

**YOLO COUNTY PLANNING, RESOURCES, & PUBLIC
WORKS DEPARTMENT**

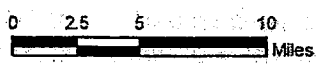
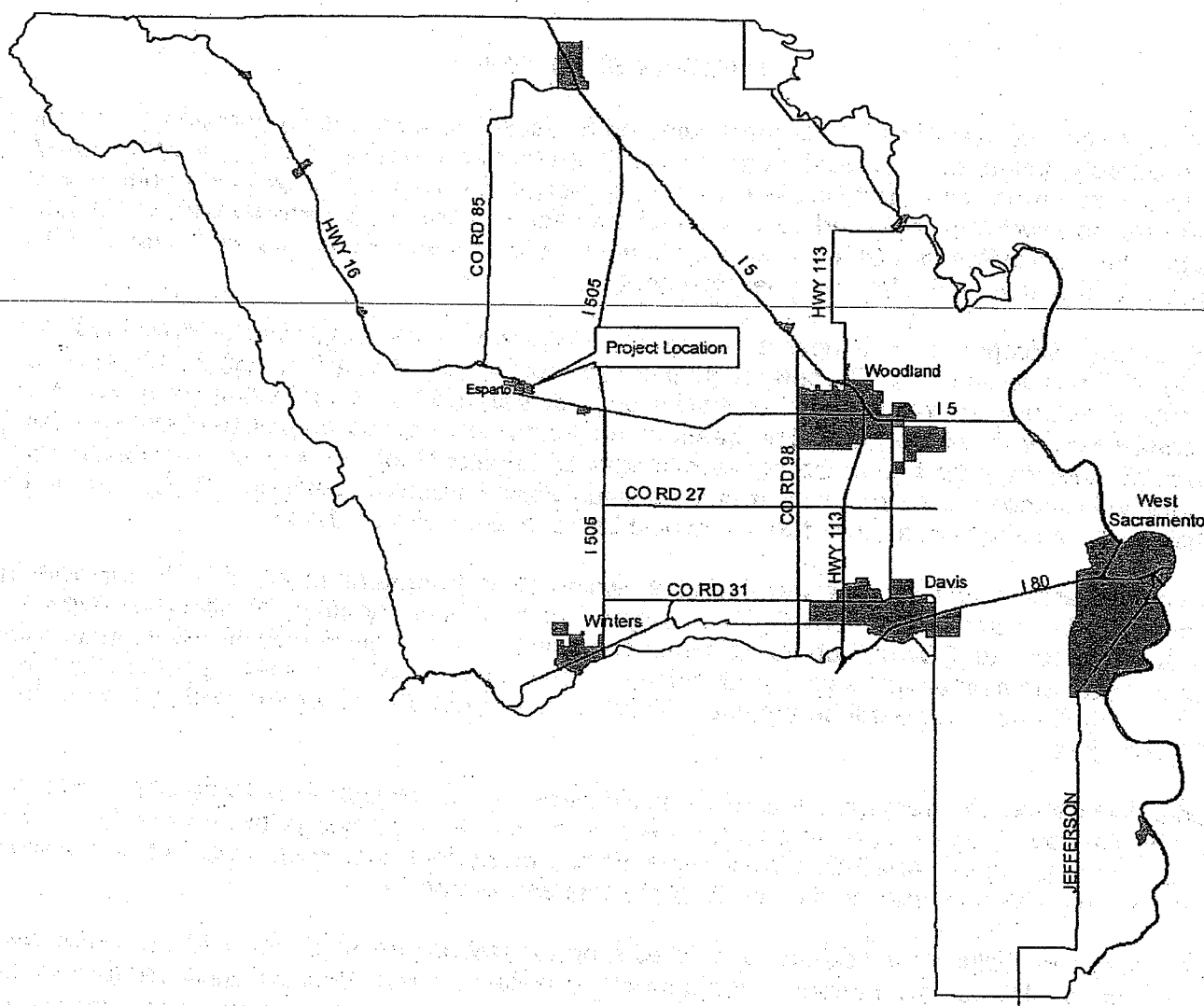
EMERALD HOMES/E. PARKER SUBDIVISION

**INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION
ZONE FILE # 2004-081**

Negative Declaration / Initial Environmental Study

1. **Project Title:** Zone File No. 2004-081 (Emerald/E. Parker)
2. **Lead Agency Name and Address:**
Yolo County Planning, Resources and Public Works Department
292 West Beamer Street
Woodland, CA 95695
3. **Contact Person and Phone Number:** Eric Parfrey at (530) 666-8043 or
eric.parfrey@yolocounty.org
4. **Project Location:** The project site is located on State Route 16, east of the Yolo Avenue (SR 16)/County Road 21A intersection, in the town of Esparto. See Figure 1 (Regional Location Map) (APN: 048-220-14).
5. **Project Sponsor's Name and Address:**
Jeff Robinson
Emerald Homes
22 South Santa Cruz Ave., 2nd Floor
Los Gatos, CA 95030
5. **General Plan Designation(s):** Residential Low Density
7. **Zoning** R1-PD (Single Family Residential-Planned Development).
8. **Description of the Project:** Tentative Subdivision Map 4755 would divide a 16.9-acre parcel to create 90 single family residential lots (Figure 2). See further details in "Project Description," below.
9. **Surrounding Land Uses and Setting:** Land uses surrounding the site primarily consist of Residential Uses and vacant land. The General Plan designation, the Zoning designation, and the existing land use for the subject site and the surrounding properties are summarized below.

	<u>Existing Use</u>	<u>Zoning</u>	<u>General Plan</u>
Subject Site	Vacant, field	R1-PD (Single Family Residential-Planned Development)	Residential Low Density
North	Existing homes	R1-PD	Residential Low Density
South	Rural home, industrial	M1-PD (Light Industrial)/A-1 (Agricultural General)	Industrial, Light/Agricultural
East	Vacant, field	R1-PD	Residential Low Density
West	Vacant, field	R1-PD	Residential Low Density



1 425,000

Produced by the Yolo County Information Technology Department - June, 2006

FIGURE 1, REGIONAL LOCATION MAP

10. **Other public agencies whose approval is required:** Esparto Community Services District, Yolo County Local Agency Formation Commission (annexation to ECSD)
11. **Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

PROJECT DESCRIPTION

The project site consists of 16.88 acres located on State Route 16, at the intersection of County Road 86A, within the town of Esparto (Figure 2, Project Location Map). The site is bordered by vacant fields on the east and west by existing homes to the north, and by fields and a rural residence and two industrial shed buildings to the south. The site is currently vacant. The site is designated as Residential Low Density by the Esparto General Plan and is zoned R1-PD (Single Family Residential-Planned Development).

The proposed project is a request to approve a Tentative Subdivision Map (TPM #4833) to divide the 16.8 acres into 77 parcels ranging in size from 4,320 to 8,045 square feet (Figure 3, Tentative Subdivision Map). The applicant proposes a 1.82-acre detention basin in the southeast corner of the property. The basin would be constructed as part of the first phase of the subdivision map and could be developed with 15 additional lots in a second phase of the project, if a regional flood control system is established for eastern Esparto. Thus, with the first phase of the subdivision, a total of 62 lots would be developed with the basin.

The subdivision would receive water and wastewater treatment services from the Esparto Community Services District (ECSD). The project site is already included within the Sphere of Influence for the ECSD, but would require annexation into the district by the County Local Agency Formation Commission. Electrical and gas services will be provided by Pacific Gas & Electric. Phone service will be provided by SBC. All utilities will be undergrounded to and within the project.

