

**YOLO COUNTY
DEPARTMENT OF COMMUNITY SERVICES**

**INITIAL STUDY / NEGATIVE DECLARATION
ZONE FILE # 2018-0093**

HIMALAYA DEVELOPMENT INC. TENTATIVE PARCEL MAP

APRIL, 2019

Initial Environmental Study

1. **Project Title:** Zone File #2018-0093 (Himalaya Development Inc. Tentative Parcel Map)
2. **Lead Agency Name and Address:**
 Yolo County Department of Community Services
 292 West Beamer Street
 Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**
 Charlie Tschudin, Assistant Planner
 (530) 666-8850
charlie.tschudin@yolocounty.org
4. **Project Location:** 42240 County Road 26A, Woodland, CA 95695 (APN: 042-060-006)
5. **Project Sponsor's Name and Address:**
 Bruce J. Bailey
 1936 38th Avenue
 Seattle, WA 98112
6. **Land Owner's Name and Address:**
 Himalaya Development Inc.
 13747 Howen Drive
 Saratoga, CA 95070
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
Project Site	Agriculture (AG)	Agricultural Intensive (A-N)
North	Agriculture (AG)	Agricultural Intensive (A-N)
South	Agriculture (AG)	Agricultural Intensive (A-N)
East	Agriculture (AG)	Agricultural Intensive (A-N)
West	Agriculture (AG)	Agricultural Intensive (A-N)

11. **Other public agencies whose approval is required:** Yolo County Planning Commission, Yolo County Board of Supervisors;

12. 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 Zoning Code Ordinance.

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? There are five California Native American tribes who have a cultural interest in the project area. On February 26, 2019, as directed by the requirements of Section 21080.3.1 of the California Public Resources Code (AB 52), the Yocha Dehe Wintun Nation, Cortina Rancheria, Lone Band of Miwok Indians, Wilton Rancheria, Torres Martinez Desert Cahuilla Indians, and the Auburn Rancheria were invited to initiate AB52 consultation. To date, the Yocha Dehe Wintun Nation requested continued updates on any future proposals at the project site.

Project Description

The project is a request for a Tentative Parcel Map to divide a 156.7-acre agriculturally zoned parcel into two separate parcels in the unincorporated area of Yolo County. The project site is located at the northeast intersection of County Road 102 and County Road 26A, APN 042-060-006, approximately one-half mile south from the City of Woodland. Current agricultural uses on the property include approximately 113-acres of irrigated row-crops and a 43-acre pistachio orchard. Willow Slough bisects the northwest corner of the project parcel, and runs along the east parcel boundary before turning west into the parcel interior (see Figure 2. Aerial of Project Site).

The property is undeveloped, although 110.956-acres are encumbered by a Yolo Land Trust 'Willow Slough' Conservation Easement (Doc. 2017-0015902). The purpose of the parcel map is to separate the approximately 43-acre pistachio orchard ('Parcel 1'), from the remainder parcel that is planted in row crops and encumbered by the conservation easement ('Parcel 2'). There is an approximately 2.5-acre portion of the 113-acres that is excepted from the conservation easement for a future agricultural home-site. The proposed division of land so that the agricultural units are located on separate parcels is intended to better facilitate future agricultural operations.

The property is zoned Agricultural Intensive (A-N) and is designated as Agriculture (AG) in the 2030 Countywide General Plan. The property is not currently under Williamson Act contract, but as a part of the application proposal, the applicant proposes entering both resultant parcels, 'Parcel 1' and 'Parcel 2', and two adjacent parcels under common ownership, APNs 042-060-007 and 042-070-009, into a single Farmland Security Zone (FSZ) contract. The FSZ is an area created within an agricultural preserve, where the property owner voluntarily enters into a contract with the County for a term of twenty (20) years as opposed to the ten (10) years for a standard Williamson Act contract.

Although no new development is proposed with the tentative map, approval of the Parcel Map would allow for the future construction of one farm dwelling and one ancillary dwelling, so long as the second home is sited within 250 feet of the primary dwelling and does not exceed 2,500 square feet in size, on 'Parcel 1'. The 2.5-acre portion of land on 'Parcel 2' that is not subject to the 'Willow Slough' conservation easement may at a later date be developed with a home-site. The remaining acreage is subject to the provisions of the easement that describe allowable and prohibited uses.

