the definition of a federally protected waters as defined by Section 404 of the Clean Water Act, i.e., the areas adjacent to waters that can be used to transport interstate or foreign commerce, nor do they meet any of the other regulatory definitions in order to be subject to the Clean Water Act. See 33 U.S.C. § 1344(g). In addition, no discharge or dredging into the slough requiring a Section 404 permit will occur, because General Plan Policies prohibit new development within 100 feet of seasonal waterways, and no additional development is proposed.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

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

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

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

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

No Impact. The Yolo 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?

Less than Significant Impact. The tentative parcel map is located on a site designated as a local historic landmark known as the Hext Brothers Ranch, which is described as a stylistic derivation of Greek Revival design (Yolo County 1986 Historic Resources Survey). According to the survey, the structure provides an important architectural remnant of the era, which evoked an “elegant classically derived design.” Other structures in the complex include a large metal barn, two metal and shiplap barns, a large wooden barn, a cottage and a very small shed. The house was constructed in 1869, and the farm complex was built by Richard and Thomas Hext, natives of England. The Pfanners bought the property in 1943 and continued use of the dairy; the property had also been used to grow wheat, hogs, and for pasture. As indicated in the historic survey, the property’s origins and use as a dairy added cultural significance to an important “Davisville” complex (Yolo County, 1986).

Approval of the parcel map could facilitate restoration of the historic home, by providing financing opportunities, , which will require a separate permitting process under the County’s Historic Landmarks Ordinance to ensure any improvements made to the exterior of the structure do not cause a substantial change in the significance of its historic designation. No development is proposed with the parcel map, and impacts to historic resources will be less than significant.

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 other 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. No development is proposed with the parcel map.

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

Less than Significant Impact. No human remains are known or predicted to exist in the project area. However, the potential exists during any future construction to uncover previously unidentified resources. Section 7050.5 of the California Health and Safety Code states that when human remains

are discovered, no further site disturbance shall occur until the County coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendation concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

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

DISCUSSION

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture or a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42).

No Impact. The project is not located within an Alquist-Priolo Earthquake Special Study Zone. No landforms are known to be on the project site that would indicate the presence of active faults. Although several earthquake fault zones are present within the County, none are present within proximity of the project site. Surface ground rupture along faults is generally limited to a linear zone a few yards wide. Because the project site is not located within an Alquist-Priolo Earthquake Special Study Zone and no 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 Planning, Public Works and Environmental Services Department.

ii) Strong seismic ground shaking?

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

iii) Seismic-related ground failure, including liquefaction?

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

The potential for seismic ground shaking on the site is low, and 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 relatively 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 and no development is proposed, other than enhanced agricultural operations, such as the expansion of a walnut orchard and other future ag uses. The project is located in an area with little potential for erosion; substantial soil erosion or loss of topsoil is unlikely to occur as the project proposes no substantial change to existing uses, other than a shift of ownership so that each of the two Pfanner heirs can hold title separately. Any future rehabilitation of the historic home site will require separate review but is not expected to result in substantial grading activities. The proposed tentative parcel map would not be expected to result in any new impacts related to erosion. Any future construction, as a result of an approved parcel map, would be required to comply with all applicable Uniform Building Code requirements.

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

No Impact. The project is not located in an area of unstable geologic materials, and the project is not expected to significantly affect the stability of the underlying materials, which could potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project proposes no new development, including residences, and would not subject people to landslides or liquefaction or other cyclic strength degradation during a seismic event. Any future construction, as a result of an approved parcel map, would be required to comply with all applicable Uniform Building Code requirements.

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

No Impact. The existence of substantial areas of expansive and/or corrosive soils has not been documented in the project area, and no new development is proposed, only a shift in ownership with respect to the Pfanner heirs, and the expansion of a walnut orchard and the possible future planting of hops and other agricultural activities. 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?**

No Impact. The project site is served by a septic system(s) for the historic home site, as well as a more recently approved septic system for the new home site built in 2014. The tentative parcel map, which will create two 80-acre parcels, proposes no additional development, residential or otherwise. Any new septic systems, to accommodate future uses, must meet the requirements and be approved by the Yolo County Environmental Health Division.