Vehicle access to and from the subdivision would be via an entrance at the intersection of Route 16 and County Road 86A, and from the north via a new auto bridge to be constructed over Lamb Valley Slough at Alpha Street. A pedestrian and bicycle/emergency access bridge would also be constructed to span the slough at Winters Street (Figure 3).

The project includes a dedication of a 95-foot easement on the south side of Lamb Valley Slough to allow for the future improvement of the south levee by reconstructing and engineering the side of the levee to a 2:1 slope, if a future regional flood control plan were adopted and implemented. In the interim, the project proposes to raise all residences out of the 100-year flood hazard area by elevating the pads of the individual homes so that the finished flood elevations would be above the flood level. The dedicated easement could be used for future improvements to the south levee of Lamb Valley Slough by reconstructing and engineering the side of the levee to a 2:1 slope. The project also proposes construction of a maintenance access road along the south side of the slough.



Project Location - APN 049-160-15



Community of Esparto

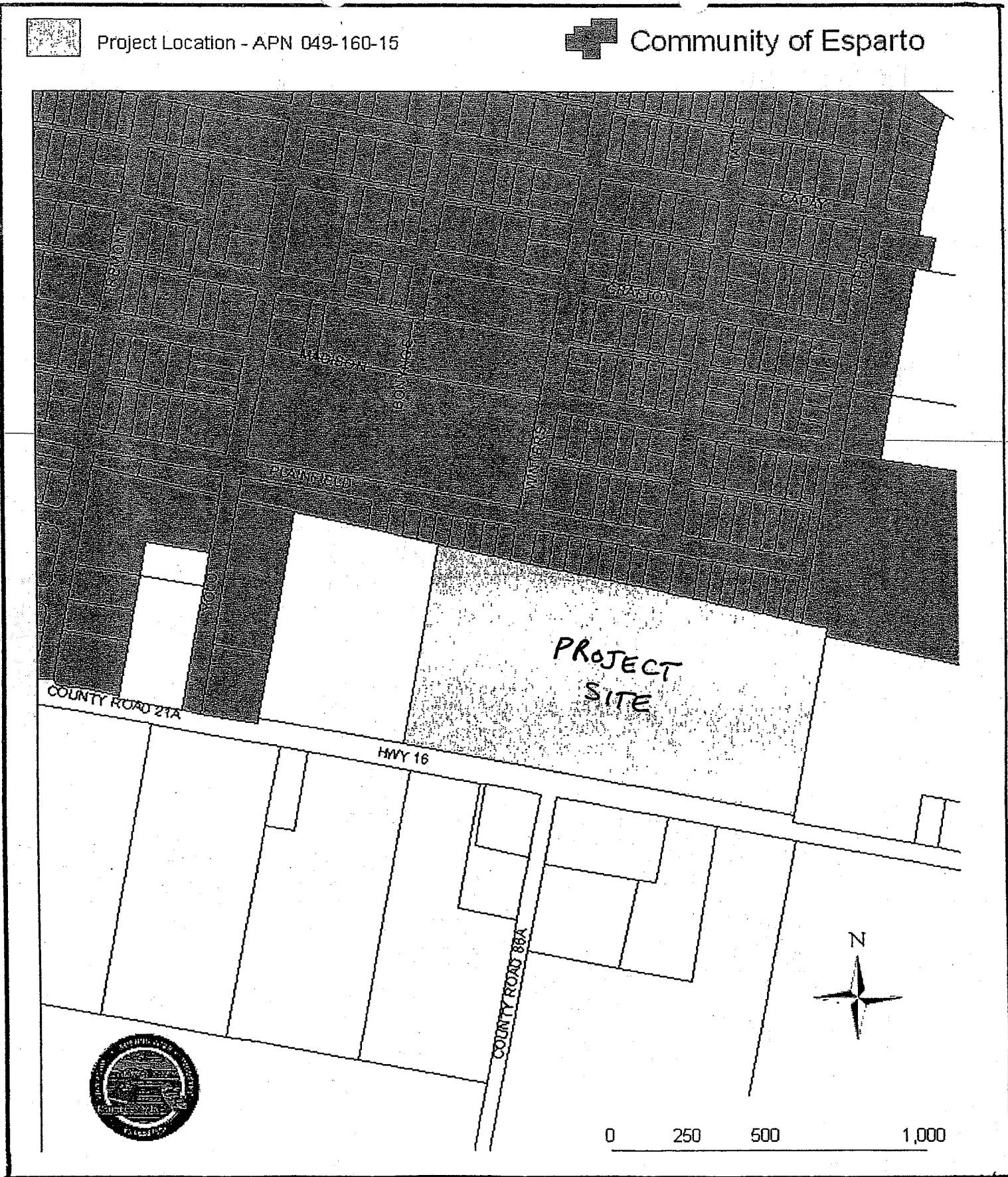
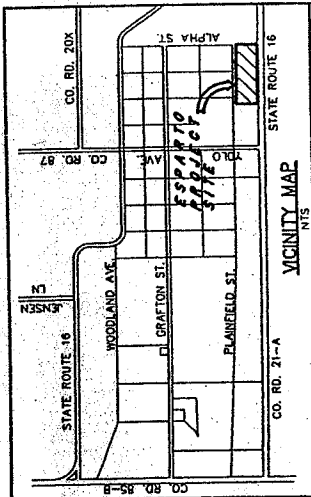


FIGURE 2, PROJECT LOCATION MAP



OWNER/SUBOWNER:
EMERALD HOMES LT, INC.
C/O SILICON VALLEY LT, INC.
ATTN: DAVID CHAMBERS 2ND FL
15500 SHERWOOD BLVD
LOS GATOS, CA 95030
(925) 831-0575

ENGINEER/SURVEYOR:
LAUGENOUR & MEIKLE
608 COURT STREET
WOODLAND, CALIFORNIA 95695
(925) 882-1755

EXISTING USE:
SINGLE-FAMILY RESIDENTIAL

PROPOSED USE:
RI-1-PD
RI-2-PD

PROPOSED ZONING:
ONSPART COMMUNITY SERVICES DISTRICT

SEWER SERVICE:
ONSPART COMMUNITY SERVICES DISTRICT

STORM DRAIN SERVICE:
ONSPART COMMUNITY SERVICES DISTRICT

WATER SERVICE:
ONSPART COMMUNITY SERVICES DISTRICT

GAS & ELECTRIC SERVICE:
ONSPART COMMUNITY SERVICES DISTRICT

TELEPHONE SERVICE:
ONSPART COMMUNITY SERVICES DISTRICT

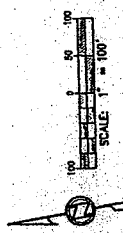
FLOOD ZONE:
ONSPART COMMUNITY SERVICES DISTRICT