Figure 1. Vicinity Map

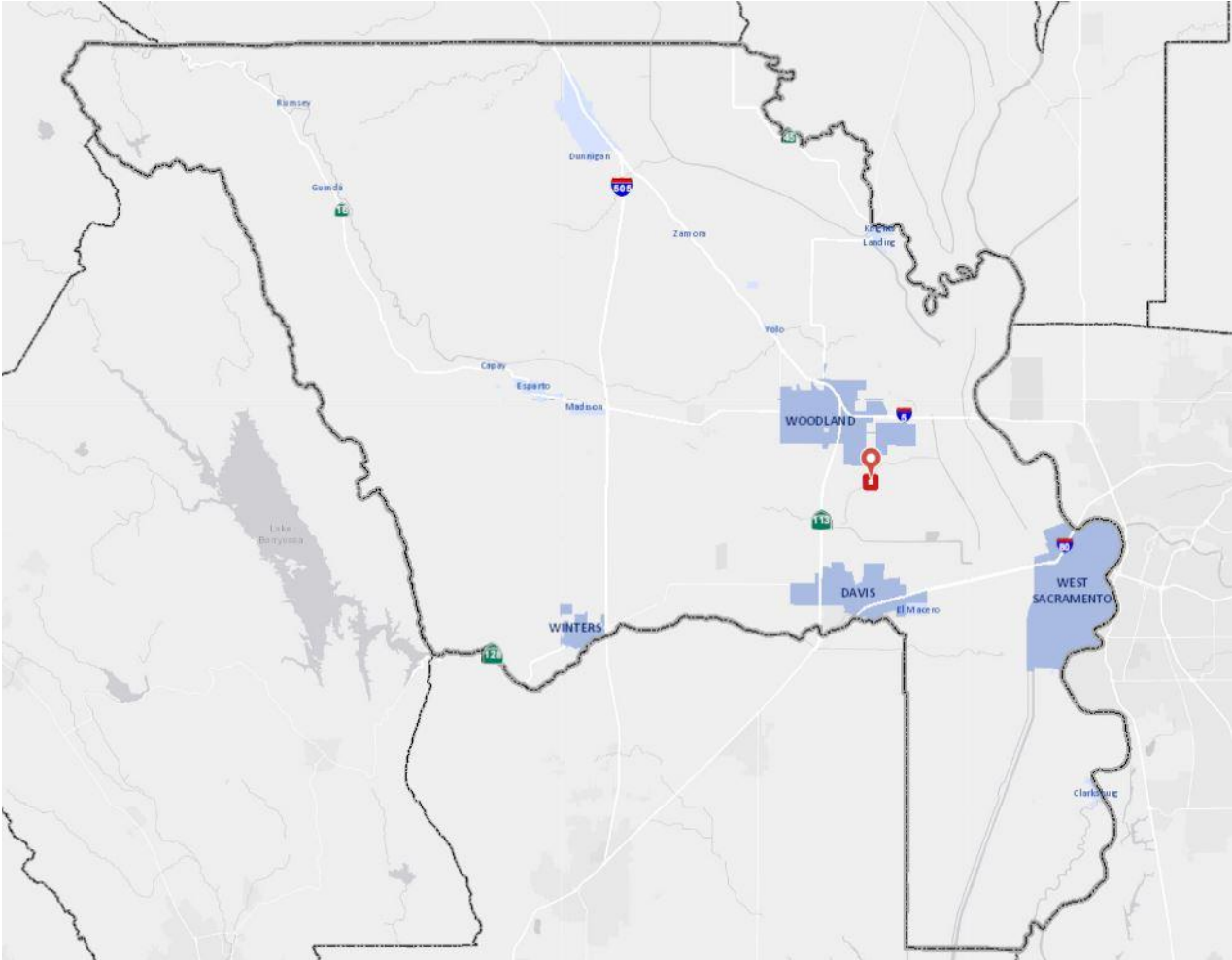


Figure 2. Aerial of Project Site

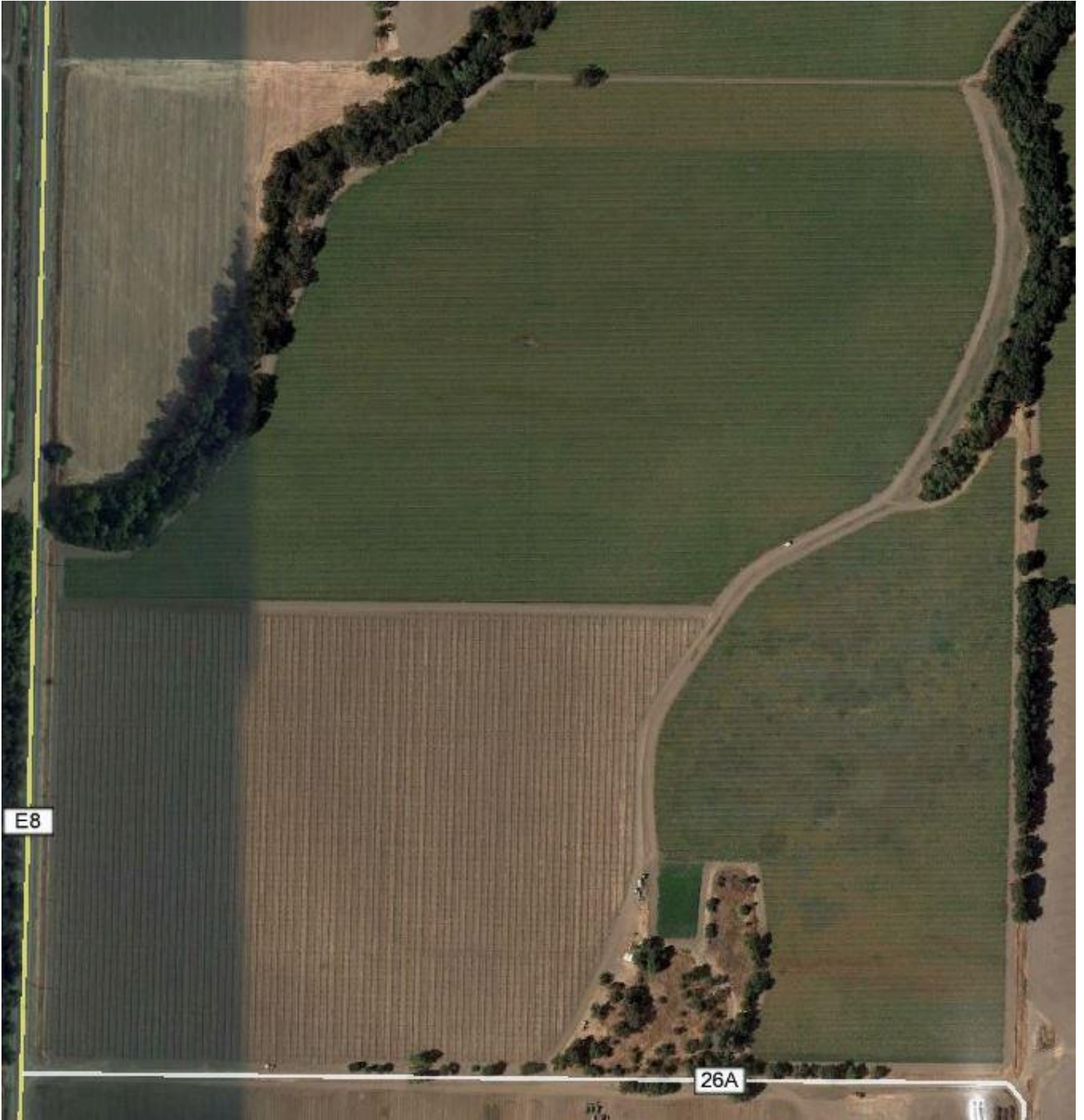
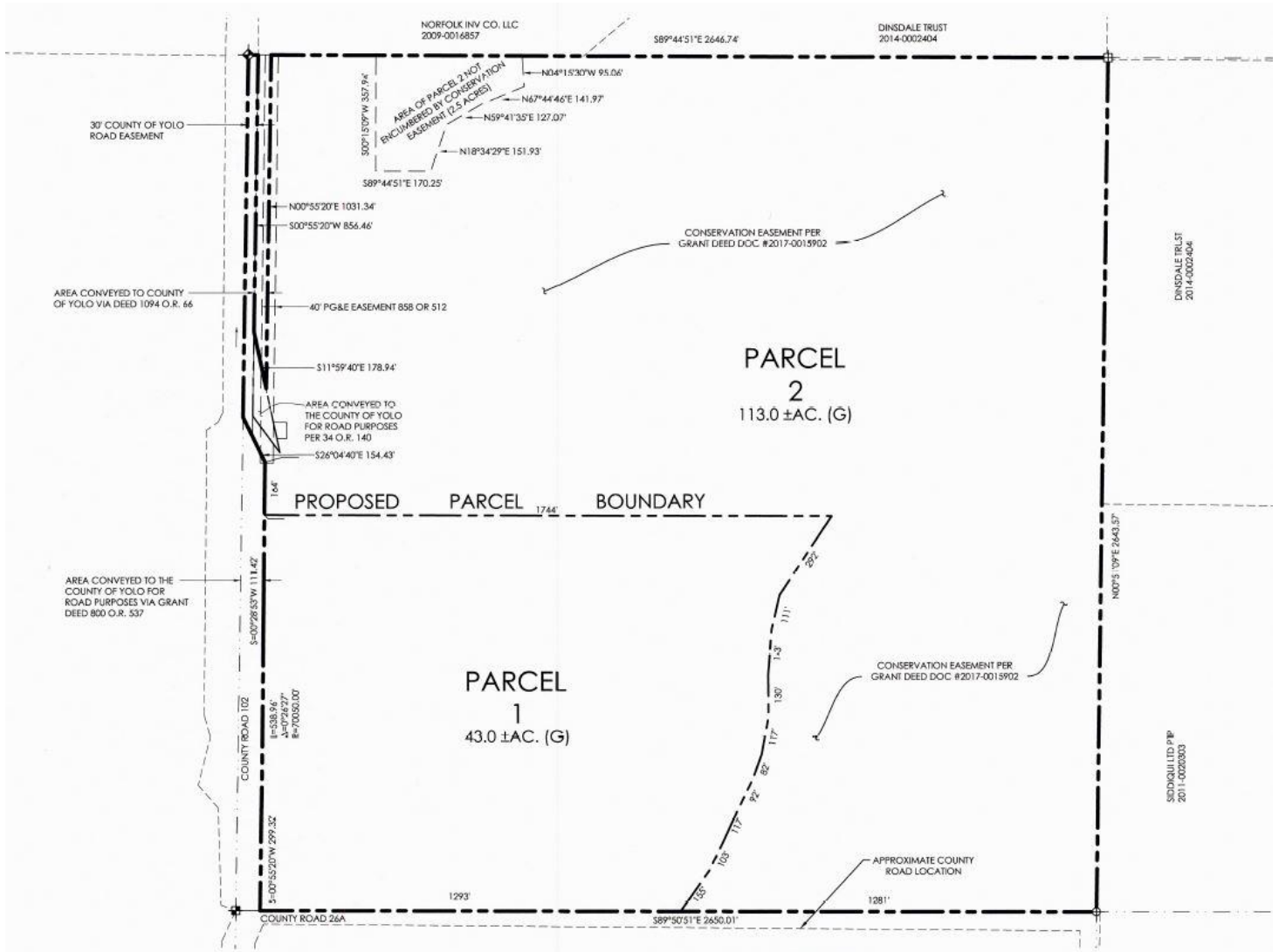


Figure 3. Tentative Parcel Map No. 5166



Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least one impact that is 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"/> Energy |
| <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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

	4/11/19	Charles Tschudin
Planner’s Signature	Date	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. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced.)
5. 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. In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. 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.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance

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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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?