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. The changes to the checklist, which were approved in 2010, are incorporated above in the two questions related to a project's GHG impacts. A third question has been added by Yolo County to consider potential impacts related to climate change's effect on individual projects, such as sea level rise and increased wildfire dangers.

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

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

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

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

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

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

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

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

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

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

DISCUSSION

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

No Impact. The tentative parcel map will not generate greenhouse gas emissions as no development is proposed. Approval of the parcel map will allow the Pfanner heirs, Rebecca Pfanner Robinson and Rachel Pfanner Wulff, and their respective families, to pursue their distinctly different agricultural activities. Parcel 1 (Robinson) is expected to complete an orchard expansion, which is currently underway. Parcel 2 (Wulff) will undergo future agricultural enhancement, including a potential hop-growing operation and the implementation of youth farming activities and programs. Also, approval of the parcel map will allow the Wulff's to consider restoration of the historic home site in compliance with the County's Historic Landmarks Ordinance. No other changes are proposed, including additional residential development. The proposed parcel map would allow for the potential addition of one ancillary dwelling on each of the newly created parcels; such development would occur within the existing developed areas already served by access, water, power, etc. 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. It is anticipated that Parcel 1 will expand the walnut orchard to the northwest of Dry Slough and that agricultural activities will be enhanced on Parcel 2.

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 proposes no development, including additional residences, with the tentative map. 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.

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

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

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

No Impact. The project is not located on a site that has been included on a list of hazardous materials sites. 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?**

No Impact. The project site is located approximately 1.8 miles southeast of the Yolo County Airport and 1.5 miles northwest of the University Airport, a small airport operated by the University of California at Davis to provide services to the college campus, City of Davis, and general public. Although the project site is within two miles of the Yolo County Airport, it is not within a designated hazard area identified by the Airport's Comprehensive Land Use Plan (SACOG, 1999), nor is it within proximity to any hazard areas at the University Airport. There would be no safety hazard related to public airports that would endanger people residing or working in the project area.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

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

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

No Impact. The location of the 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j.	Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

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

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

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

Less than Significant Impact. The proposed project is a request for a tentative parcel map that would allow the heirs of the Pfanner Pfarm to acquire separate title to each 80-acre parcel for the purposes of enhancing agricultural activities. No additional residential development is proposed, although approval of a parcel map would allow for construction of two ancillary homes. The 160-acre property already has two separate home sites that are each served by a private domestic well. There are also at least two ag wells serving the property, portions of which are tenant farmed, and a new irrigation system serving the walnut orchard. Plans to expand the irrigation system for the orchard expansion are currently underway. Any new future 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 is a tentative parcel map that will facilitate the expansion of a walnut orchard on the proposed Parcel 1 and the enhancement of agricultural activities on Parcel 2. The project would not significantly modify drainage patterns or change absorption rates, or the rate and amount of surface runoff. No additional impacts to water quality are anticipated. Any future ancillary development 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?**

No Impact. The project does not propose any new residential uses, and is not located within a 100-year flood hazard area.

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

No Impact. The project would not impede any flood flows or subject individuals on the project site to risk from flooding.

- i) **Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?**

Less than Significant Impact. The project site is located in a dam inundation zone that could expose people to flooding. Any future development proposed at the site will be required to adhere to all local, state, and federal requirements regulating development in such areas, including policies in the 2030 Countywide General Plan designed to protect the public and reduce damage to property from flood hazards. Impacts from dam or levee failure is expected to be less than significant.

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

No Impact. The project area is located near a seasonally dry water course; however, Dry Slough 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.

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

DISCUSSION

a) Physically divide an established community?

No Impact. The proposed project is located in the unincorporated area of Yolo County, approximately one mile west of the City of Davis, and is surrounded by other agricultural uses. 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 agricultural uses, including row crops and tree crops. The noise guidelines define 70-75 dB CNEL for outdoor noise levels in agricultural areas, such as the project site, as "normally acceptable." The ambient noise levels in the project vicinity are primarily a result of surrounding agricultural activities and associated rural uses.