CROSS AREA:
ONSPART COMMUNITY SERVICES DISTRICT

NUMBER OF LOTS:
ONSPART COMMUNITY SERVICES DISTRICT

DENSITY PER NET ACRE:
ONSPART COMMUNITY SERVICES DISTRICT

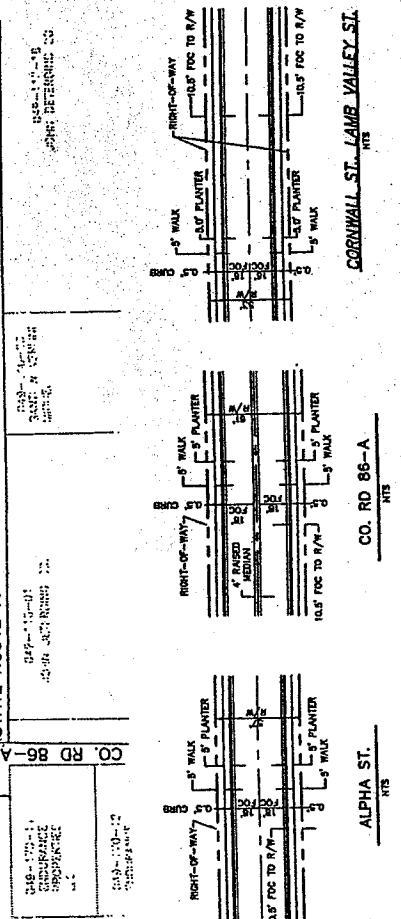
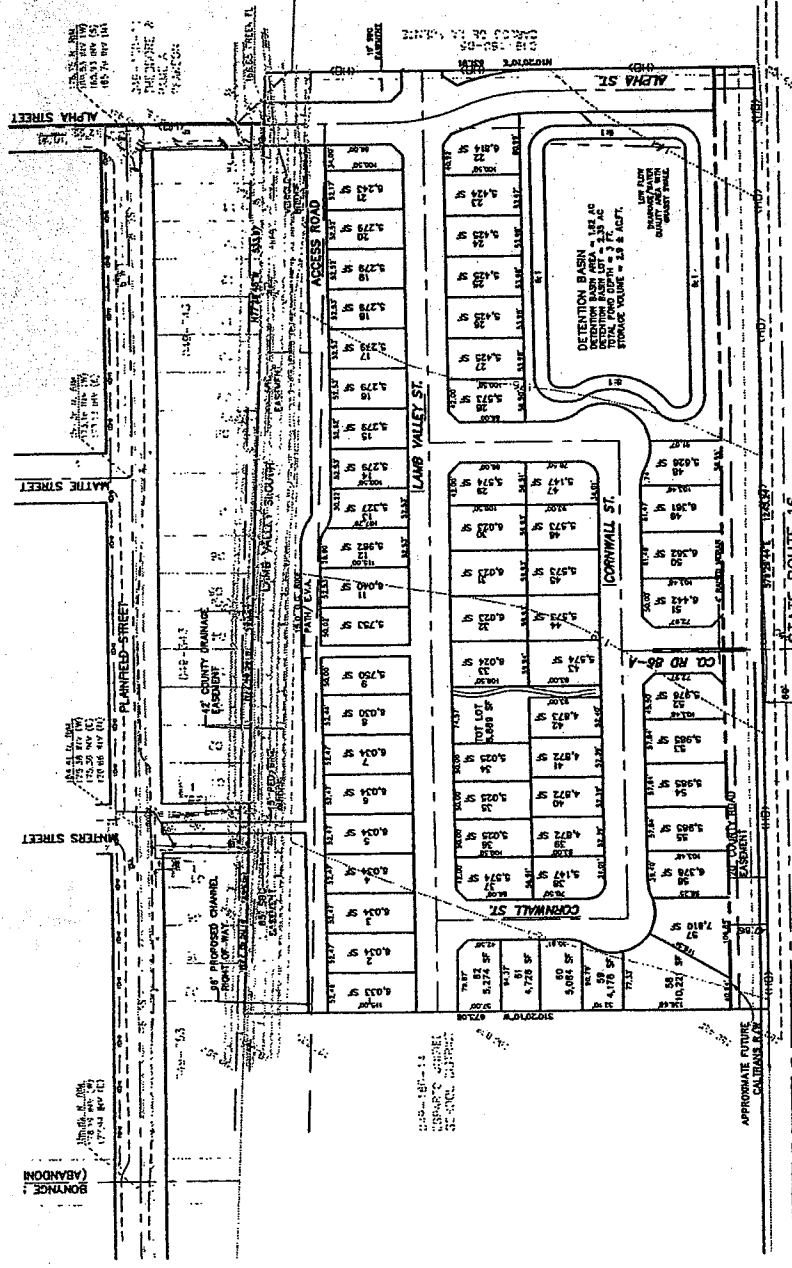
APN:
ONSPART COMMUNITY SERVICES DISTRICT



FIRST PHASE FINAL MAP EXHIBIT
E. PARKER

LOCATED IN A PORTION OF BLOCKS 15, 26
AND 27 OF THE BONNIE TRACT RECORDED
IN BOOK 1 OF MAPS AND PLATS OF
SANTA CLARA COUNTY RECORDS

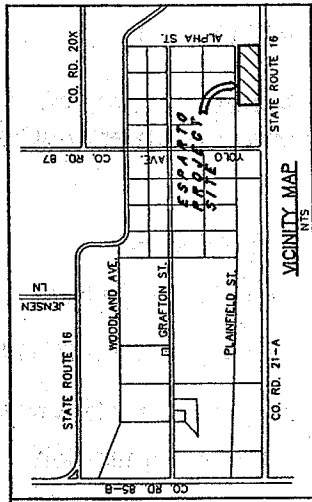
L&M
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
LAUGENOUR AND MEIKLE
WOODLAND, CALIFORNIA
Sheet 1 of 1 JANUARY 30, 2007



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	STORM DRAIN & MANHOLE
(Symbol)	SANITARY SEWER, 18" & 24"
(Symbol)	FIRE HYDRANT AND VALVE
(Symbol)	WATER MAIN & VALVE
(Symbol)	POWER SERVICE POLE
(Symbol)	DRAINAGE INLET
(Symbol)	FLOUNDER OF SINGLE
(Symbol)	SURFACE DRAINAGE FLOW
(Symbol)	CUT OR FALL SLOPE
(Symbol)	SURFACE ELEVATION CONTOUR
(Symbol)	PROPERTY LINE
(Symbol)	ELEVATION AT HIGH POINT
(Symbol)	ELEVATION AT STORM DRAIN GRATE

FIGURE 3



OWNER/SUBDIVIDER:
 EMERALD JONES, LLC
 JEFFREY L. ROBINSON
 634 N. SANTA CRUZ AVE., SUITE 100
 LOS CAYOS, CA 95030
 (925) 831-0879

ENGINEER/SURVEYOR:
 LAUGENOUR & MEIKLE
 608 COURT STREET
 WOODLAND, CALIFORNIA 95885
 (530) 862-1755

EXISTING USE:
 SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING:
 RI-PD

PROPOSED ZONING:
 ESPARTO COMMUNITY SERVICES DISTRICT

SCHEMATIC ZONING:
 ON-SITE DETENTION BASIN FOR PHASE 1

STORM DRAIN SERVICE:
 FINAL MAP, REGIONAL DETENTION BASIN FOR PHASE 2 FINAL MAP

WATER SERVICE:
 ESPARTO COMMUNITY SERVICES DISTRICT

GAS & ELECTRIC SERVICE:
 PACIFIC GAS & ELECTRIC

TELEPHONE SERVICE:
 SEC

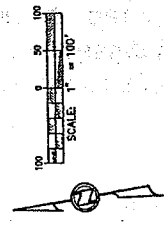
FLOOD ZONE:
 ZONE X, FIRM 080423Q59C

GROSS AREA:
 16.88 ACRES

NUMBER OF LOTS:
 77

DENSITY PER NET ACRE:
 7.5 UNITS/NET ACRE
 (A PLANNED DEVELOPMENT PROJECT)