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 public. The proposed parcel split is not associated with any development or construction of new structures, so no vista or view would change from project approval.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?

No Impact. There are no officially designated scenic highways near the project area. The closest County-designated scenic roadway is State Route 16 from Capay to the Colusa county line, which begins approximately 18.5 miles west of the project site. Therefore, the project would have no impact on any scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

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

No Impact. The project is located in an agricultural area, south of the City of Woodland. As mentioned above, there is no development included in the proposal to divide a 113-acre parcel (‘Parcel 2’) of irrigated row-crops and a 43-acre pistachio orchard (‘Parcel 1’), so the project does not have potential to degrade the existing visual character or to create a new source of substantial light or glare.

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

DISCUSSION

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. Soils within the project site are identified as prime farmland, with the best combination of physical and chemical features to sustain long term production of agricultural crops on California Department of Conservation's Important Farmland map. The proposed parcel split would not convert any of the prime farmland to a non-agricultural use or remove any agricultural land from producing crops. The applicant intends to enter both resultant parcels, and two adjacent parcels under common ownership, into a Farmland Security Zone contract to ensure that the parcels stay committed to agriculture for at least 18-years more.

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

No Impact. The proposed project is located on Agricultural Intensive (A-N) zoned property and not under Williamson Act contract. The project applicant proposes entering both of the resultant parcels, and two adjacent parcels owned by owner, into a Farmland Security Zone (FSZ) contract. The eligibility criteria to enter into a FSZ contract is similar to the criteria to enter into a Williamson Act contract, but requires that the contracted lands are located within three miles of a LAFCo-adopted city Sphere of Influence and the contracted period lasts for 20- or 18-years.

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 region consists of urban and agricultural land with no forest or timber resources. Therefore, the proposed parcel split would not conflict with existing zoning for, or cause rezoning of, or result in the loss or conversion of forest or timberland.

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. There is no development associated with the project and as discussed above, there are no forest lands in the area and the proposed parcel split would not remove any agricultural land from productive use. Additionally, the applicant proposes entering both of the resultant parcels, and two adjacent parcels into a Farmland Security Zone Contract, to commit the parcels to agriculture for at least 18-years.

III. AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district 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. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

DISCUSSION

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

No Impact. Regional air quality is regulated through 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.

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}). Approval of a parcel map to separate existing agricultural operations would not conflict with or obstruct any applicable air quality plan.

b) 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?

No Impact. Development projects are considered cumulatively significant by the YSAQMD if: (1) the project requires a change in the existing land use designation (i.e., general plan amendment, rezone); and (2) projected emissions (ROG, NO_x, or PM₁₀ and PM_{2.5}) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation. The project is a Tentative Parcel Map to divide an agricultural parcel into two separate parcels and the proposal does not include any development. The project would not result in significant projected emissions. Short-term air quality impacts would be generated by vehicle trips during any necessary, but temporary surveying activities.

c) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. "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 land uses such as schools, hospitals, parks, or residential communities. The proposed project is located in an agricultural area, and not in the vicinity of any 'sensitive receptors'. Approval of the tentative parcel map would not generate substantial pollutant concentrations, as there is no development associated with the parcel split and the existing agricultural operations will continue.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. The proposed parcel split will not change the physical environment of the project site, as the intent is to separate the existing crops from one another, so no objectionable emissions would affect people,

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 state or federally protected wetlands (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"/>

BIOLOGICAL SETTING

The project site is bounded by agricultural lands on all sides, and bisected in two locations by Willow Slough, a riparian tree-lined perennial stream that provides an important source of irrigation and flood control. The project parcel is approximately 157 acres, and currently planted in 113-acres of row crops that is encumbered by a conservation easement, and a 42-acre pistachio orchard that is not encumbered by a conservation easement. The project site contains natural communities, including Willow Slough, that provide riparian habitat for birds, amphibians, and mammals, in addition to the mature trees, shrubs, and outcrops on or in the vicinity of the proposed site. The banks of Willow Slough sometimes overflow, but the remaining areas are located outside of the floodzone. The soil composition of the project site consists of: Capay silty clay (Ca), Rincon silty clay loam (Rg), Sycamore Silty clay loam (St), and Yolo silt loam (Ya).

There is an approximately 2.5-acre portion of the 113 acres that is unencumbered by the conservation easement, located immediately to the west of where Willow Slough crosses into the project site, which is reserved as a future agricultural home-site.

Yolo County is a member of the Yolo Habitat Conservancy that oversees implementation of the Yolo Habitat Conservation Plan/Natural Communities Conservation Plan (Yolo HCP/NCCP), a comprehensive, county-wide plan to provide for the conservation of 12 sensitive species and the natural communities and agricultural land that support these species. The twelve species include the Palmate-bracted bird's beak, Valley elderberry longhorn beetle, California tiger salamander, Western pond turtle, Giant garter snake, Swainson's hawk, White-tailed kite, Western yellow-billed cuckoo, Western burrowing owl, Least Bell's vireo, Bank swallow, and Tricolored blackbird.