The project proposes no new development, including additional residences. No new significant impacts to noise levels in the area, other than those generated by existing farming activities and the typical expansion and/or enhancement of agricultural uses, are anticipated by the project. The noise from potential future development or additional agricultural activity on the resulting parcels is not expected to exceed noise levels already present on the site or within the surrounding areas. The noise levels from existing operations are found to be consistent with noise levels typically found in agricultural areas.

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

No Impact. The proposed project site is located within two miles of the Yolo County Airport and the University Airport, but is not located within an airport land use plan, or a private airstrip. The project would not expose individuals to excessive noise levels associated with aircraft operations.

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

DISCUSSION

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

No Impact. The project is a proposal to divide an approximately 160±-acre agricultural property into two 80±-acre parcels that will remain in agricultural use. The large farming property currently contains two separate home sites that will each be located on a separate parcel. One ancillary dwelling would additionally be allowed on each newly created parcel. The potential for up to two new homes is not a significant increase in population. The tentative parcel map would not result in increases in population, as no development, including residential, is proposed, and would not displace any existing housing or current residents.

XIV. PUBLIC SERVICES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>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:</p>				
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. The project does not propose any new development, including additional housing, and thus would not generate any additional demand for fire and police protection, schools, parks, or other public facilities such as libraries, hospitals, satellite County offices, etc. If any future development is proposed, such as agricultural support structures or new ancillary residences, prior to issuance of building permits at the project site, all applicable impact fees will be collected.

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

DISCUSSION

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

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

XVI. TRANSPORTATION/TRAFFIC.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 County Road 32 (Russell Boulevard) and County Road 97D, which are both maintained county roads.

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 additional homes in the Agricultural Intensive Zone (one ancillary dwelling on each parcel). The property is currently served by County Road 32 (Parcel 1) and County Road 97D (Parcel 2). The potential for one additional home on each new

parcel would not substantially increase traffic or impact levels of service. However, the proposed tentative parcel map proposes no new residential development, and the likely expansion and enhancement of agricultural activities. No changes in traffic are anticipated, other than possible short-term increase in temporary traffic for delivering plantings to the project site, etc.

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. Although the project site is located within two miles of the Yolo County and University Airports, approval of the parcel map will not result in a change of 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)?

No Impact. The site is accessed from County Road 32 and County Road 97D, which are county-maintained paved roads. No changes to the road systems are proposed. There will be no increase in hazards due to a design feature or incompatible uses.

e) Result in inadequate emergency access?

No Impact. The project would not result in inadequate emergency access. The site is accessed from County Road 32 (Parcel 1) and County Road 97D (Parcel 2). The site does not propose any new development or change in uses, other than expansion and enhancement of agricultural uses and the possible future rehabilitation of the historic home.

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

No Impact. The project proposes no development, other than enhancement of agricultural uses, and thus 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 ancillary dwelling on each newly created parcel in the Agricultural Intensive Zone. 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 east of the project site.

Any new onsite septic and well systems to serve future ancillary residential development at the project site, if required, would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Division. Any solid waste resulting from future development as a result of the parcel map will not significantly impact disposal capacity at the County landfill.

Two new potential ancillary homes would not have a significant impact on wastewater requirements or water supplies. However, development is not proposed as part of this application, and approval of the tentative parcel map would not affect utilities or service systems. The project site is primarily used for agricultural purposes and has adequate land to accommodate storm water runoff. Additionally, the property is already developed with two home sites, including residential amenities. Any future development will be analyzed by the appropriate agencies prior to issuance of building permits. No new entitlements are anticipated to accommodate the project.

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 the habitat and/or range of special status plants or animals will not be endangered. The project site is a locally designated historic resource known as the Hext Brothers Ranch. Approval of the parcel map will allow future renovation of the historic home in compliance with the County’s Historic Landmarks Ordinance to ensure the integrity of its historical value is preserved. The project will not eliminate important examples of California history.

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

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

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

No Impact. Based on the analysis provided in this Initial Study, there would be no impacts to human beings resulting from the proposed project. Any future residential development as a result of the project

would be required to comply with all FEMA and local regulations for placing permanent structures in a flood plain.

References

- Project description and application materials provided by applicant
- Yolo County, 1986. *Historic Resources Survey*, July 1986
- 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 Zoning Ordinance, *Title 8, Chapter 2 of the County Code*, 2014, as amended