APN: 048-160-13

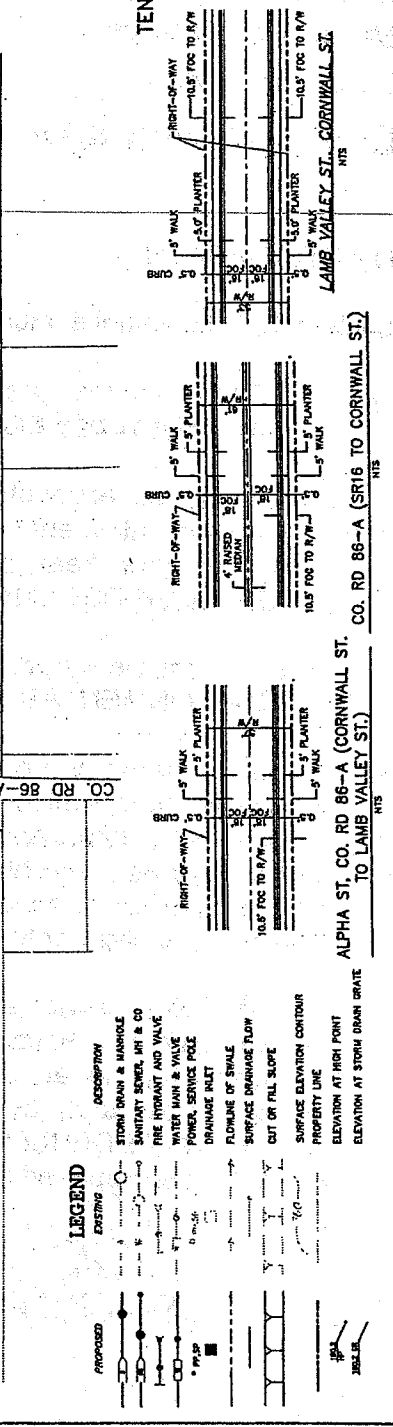
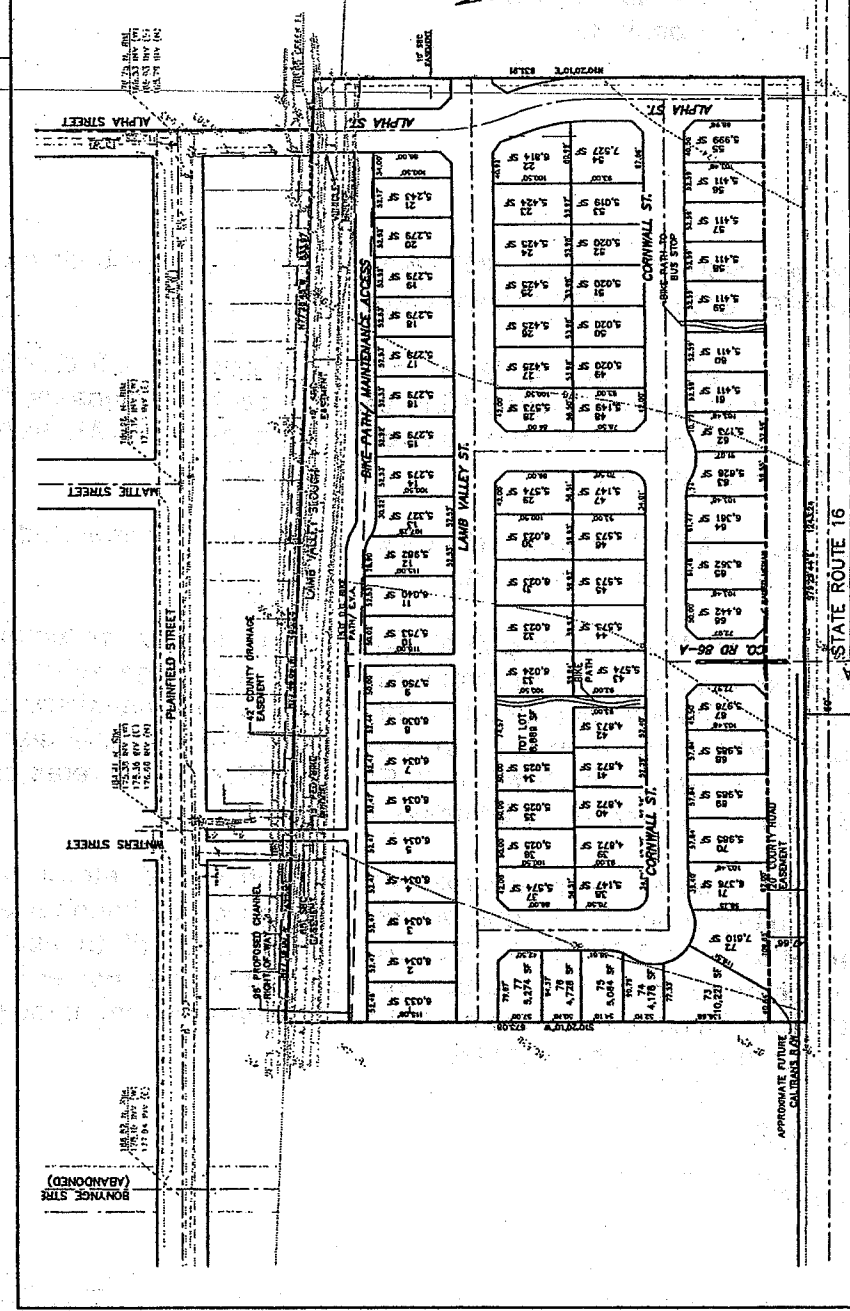


TENTATIVE SUBDIVISION MAP NO. 4755
E. PARKER

LOCATED IN A PORTION OF BLOCKS 15, 26 AND 27 OF THE BONNAGE TRACT RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 YOLO COUNTY RECORDS

L.M.
 CIVIL ENGINEERING
 LAND SURVEYING
 PLANNING
 LAUGENOUR AND MEIKLE
 WOODLAND, CALIFORNIA

Sheet 1 of 1 JANUARY 30, 2007



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. These issues have been discussed in detail below, and mitigation measures have been recommended to reduce impacts to a less than significant level.

- | | | |
|----------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" 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 checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION:

On behalf of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Planner's Signature

ERIC PARFREY

Planner's Printed name

1/31/07

Date

PURPOSE OF THIS INITIAL STUDY

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

EVALUATION OF ENVIRONMENTAL IMPACTS

A brief explanation is required for all answers.

"No Impact" answers are adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

A determination that a "Less than Significant Impact" would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be "less than significant."

"Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

"Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration, pursuant to Section 15063 (c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVII at the end of the checklist.

Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

I. AESTHETICS

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

Discussion of Impacts

- a) *No Impact.* The proposal does not contain and is not located within view of any scenic highways or vistas.
- b) *No Impact.* The proposal would not damage scenic resources. The adjoining roadways and highways are not listed or designated as a "scenic highway" and there are no scenic resources on or within view of the project site.
- c) *Less Than Significant Impact.* The project site is currently vacant. The proposed tentative subdivision map would add up to 90 single family homes. Any new homes would minimize through design any potential visual impact. The resulting density of approximately six homes per acre would be consistent with surrounding properties and would not significantly impact the visual character of the site and its surroundings.
- d) *Less Than Significant Impact.* The project would provide additional light and glare into an area currently limited in artificial nighttime light sources. However, lighting associated with any new residence(s) and associated outbuildings would be required to meet the subdivision design criteria of the Esparto General Plan requiring that lighting shall be shielded from neighboring properties and that exposed bulbs are prohibited.