The Yolo Habitat Conservancy, which consists of Yolo County and the incorporated Cities of Davis, West Sacramento, Winters, and Woodland, developed the Yolo HCP/NCCP. This HCP/NCCP provides the basis for issuance of long-term permits under the Federal Endangered Species Act (FESA) and California Natural Community Conservation Planning Act (NCCPA) that cover an array of public and private activities, including activities that are essential to the ongoing viability of Yolo County's agricultural and urban economies. Specifically, the Yolo HCP/NCCP will provide the Permittees (i.e., Yolo County, the four incorporated cities, and the Conservancy) with incidental take permits from both the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) for the 12 covered species. This action is pursuant to Section 10(a)(1)(B) of the FESA and Section 2835 of the NCCPA chapter of the California Fish and Game Code (Fish & Game Code). The Yolo HCP/NCCP ensures compliance with the FESA, NCCPA, and the California Endangered Species Act (CESA) for covered activities that may affect the covered species. The Plan creates a conservation and mitigation program that comprehensively coordinates the implementation of permit requirements through the development of a countywide conservation strategy.

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 proposed project will not have any adverse effect on any species or habitat of any special species as the project is not associated with any development. Approval of the project would divide the parcel into two separate agricultural parcels, for the purpose of separating the row-crops under a conservation easement from the pistachio orchard, but would not change the existing physical environment.

- 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?**

Less than Significant Impact. Willow Slough crosses the project parcel in two locations. It bisects the northwest corner, and also runs near to the eastern property line. The proposed parcel split would locate the two areas of riparian habitat on the approximately 113-acre parcel that is planted in row-crops and encumbered by the Yolo Land Trust Conservation Easement.

There are no plans for developing either parcel, though a future home-site could be developed as an allowed by-right use at a later date on the 42-acre pistachio orchard parcel.

Discretionary projects are subject to mitigating for the loss of habitat and modeled habitat for the species listed in the HCP/NCCP and approval of tentative maps to divide an agricultural parcel into smaller units requires the applicant pay the HCP/NCCP land cover fee for 2.5 acres for each new parcel. Thus, the applicant will be required to pay the agricultural land cover fee for 2.5-acres.

Impacts from the proposed project are less than significant as there will be no change to the physical environment and there are no immediate plans to develop either parcel. Additionally, the project applicant submitted separate applications to enter the resultant parcels, and two adjacent parcels, into a Farmland Security Zone (FSZ) contract, which would further limit the uses of the land to agriculture or something deemed compatible with agriculture for at least 18 years.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?**

Less than Significant Impact. The project site contains multiple classifications of surface waters and wetlands, including: Freshwater Emergent Wetland (PEM1C), Freshwater Forested/Shrub Wetland (PFOA), and Riverine habitat (R4SBC and R2UBH). The proposed parcel split would not discharge dredged or fill material into any of the water, wetlands, or aquatic resources as there is no development proposed in the application, and there are no proposed changes to the existing environment.

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

No Impact. The proposed project would not interfere with the movement of any native resident or migratory wildlife species as there is no development or proposed changes to the physical environment associated with approval of the project.

- 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. As described above, the applicant will have to pay the land cover fee for the loss of 2.5-acres of agricultural land, in accordance with provisions in the HCP/NCCP relating to division of agricultural land.

- 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 Habitat Conservancy, a Joint Powers Agency composed of the County, the cities, and other entities, has prepared a Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) which has been adopted by the County. Designed to meet the regulatory requirements of the federal Endangered Species Act (FESA) and the Natural Community Conservation Planning Act (NCCPA), the conservation strategy also streamlines compliance for covered activities with the California Environmental Quality Act (CEQA). The NCCP/HCP focuses on protecting twelve species including the Valley Elderberry Longhorn beetle, Western Burrowing Owl, Tricolored blackbird and Swainson's hawk as well as the habitat of other terrestrial (land, non-fish) species. As discussed in (b) and (e), the applicant will have to mitigate for the loss of 2.5-acres of agricultural land. Thus, the project would not conflict with any provisions of the Yolo HCP/NCCP.

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 pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?; and				
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				

DISCUSSION

No Impact. The project site has been devoted to agricultural production for at least 80 years and this would not change as a result of the parcel split. The existing agricultural practices are to remain in place after the land division. The approval of the tentative parcel map would not result in substantial adverse change in significance of an archeological or historical resource.

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

No Impact. The project is approval of a tentative parcel map, there is no development associated with the project.

VI. ENERGY		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No Impact. The project proposal is to divide an approximately 157-acre agricultural parcel into an approximately 42-acre pistachio orchard and a 113-acre row-crop parcel, there is no development or construction associated with the project. No wasteful or unnecessary consumption of energy resources will occur as there are no construction or ongoing operational activities related to the parcel split.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The project consists of a dividing an agricultural parcel and would not conflict or obstruct a state or local renewable energy plan as there is no change or projected increase to energy demand associated with approval.

VII. GEOLOGY AND SOILS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii. Strong seismic groundshaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Directly or indirectly destroy a unique paleontological resource or site or geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

GEOLOGICAL SETTING

According to the 2030 Countywide General Plan, the only fault in Yolo County that has been identified by the California Division of Mines and Geology (1997) to be subject to surface rupture (within an Alquist-Priolo Earthquake Fault Zone) is the Hunting Creek Fault, which is partly located in a sparsely inhabited area of the extreme northwest corner of the County. Most of the fault extends through Lake and Napa Counties. The other potentially active faults in the County are the Dunnigan Hills Fault, which extends west of I-5 between Dunnigan and northwest of Yolo, and the newly identified West Valley and East Valley Faults (Fault Activity Map of California, California Geological Survey, 2010), which are also not in the vicinity of the proposed project. These faults are not within an Alquist-Priolo Earthquake Fault Zone, and are therefore not subject to surface rupture.

DISCUSSION

- a) **Directly or indirectly cause 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. Several earthquake fault zones are present within the County, and the above-identified faults are within regional proximity, albeit remote, of the project site. However, 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, ground rupture that would expose people or structures at the project site would not result in any significant impacts.

- 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. Any major earthquake damage on the project site is likely to occur from ground shaking, and seismically related ground and structural failures. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying brock affect seismic response. Although known active seismic sources are located within regional proximity to the project site, damage from seismically induced shaking during a major event should be no more severe in the project area than elsewhere in the region. The project does not include any development proposals and existing agricultural practices are to remain in place; therefore, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking.

- 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 project site does not contain any developed structures, other than agricultural wells and other associated ground equipment, and any future development will be required to comply with all applicable Uniform Building Code and County Improvement Standards requirements to ensure that risks from ground failure would not occur. Approval of the parcel map would not expose persons or structures to increased risk of loss, injury, or death.

- iv) **Landslides?**

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

The project site is flat and is in an area of low landslide susceptibility due to the slope class and material strength. Large landslides are unlikely to occur at the project site, particularly 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 flat and planted in different agricultural crops. The project, to divide the parcel and separate the approximately 42-acre pistachio orchard from the remaining 113 acres of row-crops, would not result in the loss of top soil. The project proposal does not include any development and would not result in changes to current agricultural practices.

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 site is not located in an area of unstable geologic materials, and the project is not expected to 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 to divide an agricultural parcel to separate existing agricultural operations, and would not subject people to landslides or liquefaction or other cyclic strength degradation during a seismic event as there is no proposed development or change to the existing environment or use of the property.

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

Less than Significant Impact. Expansive soils are soils that expand when water is added, and shrink when they dry out. This change in volume can cause structures built on the soil to move unevenly and crack. The project parcel contains Capay silty clay and Rincon silty clay loam, both of which are identified as *moderate* classes of expansive soils. These soils are typically located in areas of relatively hot dry summers and cool moist winters, and used for growing crops. The proposed parcel split would not create direct risks to life or property as there are not any existing structures, other than agricultural well pumps, or proposed structures on the site. The resultant parcels would both receive the development rights of the A-N Zone, provided standard requirements are met, which could potentially result in locating future development on soils classified as *moderate* levels of expansiveness. The risks to life or property associated with building on *moderately* expansive soils would be less than significant, as structures would be built to Uniform Building Code standards.

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

Less than Significant Impact. Sewers are not available for the disposal of wastewater so any future development rely on an onsite wastewater treatment system that is reviewed and approved by Yolo County Environmental Health. Given the proposed parcel size and soil quality of both resultant parcels, there is adequate space for onsite wastewater treatment.

f) Directly or indirectly destroy a unique paleontological resource or site or geologic feature?

No Impact. There are no known paleontological resources or unique geological features at the project site, and current agricultural practices would not change as a result of the land division.

VIII. 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"/>

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.

Yolo County has adopted General Plan policies and a Climate Action Plan (CAP), which address 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 proposed parcel division is consistent with the Yolo County General Plan that promotes agricultural conservation and limits the division of agricultural lands for agricultural purposes. The resultant parcels would satisfy the minimum acreage requirements for the Agricultural Intensive (A-N), which is based on the irrigation infrastructure and whether or not the crops are permanent or seasonal. The project proposal is not associated with any development, and the current agricultural practices would remain in place, so the land division would not generate any significant new sources of greenhouse gas emissions. The proposed project is not considered to have an individually significant or cumulatively considerable impact on global climate change.

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 parcel split 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. The purpose of the division is to separate the existing agricultural operations and land encumbered under a conservation easement.

IX. 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	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"/>
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<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?

No Impact. The project proposal would divide an existing pistachio orchard, from the remaining acreage that is planted in row crops. The project will not create a hazard to the public or environment through transport, use, or disposal of hazardous materials as current agricultural practices will not change as a result of the division.

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?; and

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. As described above, the current agricultural practices would not change as a result of the parcel division. The continued cultivation of row crops and pistachios on separate parcels will not foreseeably result in the release of hazardous materials that could impact the public or the environment and the project site is not located within one-quarter mile of a school.

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- 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 will not be located on a site that has been included on a list of hazardous materials sites.

- 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 or excessive noise for people residing or working in the project area?**

No Impact. The proposed project site is not located within an airport land use plan, is not within the vicinity of a public airport, and would not result in a safety hazard for people residing or working in the project area.

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

No Impact. The Yolo County Office of Emergency Services (OES) is the emergency management agency for Yolo County. OES coordinates the county government's response to disaster or other large-scale emergencies. The project site is located approximately a quarter-mile from the southern city limit of Woodland, and east of County Road 102. The proposed parcel division would not impact any existing emergency management plan as there are no proposed changes to the physical environmental or on-site agricultural operations included in the project.

- g) **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 lies within the Springlake Fire Protection District. It is in an agricultural area and would not be susceptible to wildland fire risks.