II. AGRICULTURAL RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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

Discussion of Impacts

- (a) *Less Than Significant With Mitigation Incorporated.* The project would convert 16.9 acres of agricultural land to urban uses. The soils of the project site are classified as Tehama loam (TaA), and Marvin silty clay loam (Mf), both considered a Class II (prime) soil. Thus, the subdivision would convert prime soils. The environmental impact report prepared for the 1996 Esparto General Plan found that the plan would cause the loss of approximately 275 acres of prime farmland, and that this loss is a significant and adverse impact that cannot be mitigated. A Statement of Overriding Considerations was adopted in 1996.

Yolo County requires mitigation for loss of most agricultural lands through its Agricultural Land Conversion ordinance (Section 8-2.2416 of the County Code). However, the project would not be required to mitigate under the existing ordinance since the site is already zoned for urban use. At the time of this writing (February, 2007), the County is updating the Agricultural Land Conversion ordinance to require mitigation of all agricultural land conversions, regardless whether the land has been zoned for development or not. An in-lieu agricultural mitigation fee, which may be paid by projects under 40 acres, will also be established as part of the ordinance revision. The ordinance is expected to be approved prior to approval of this subdivision. The following mitigation measure incorporates the revision of the ordinance and applies it to this project.

Mitigation Measure 1:

Yolo County has initiated a zoning ordinance amendment that would require mitigation for any farmland loss, regardless of whether the land is included in an existing plan and designated for growth. The following proposed amendment to Sec. 8-2.2416 of the zoning ordinance (Agricultural Land Conversion) shall be applied to the project as follows:

1. Requirements. Agricultural mitigation shall be required for ~~zone changes from an Agricultural Zoning Classification to a Non-Agricultural zoning Classification~~ conversion or change from agricultural use to a predominantly non-agricultural use prior to, or concurrent with, approval of a zone change, in zoning permit, or other discretionary or ministerial approval ~~change in zoning~~ by the County. A minimum of two (2) acres of agricultural land shall be required preserved for each acre of agricultural land changed to a non-agricultural zoning classification use (12:1 ratio). Application for a zone change, in zoning permit, or other discretionary or ministerial approval shall include provisions for agricultural mitigation land. The following uses shall be exempt from this requirement: affordable housing projects, where a majority of the units are affordable; and public uses such as parks, schools, and cultural institutions.

The proposed project is eligible to pay an in-lieu agricultural mitigation fee. The fee established by the County will be approximately \$5,525 per acre. Thus, the project shall be required to pay approximately \$186,745 (16.9 acres multiplied by 2 multiplied by \$5,525).

- (b) *Less than Significant Impact.* The proposed subdivision would not conflict with existing zoning for agricultural use or with any Williamson Act contracts, since the site is not under contract and the site is zoned for housing. Conversion of this agricultural parcel, however, could have an indirect, and less than significant, impact on other lands in the area that are under contract and/or that are zoned for agricultural use.
- (c) *Less than Significant Impact.* The project would not result in the premature conversion of agricultural land, since the property has been designated for growth since adoption of the previous 1996 plan.

III. AIR QUALITY:

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

Discussion of Impacts

a, b) *Less Than Significant With Mitigation Incorporated.* The project is within the Yolo-Solano Regional Air Quality Management District (YSAQMD). The district is currently a non-attainment area for ozone (State and Federal ambient standards) and Particulate Matter (State ambient standards). While air quality plans exist for ozone, none exists (or is currently required) for PM₁₀. Esparto is in an attainment area for carbon monoxide (the State and Federal ambient standards are met), since Yolo County has relatively low background levels of carbon monoxide. The project would contribute incrementally to the non-attainment of these air quality standards. There would be short-term construction impacts as well as long-term mobile source (traffic) emissions due to new growth. The project could substantially conflict with or obstruct implementation of the Sacramento Area Regional Ozone Attainment Plan (November, 1994), or the goals and objectives of the County's General Plan.

Effects on air quality can be divided into short-term construction-related effects and those associated with long-term aspects of the project, e.g., auto trips generated by residents in the new subdivision.

The YSAQMD sets threshold levels for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources in the *CEQA Air Quality Handbook* (YSAQMD, 2002). These significance thresholds include:

Reactive Organic Gases (ROG): 82 pounds per day (ppd)
 Oxides of Nitrogen (NOx): 82 ppd
 Particulate Matter (PM₁₀): 150 ppd

The YSAQMD also indicates the "trigger levels" for specific land uses that are generally associated with the threshold levels. For example, a subdivision of 340 single family units, or an industrial park of 465,000 square feet, or a supermarket of 18,000 square feet, are all assumed to generate emissions that exceed the thresholds noted above.

The proposed subdivision of 77 homes would be expected to generate 9.57 daily trips per unit, or approximately 736 daily vehicle trips. This traffic would create air emissions equal to 6.04 daily pounds of ROG, 8.53 pounds of NOx, and 1.62 pounds of PM₁₀ (Table 1). These air emissions are lower than the thresholds set by the YSAQMD for ROG, NOx, and PM₁₀.

TABLE 1

Comparison of Vehicle Emissions Generated by
the Project with YSAQMD Thresholds
Year 2015

	COG	NOx	PM ₁₀
Project Mobile Source Emissions	6.04	8.53	1.62
YSAQMD Significance Threshold	82.0	82.0	150.0
Significant Impact?	No	No	No

Note: Assumes emissions based on EMFAC7F (1.1) for year 2015, as noted in Appendix B, *CEQA Air Quality Handbook* (YSAQMD, 2002). All values are total unmitigated values in pounds per day (ppd).

The updated Esparto General Plan, to be adopted in February 2007, requires all new construction to incorporate standard measures to reduce PM₁₀, NOx, and other pollutants, as recommended by the YSAQMD.

Mitigation Measure 2:

The project shall be required to reduce air quality impacts by incorporating trip reduction measures and specific design features into the project, and/or adopting other measures that are recommended by the YSAQMD. Construction activities on the site shall incorporate the standard PM₁₀ dust suppression requirements recommended by the YSAQMD, including:

- Nontoxic soil stabilizers according to manufacturer's specifications shall be applied to all inactive construction areas (previously graded areas inactive for ten days or more).
- Ground cover shall be reestablished in disturbed areas quickly.
- Active construction sites shall be watered at least three times daily to avoid visible dust plumes.
- Paving, applying water three times daily, or applying (non-toxic) soil stabilizers shall occur on all unpaved access roads, parking areas and staging areas at construction sites.
- Enclosing, covering, watering daily, or applying non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) shall occur.
- A speed limit of 15 MPH for equipment and vehicles operated on unpaved areas shall be enforced.
- All vehicles hauling dirt, sand, soil, or other loose materials shall be covered or shall be maintained at least two feet of freeboard.
- Streets shall be swept at the end of the day if visible soil material is carried onto adjacent public paved roads.

The project shall incorporate the standard NOx reduction requirements recommended by the YSAQMD, including:

- Construction equipment exhaust emissions shall not exceed District Rule 2-11 Visible Emission limitations.
- Construction equipment shall minimize idling time to 10 minutes or less.
- The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment

(50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board (CARB), will conduct initial Visible Emission Evaluations (VEE) of all heavy duty equipment on the inventory list

An enforcement plan shall be established to weekly evaluate project-related on-and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.

Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

175 hp - 750 hp 1996 and newer engines
100 hp - 174 hp 1997 and newer engines
50 hp- 99 hp 1998 and newer engines

In lieu of or in addition to this requirement, the applicant may use other measures to reduce particulate matter and nitrogen oxide emissions from project construction through the use of emulsified diesel fuel and or particulate matter traps. These alternative measures, if proposed, shall be developed in consultation with District staff.