X. 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 or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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, or through the addition of impervious surfaces in a manner that would: (i) result in substantial erosion or siltation on-site or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site; (iii) 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; or (iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

No Impact. The project proposes to divide an agricultural parcel, so that each of the existing, but separate, commodities is contained within its own property lines. Water quality standards and waste discharge requirements will not be violated, as no change to the physical environment would occur and the existing farming practices will remain in place.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. The project proposal would divide an existing agricultural parcel into two separate parcels. No additional agricultural or irrigation wells are proposed, and the water usage would remain the same. The proposed project will not affect any nearby or onsite wells and would not deplete groundwater supplies or otherwise interfere with groundwater recharge. Both resultant parcels would have potential to develop an agricultural home-site, and one ancillary dwelling (provided the standard requirements are met), or other allowable use, which could result in future wells and onsite waste water treatment systems, but any decrease in groundwater supply or recharge would be less than significant to the groundwater management of the basin.

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- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner that would:**
- (i) result in substantial erosion or siltation on-site or off-site;
 - (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site;
 - (iii) 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; or
 - (iv) impede or redirect flood flows?

No Impact. There is no development proposed in conjunction with the parcel map, so no new impervious surfaces would be constructed that could (i) increase on or off-site erosion, (ii) increase the risk of on or off-site flooding, (iii) create runoff that would put a drainage system at risk, or (iv) impede or redirect flood flows.

- d) **In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

Less than Significant Impact. The Federal Emergency Management Agency (FEMA) has designated the majority of the parcel as zone X, that is outside a 100-year flood plain. Portions of the parcel that run along either side of Willow Slough are designated as zone A, which is within the 100-year flood plain. In the event of a 100-year flood event; however, there is no development proposed with the parcel split and any future development would be required to avoid areas near Willow Slough.

The project site is not located in an area that could potentially pose a seiche or tsunami hazard and is not located near any physical or geologic features that would produce a mudflow hazard.

- e) **Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Less than Significant Impact. Yolo County is located in an area of land subsidence. The project proposal would divide an existing agricultural parcel into two separate parcels. Both parcels would continue to use wells to draw groundwater for agricultural uses, with no change to existing agricultural practices.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XI.	LAND USE AND PLANNING.				
Would the project:					
a.	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<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 an agricultural area approximately one-quarter mile south of the City of Woodland. The project will divide an agricultural parcel for agricultural purposes and would not have any impacts related to dividing an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation 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. The project site is designated Agriculture in the Yolo County 2030 Countywide General Plan and is zoned Agricultural Intensive (A-N). Agricultural Intensive zoned parcels may be divided for agricultural purposes provided minimum acreages for both resultant parcels are met and the proposal is consistent with the Countywide General Plan that seeks to preserve agricultural land. .

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XII.	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 State Department of Mines and Geology maps areas of significant aggregate deposits. Areas along Cache Creek have been identified as containing important aggregate deposits for use in Portland cement concrete. The location of the proposed project is outside the mapped area of mineral resources and would not result in loss of availability of important mineral resources.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XIII.	NOISE.				
Would the project result in:					

XIII. NOISE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or 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"/>

ENVIRONMENTAL SETTING

Yolo County has not adopted a noise ordinance, which sets specific noise levels for different zoning districts or for different land uses in the unincorporated area. Instead, the County relies on the State of California Department of Health Services' recommended Community Noise Exposure standards, which are set forth in the State's General Plan Guidelines (2003). These standards are included in the Yolo County 2030 Countywide General Plan and used to provide guidance for new development projects. The recommended standards provide acceptable ranges of decibel (dB) levels. The noise levels are in the context of Community Noise Equivalent Level (CNEL) measurements, which reflect an averaged noise level over a 24-hour or annual period. The Countywide General Plan identifies up to 70 dB CNEL as an acceptable exterior noise environment for commercial land uses and up to 75 dB CNEL for agricultural land uses.

DISCUSSION

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?; and**
- b) **Generation of excessive groundborne vibration or groundborne noise levels?; and**
- c) **For a project located within the vicinity of a private airstrip or 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?**

No Impact. The proposed project would not increase the ambient noise levels in the vicinity of the project site; there is no development planned and the existing agricultural operations would remain intact. The site is not located within an airport land use plan. Implementation of the proposed project would not expose individuals to excessive noise levels associated with any nearby airstrip's aircraft operations.

XIV. POPULATION AND HOUSING.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Induce substantial unplanned 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 people or housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) **Induce substantial unplanned 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)?**

No Impact. The proposed project does not include any development. Any future home site development as a result of the parcel split will not induce substantial unplanned population.

- b) **Displace a substantial number of existing people or housing units, necessitating the construction of replacement housing elsewhere?**

No Impact. The proposed project will not displace any existing housing or current residents that would necessitate the construction of housing elsewhere.

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

DISCUSSION

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

No Impact. The proposed parcel split will not result in the demand for any new housing and would not generate any additional demand for schools, parks, or other public facilities such as libraries, hospitals, satellite County offices, etc. Applicable impact fees will be collected for any future agricultural-related development resulting from the parcel split.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XVI.	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 is a tentative parcel map to divide an agricultural parcel into two so that each parcel contains its own agricultural commodity. The division would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities.