In addition, the project shall comply with the following Esparto General Plan policy: Any new residential projects with wood burning appliances shall use only pellet-fueled heaters, U.S. EPA Phase II certified wood burning heaters, or gas fireplaces. Installation of open hearth wood burning fireplaces shall be prohibited.

- c) *Less than Significant Impact.* Development projects are considered cumulatively significant by the YSAQMD if the following two conditions are met:
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) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation.

Under these criteria, the proposed subdivision would not be considered cumulatively significant since a General Plan Amendment would not required, and projected emissions for the project would be due to the existing land use designation.

- d) *Less than Significant Impact.* Sensitive receptors in Esparto consist of the existing elementary, middle, and high schools. The project is located near the Esparto High School. During construction the various diesel-powered vehicles and equipment in use on site could create odors, although these odors are temporary and not likely to be noticeable much beyond the project boundaries. The impact is considered less than significant because any potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to potentially affected groups.
- e) *No Impact.* The project does not include any commercial or industrial development of restaurants and other uses that have the potential to create objectionable odors.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 4040 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *Less Than Significant With Mitigation Incorporated.* According to a biological study prepared by the applicant (*Special Status Species Habitat Evaluation for the Parker Property*, Gibson & Skordal, April, 2006), the California Natural Diversity Data Base identifies 19 "special status species" that may be found in the vicinity of the project site (Table 2). "Special status species" includes those that are listed as "threatened" or "endangered" and are afforded legal protection under either (or both) the California and U.S. Endangered Species Acts (ESAs), as well as species that lack legal protection under the ESAs but have been characterized as "sensitive" by state resource agencies or organizations (such as the California Native Plant Society) with acknowledged expertise.

The applicant's biological study concludes that the project site does not include the appropriate habitat for following species: California tiger salamander; giant garter snake; Foothill yellow-legged frog; Vernal pool fairy or tadpole shrimp; blennosperma specialist bee; and the three of the four plant species (Brewer's wester flax, Heckard's pepper-grass, and Baker's navarretia).

The study concludes that habitat to support the following species is found in the area: Swainson's hawk, bank swallow, Tricolored blackbird; Burrowing owl; Mountain plover; Peregrine falcon; Valley elderberry longhorn beetle; solitary bee; and round-leafed filaree.

The larger trees along Lamb Valley Slough and the pasture provide marginal nesting and foraging habitat for the Swainson's hawk. The County participates in the Yolo County Joint Powers Agency, which requires mitigation for every acre of habitat land that is developed. The project would be required to pay a fee of \$8,660 per acre. The fees are used to purchase conservation easements on habitat lands used by the hawk.

**TABLE 2
SPECIAL STATUS SPECIES**

Species	Status	Potential Habitat in Area?
<u>Birds</u>		
<i>Agelaius tricolor</i> (Tri-colored blackbird)	State – SSC/Fed – SC	Yes – marginal foraging habitat
<i>Athene cunicularia</i> (Burrowing owl)	State – SSC/Fed – SC	Yes – marginal nesting and foraging habitat
<i>Buteo swainsoni</i> (Swainson's hawk)	State – T/Fed – none	Yes – suitable foraging and marginal nesting habitat
<i>Charadrius montanus</i> (Mountain plover)	State – SSC/Fed – none	Yes – marginal foraging habitat
<i>Falco peregrinus anatum</i> (American peregrine falcon)	State – E/Fed – delisted	Yes – marginal foraging and nesting habitat
<i>Riparia riparia</i> (Bank swallow)	State – T/Fed – SC	Yes – foraging habitat present
<u>Amphibians & Reptiles</u>		
<i>Ambystoma trigrinum californiense</i> (California tiger salamander)	State – SSC/Fed – threatened	No
<i>Clemmys marmorata marmorata</i> (Northwestern pond turtle)	State – SSC/Fed – SC	No
<i>Rana boyii</i> (Foothill yellow-legged frog)	State – SSC/Fed – none	No
<i>Thamnophis gigas</i> (Giant garter snake)	State – T/Fed – T	No
<u>Invertebrates</u>		
<i>Desmocerus californicus dimorphus</i> (Valley elderberry longhorn beetle)	State – none/Fed – T	Yes
<i>Andrena blennosperma</i> (Solitary bee)	State – none/Fed – none	Recorded in area
<i>Branchinecta lynchi</i> (Vernal pool fairy shrimp)	State – none/Fed – T	No
<i>Lepidurus packardii</i> (Vernal pool tadpole shrimp)	State – none/Fed – T	No
<i>Linderiella occidentalis</i> (California linderiella)	State – none/Fed – none	No
<u>Plants</u>		
<i>Erodium macrophyllum</i> (Round-leaved filaree)	CNPS	Habitat present
<i>Hesperolinon breweri</i> (Brewer's wester flax)	CNPS	No
<i>Lepidium laipes var. heckardii</i> (Heckard's pepper-grass)	CNPS	No
<i>Navarretia leucocephala ssp. bakeri</i> (Baker's navarretia)	CNPS	No

Abbreviations Key:

SSC = Species of Special Concern (State)
SC = Species of Concern (Federal)
T = Threatened
E = Endangered

CNPS = Identified by the California Native Plant Society as rare, threatened, or endangered plants

The study concludes that the open field on the project site provides possible foraging habitat, but not nesting habitat, for the American peregrine falcon, tricolored blackbird, and bank swallow. The site includes both nesting and foraging habitat for the burrowing owl, which could occupy the site.

For invertebrates and amphibians, the site does not include appropriate habitat for the California tiger salamander, northwestern pond turtle, giant garter snake, yellow-legged frog, solitary bee, or the two vernal pool shrimp species. Valley elderberry longhorn beetle may occur in the study area, since a large elderberry bush is located on the north bank of Lamb Valley Slough. The site could provide habitat for the round-leaved filaree.

Mitigation Measure 3:

- (a) *The project shall be required to pay a fee of \$8,660 per acre to the Yolo County Joint Powers Agency.*
 - (b) *Prior to any site preparation or construction activity, the applicant shall protect raptor nesting habitat as described in this mitigation measure. All surveys shall be submitted to the Yolo County Planning, Resources and Public Works Department for review.*
 - (c) *Prior to any site preparation or construction activity in both the breeding and nonbreeding season, the applicant shall conduct burrowing owl surveys in conformance with CDFG burrowing owl recommendations (CDFG, 1995). If burrowing owls are detected during preconstruction surveys, the applicant shall implement the following mitigation measures, consistent with CDFG recommendations:
(1) *Avoid occupied burrows during the burrowing owl breeding season, February 1 through August 31.*
(2) *Prior to this breeding season, September 1 through January 31, occupied burrows should be avoided. If avoidance is not possible, owls may be evicted, and the Applicant must provide compensation for loss of burrows per CDFG standards.**
- (d) *The applicant shall make very effort to schedule the removal of trees and shrubs outside of the raptor breeding season (March 15 through September 15). For any vegetation removal and site preparation that occurs during the breeding season (March 15 through September 15), the applicant shall conduct preconstruction surveys as described in (e), below.*
 - (e) *For construction that will occur between March 15 and September 15 of any given year, the applicant shall conduct a minimum of two preconstruction surveys for (a) suitable nesting habitat within one-half mile of the project site for Swainson's hawk; (b) within 500 feet of the project site for tree-nesting raptors and northern harriers; and (c) within 165 feet of the project site for burrowing owls prior to construction. Surveys shall be conducted by a qualified biologist and will conform to the Swainson's Hawk Technical Advisory Committee (2000) guidelines and CDFG burrowing owl recommendations (CDFG, 1995) for those species. These guidelines describe the minimum number and timing of surveys. If nesting raptors are detected during preconstruction surveys, the applicant shall implement mitigation measures described in (f), below.*