XVII. TRANSPORTATION.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Substantially increase hazards due to a geometric 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"/>
d.	Result in inadequate emergency access?	<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 agricultural uses. Thus, policies in the 2030 Countywide General Plan encourage inter-and intra-regional traffic to use State and federal interstates and highways, since the primary role of county roads is to serve local and agricultural traffic. The project site is located immediately south of the City of Woodland, on the northeast intersection of CR 102 and CR 26A. There is access to the project site off of both CR 102 and CR 26A.

CEQA Section 15064.3 contains guidelines directing that transportation impacts of projects are, in general, best measured by evaluating the project's vehicle miles traveled. Methodologies for evaluating such impacts are already in use for most land use projects, as well as many transit and active transportation projects. Methods for evaluating vehicle miles traveled for roadway capacity projects continue to evolve, however, and so these Guidelines recognize a lead agency's discretion to analyze such projects, provided such analysis is consistent with CEQA and applicable planning requirements.

DISCUSSION

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. The project would not conflict with or alter existing public transit, bicycle, or pedestrian facilities, nor interfere with the construction of any planned facilities, as there is no proposed development and the agricultural operations at the site will not change as result of project approval.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

No Impact. There is no anticipated change to existing transportation conditions along CR 102 and CR 26A, the proposed parcel split will not increase the vehicle miles traveled. The Countywide General Plan identifies two-lane county roads as primarily serving and accommodating agricultural traffic.

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

No Impact. No changes to the road system are proposed. There will be no increase in hazards due to a design feature or incompatible uses, as the proposed parcel will not affect the roadways.

- d) **Result in inadequate emergency access?**

No Impact. The project would not result in inadequate emergency access. Both of the resultant parcels will still be accessed from county roads.

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. | <p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)**
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Less than Significant Impact. The project site is within the aboriginal territories of the Yocha Dehe Wintun Nation, which has a cultural interest and authority in the project area. An invitation for tribal consultation was extended to the local tribes, and the Yocha Dehe Wintun Nation indicated an interest in receiving updates regarding future development of either resultant parcel.

The project site has been cultivated since at least 1937. The proposed parcel split will not cause substantial adverse changes to the significance of a tribal cultural resource, as the existing agricultural practices will remain ongoing. There will be no change to the physical environment, and impacts are considered less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	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"/>
d.	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?**

Less than Significant Impact. The project site is not served by water, wastewater, or natural gas and the project proposes no development or change to existing agricultural operations. Each newly created parcel could be developed with a primary residence and an ancillary residence (provided standard requirements are met). Impacts from any future addition of domestic wells and/or onsite wastewater treatment systems to serve the parcels would be less than significant.

- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

No Impact. There is adequate water supply to continue the existing agricultural practices.

- c) **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?**

No Impact. The proposed project is located in an agricultural area south of Woodland, where there are no service providers available. The resultant parcels would be required to provide onsite wastewater treatment for any future home site development.

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- d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? *and***
 - e) **Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact. The project would not impact the disposal capacity of the landfill, any future development would be required to comply with all solid waste regulations as implemented and enforced by Yolo County.

XX. WILDFIRE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The Yolo County Office of Emergency Services (OES) is the emergency management agency for Yolo County. OES coordinates the county government's response to disaster or other large-scale emergencies. The project site is located south of the City of Woodland. The proposed parcel split would not affect any adopted emergency response plan or emergency evacuation plan.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The project is located in a non-wildland/non-urban area. The proposed site is level and cultivated in row crops and a pistachio orchard. The division of land will not impact or exacerbate wildfire risks.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The proposed site is level and cultivated in row crops and a pistachio orchard, the division of land so that each agricultural commodity is located within its own parcel will not impact or exacerbate wildfire risks.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The proposed site is level and not in the vicinity of slopes that could induce landslides or runoff as a result of fires. The portion of Willow Slough that bisects the property occasionally floods, but the parcel is not developed, and will not be developed in conjunction with approval of the tentative parcel map. Any future development will be precluded from developing within proximity to the slough.

XVIV. 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 substantially 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 significantly degrade the quality of the environment. The proposed project is a tentative parcel map to divide an existing agriculturally- zoned parcel into two separate parcels so that the portion of the parcel planted in row crops and encumbered by a conservation easement is separated from the pistachio orchard. There is no development associated with the project approval, and the applicant intends to enter into a Farmland Security Zone contract, which will preclude any future development not deemed compatible with agriculture for a minimum period of 18-years. The existing agricultural practices will remain as is. Overall, approval of the parcel map will result in no change to the physical environment or existing use of the land.

- 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. The creation of an additional agricultural parcel could result in the creation of one additional home site. Home site development on agricultural parcels was anticipated in the 2009 update to the 2030 Countywide General Plan.

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, the project would not have environmental effects that could cause a substantial adverse effect on human beings. The project proposes the division of agricultural land to separate an existing 43-acre pistachio orchard from 113-acres of row crops that are encumbered by a Yolo Land Trust Conservation Easement. There is no development associated with the project, and the existing agricultural practices will remain the same. The intent of the parcel division is to better facilitate future agricultural operations.

References

- Project description and application materials provided by applicant
- Project comments submitted by Responsible Agencies, 2016. *Agencies include: Yolo Habitat Conservancy*
- Yolo County, 2009. *Yolo County 2030 Countywide General Plan*, adopted November, 2009 and *Yolo County 2030 Countywide General Plan Final EIR*, April 2009
- Yolo-Solano Air Quality Management District, 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*, July, 2007.
- Yolo County Zoning Ordinance, *Title 8, Chapter 2 of the County Code*, 2014, as amended