- (f) If nesting raptors are recorded within their respective buffers, the applicant shall adhere to the following buffers:
- (1) Maintain a 1/4-mile buffer around Swainson's hawk nests, a 500-foot buffer around other active raptor nests, and 165 feet around active burrowing owl burrows. These buffers may be reduced in consultation with CDFG; however, no construction activities shall be permitted within these buffers except as described in (2), below.
 - (2) Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case (to be determined in consultation with CDFG), the nest(s) shall be monitored by a qualified biologist during construction within the buffer. If, in the professional opinion of the monitor, the project would impact the nest, the biologist shall immediately inform the construction manager and CDFG. The construction manager shall stop construction activities within the buffer until either the nest is no longer active or the project receives approval to continue from CDFG.
- (g) Prior to any site preparation or construction activity, the applicant shall identify the locations of all potential Valley elderberry longhorn beetle (VELB) habitat on or within 100 feet of the project site, and avoid direct and indirect impacts until the applicant has received U.S. Fish and Wildlife Service (USFWS) approval for such impacts. The applicant shall ensure no net loss of VELB or VELB habitat by complying with impact avoidance, habitat creation, and mitigation measures contained in the USFWS VELB conservation guidelines (USFWS, 1999).

- b, c) *Less Than Significant Impact With Mitigation Incorporated.* The project could affect the degraded riparian corridor along Lamb Valley Slough, which includes wetlands, through the construction of two bridges over the slough.

A wetland analysis and delineation has been prepared for the property by the applicant (*Revised Jurisdictional Delineation Report for the Parker Property*, Gibson & Skordal, December, 2005). The study identifies 0.38 acre of potential jurisdictional wetlands in Lamb Valley Slough and 0.058 acre of potential jurisdictional wetlands in a roadside ditch along State Route 16. The study authors conclude that the Lamb Valley Slough portion of the site is regulated by the U.S. Army Corps of Engineers under the provisions of Section 404 of the Federal Clean Water Act.

The study notes that the channel of Lamb Valley Slough includes levees approximately five feet above the grade of the surrounding land. Vegetation on the scour marked bed of the channel is sparse, while higher on the bank recorded species include Douglas' wormwood (*Artemisia douglasiana*), sandbar willows, and Himalayan blackberry. A particularly dense stand of milk thistle is growing along the top of the south levee.

The project must comply with a revised policy of the newly adopted 2007 Esparto General Plan (Policy E-R.9) which states: "New development shall preserve and enhance existing riparian and wetland habitat along Lamb Valley Slough and other small canals in the planning area, unless the need for flood protection and maintenance prevents such preservation and enhancement."

Mitigation Measure 4:

- (a) The applicant shall prepare and submit detailed engineering plans for the two bridges and improvements to Lamb Valley Slough, to the County Planning, Resources and Public Works Department for review and approval prior to the Final Map submission. The plans shall include a Wetland and Riparian Corridor Mitigation Plan that proposes specific actions to preserve and enhance existing riparian and wetland habitat along Lamb Valley Slough, to comply with Policy E-R.9 of the 2007 Esparto General Plan. If any jurisdictional wetlands are affected by construction, appropriate mitigation such as

creation of similar habitat off-site at a ratio of 1:1 or greater, shall be proposed in the Wetland and Riparian Corridor Mitigation Plan.

- (b) The applicant shall prepare and submit the detailed engineering plans, and the Wetland and Riparian Corridor Mitigation Plan, for the above bridge and slough improvements, to the other appropriate regulatory agencies for review and approval. Permits that would be required may include, but may not be limited to: U.S. Army Corps of Engineers ("fill" permit under the provisions of Section 404 of the Federal Clean Water Act); and California Department of Fish and Game (Streambed Alteration permit under the provisions of Section 1600-1607 of the California Fish and Game Code).
- d) *Less than Significant Impact.* Development of the 16.9 acres parcel has little potential to affect existing wildlife migration corridors used by animals such as deer, since the property is within the existing town limits of Esparto and has been farmed intensively.
- e) *Less than Significant Impact.* There are no other biological resources on the site, such as existing heritage oak trees, that would be affected by development.
- f) *No Impact.* The updated plan would not conflict with the provisions of any adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan. There is a draft County HCP/NCCP which is consistent with the development planned in the Esparto General Plan.

V. CULTURAL RESOURCES

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

Discussion of Impacts

- a) *No impact.* The project site is not known to have any historical significant or significant characteristics as defined by the criteria within the CEQA Guidelines. The project site is vacant and has no structures of any kind.
- b) *No Impact.* The project site is not known to include any archaeologically significant characteristics as defined by the criteria in the CEQA Guidelines.
- c) *No impact.* No paleontological resources are known or suspected and no unique geologic features exist on the project site.
- d) *Less than Significant Impact.* No human remains are known or predicted to exist in the project area. However, the potential exists during construction to uncover previously unidentified resources. Policy E-R.4 of the Esparto General Plan requires that any development that uncovers cultural resources shall follow procedures and recommendations as set forth in the CEQA Guidelines, Section 15064.5.

Section 7050.5 of the California Health and Safety Code states that, when human remains are discovered, no further site disturbance shall occur until the county coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose people or structures to potential substantial adverse effects including the risk of loss injury, or death involving strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to potential substantial adverse effects including the risk of loss injury, or death involving seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) *Less than Significant Impact.* The project site can be expected to experience moderate to strong ground shaking during future seismic events along major active faults throughout Northern California or on smaller active faults located in the project vicinity. However, the project will comply with all applicable Uniform Building Code requirements, to obtain Building Permit approval from the Yolo County Planning, Resources and Public Works Department. A geotechnical report prepared for the applicant (*Geotechnical Engineering Report for the Parker Property, Wallace, Kuhl & Associates, December, 2005*) indicates that there are no Type "A" faults located within 15 kilometers (km) of the site, but a segment of the Great Valley Fault, a Type "B" fault, is located within 0.3 km. The report

concludes that "near-fault effects will not be a factor in seismic design according to the 1997 or 2001 Uniform Building Code for Seismic Zone 3." A condition of approval for the project will require implementation of the recommendations included in the geotechnical report.

- b) *Less than Significant Impact.* See response to (a), above. 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 bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur during an event but damage should be no more severe in the project area than elsewhere in the region. Framed construction on proper foundations constructed in accordance with Uniform Building Code requirements is generally flexible enough to sustain only minor structural damage from ground shaking. Therefore, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking.
- c) *Less than Significant Impact.* Geologic hazard impacts that are associated with expansive soils include long-term-differential settlement and cracking of foundations, disruption and cracking of paved surfaces, underground utilities, canals, and pipelines. However, under the Yolo County Code, any future residences would be required to provide a geotechnical report for the building foundation in order to obtain a Building Permit from the Yolo County Planning, Resources and Public Works Department. The geotechnical report prepared for the applicant indicates that "the upper 12 inches of soils across the site are disturbed from past agricultural uses and are not suitable for support of foundations or pavements in their current condition. These soils must be thoroughly processed and compacted to adequately support the future residential construction." The report recommends that engineered fill composed of native soils are placed and compacted for the project. A condition of approval for the project will require implementation of the recommendations included in the geotechnical report.
- d) *No impact.* The project site is relatively level and approval of the project would not expose people or structures to potential landslides.
- e) *Less Than Significant Impact.* Existing Yolo County regulations require a Storm Water Pollution Prevention Plan be obtained before any grading can occur and requires the use of soil erosion control techniques which in turn would reduce the possibility of any significant soil erosion from occurring.
- f) *Less Than Significant Impact.* See comments in VI(a-d) above.
- g) *Less Than Significant Impact.* See comments in VI(c) above. Soils on the site are described by the geotechnical report as "moderately expansive." The report recommends deepened foundations and presaturation of soil subgrades prior to floor slab placement." A condition of approval for the project will require implementation of the recommendations included in the geotechnical report.
- h) *Less Than Significant Impact.* No new septic system(s) would be required for this project as it will apply for annexation into and connection with the Esparto Community Services District.

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?
- 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?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion of Impacts

- a) *No impact.* It is unknown if any herbicides and/or pesticides are currently used on the project site. The proposed project would not result in any new transport, use, or disposal of hazardous materials as the proposed project is residential.
- b) *Less than Significant Impact.* The construction of new homes will involve the use of heavy equipment, which uses small amounts of oils and fuels and other potentially flammable substances typically associated with such activities. The proposed project would not, however, result in a significant risk of explosion or accidental release of hazardous substances and is, therefore, considered to have a less than significant impact.
- c) *No impact.* The proposed subdivision would not result in any new hazardous emissions or hazardous materials. Normal construction techniques and materials would be used for any on-site structures and no hazardous materials would be used or removed from the site. The project is located within a quarter mile of the Esparto High School.
- d) *No impact.* The project is not located on a site that is included on a list of hazardous materials sites compiled by the Yolo County Environmental Health Department-Hazardous Waste Site Files pursuant to Government Code 65962.5. The proposed project would not expose people to known existing sources of potential health hazards.
- e) *No impact.* The project is not within ten miles of a public airport, and is not within the runway clearance zones established to protect the adjoining land uses in the vicinity from noise and safety hazards associated with aviation accidents.
- f) *No impact.* The project site is not located within the vicinity of a private airstrip.
- g) *No impact.* The project would not interfere with any adopted emergency response or evacuation plans.
- h) *No impact.* The project site is not located in a wildland area and, therefore, would not be at risk from wildland fires.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Significantly deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *Less than Significant Impact.* Project related runoff associated with the 90 potential homes is planned to drain into on-site detention ponds for subsequent treatment. A Storm Water Pollution Prevention Plans (SWPPP) would be required for the residential development. In addition, the detention basin for the project would be maintained by either a homeowners association or by the Madison Esparto County Service Area. The detention basin will be required by a condition of approval to comply with the Yolo County Stormwater Quality Improvement Standards, which require various best management practices to reduce water quality impacts. Therefore, the project would not violate any water quality standards or waste discharge requirements.
- b) *Less than Significant Impact.* The project would utilize the Esparto Community Services District domestic water supplies. The amount of domestic water use would not exceed the recharge capacity of the agricultural land. The ECSD water wells would not contribute in depleting groundwater supplies in the basin and would not create a net deficit in aquifer volume or a lowering of the local groundwater table level in the project area.

- c) *Less than Significant Impact.* Implementation of the proposed project will result in modified drainage patterns to accommodate proposed residential uses. Absorption rates would likely decrease slightly and run-off would increase incrementally on-site, but would be detained so as not to impact adjoining areas. The overall effects of the proposed project would not substantially alter the existing drainage pattern of the project site or the surrounding area and, therefore, would not result in substantial erosion or siltation on- or off-site.
- d) *Less than Significant Impact.* The project has the potential to change absorption rates, drainage patterns, and the rate and amount of surface runoff. Absorption rates would likely decrease slightly and run-off would increase incrementally on-site, but would be detained at the detention basin so as not to impact adjoining areas. Even though surface runoff would increase incrementally with the introduction of pavement, the project would not result in flooding on-site or off-site.
- e) *Less than Significant Impact.* The project site does not have access to any existing or proposed storm water drainage systems, but would rely on the proposed detention basin. The applicant would be required to submit a Storm Water Pollution Prevention Plan (SWPPP) to the Central Valley Regional Water Quality Control Board (CVRWQCB), for the disturbance of any area greater than one acre. In addition, grading plans would be required for any proposed construction that would address erosion control and drainage. Therefore, the project would not provide significant additional sources of runoff pollution.
- f) *Less than Significant Impact.* No additional impacts to water quality are anticipated other than the less than significant impacts as discussed in VIII(e).
- g, h) *Less Than Significant With Mitigation Incorporated.* The northern portion of the subject site is located within the 100-year floodplain, as designated by the Federal Emergency Management Agency (Figure 6). The site is subject to flooding when Lamb Valley Slough overtops during storm events. Portions of Lamb Valley Slough and lands east of Alpha Street are included within the 100-year flood plain, near where the northern and southern forks of Willow Slough join with Lamb Valley Slough. In addition, the town has experienced localized flooding where debris is caught in the Fremont Street bridge over Lamb Valley Slough.

The 2007 Esparto General Plan includes three policies and an implementation program related to flood control:

E-HZ.2. Prior to approval of any major development projects, the County shall resolve how regional storm drainage shall be handled in Esparto. The options include: continue to require project-by-project mitigation through on-site detention basins; or approval of a comprehensive regional storm drainage system with adequate funding mechanism, perhaps developed in conjunction with the planned Caltrans improvements to SR 16 between Esparto and Madison.

E-HZ.3. As a condition of approval of any development project or subdivision on property along the Lamb Valley Slough, a maintenance easement shall be offered to the County for the portion of the slough on the subject property.

E-HZ.4. Any project proposed in a flood zone shall provide detailed mitigation plans for the protection of lives and property from flooding.

Implementation: The County shall complete the drainage study for the town to identify plans and the cost of long-term alternative solutions to the flooding problem associated with the sloughs. The study should investigate the feasibility and cost effectiveness of providing on-site detention basins for individual projects versus construction of one or more large detention facilities and improvement of existing ditches and sloughs. The costs of this study shall be reimbursed to the County by developers.

At the time of this writing (February, 2007), a preliminary drainage study has been completed to determine the feasibility of constructing a regional detention basin system that could serve new growth (Wood Rogers, 2007). The study is investigating whether farmland east of Esparto, north of SR 16, could be used to temporarily store flood waters, in conjunction with a Caltrans project to elevate SR 16 and provide flood protection. If such a regional system is not feasible, each development project would be required to mitigate its own drainage impacts, by constructing an on-site detention basin.

The preliminary conclusions of the study indicate that it would be difficult, but possible, to provide improvements to Lamb Valley Slough and drainage ditches to convey flood waters to the Caltrans flood control settling basin. The study determined that Lamb Valley Slough would be required to handle 100-year peak flow of approximately 1,400 cubic feet per second (cfs), which would require concrete lining of the channel with a 12-15 foot bottom width with a 3:1 slope side levee.

The project proposes to reserve and dedicate a 95-foot easement on the south side of Lamb Valley Slough to allow for the future improvement of the south levee by reconstructing and engineering the side of the levee to a 2:1 or 3:1 slope, if a future regional flood control plan were adopted and implemented. In the interim, the project proposes to raise all residences out of the 100-year flood hazard area by elevating the pads of the individual homes so that the finished flood elevations would be above the flood level.

In order to construct the two proposed bridges over Lamb Valley Slough, the channel must be improved (re-engineered and expanded) at the location of the two bridges to handle future flood control plans. Thus, the project must provide improvements to the slough channel. A mitigation measure requires that improvements along the entire length of the south side Lamb Valley Slough be completed by the applicant.

The project includes a 1.85-acre detention basin in the southeastern portion of the property to contain flood waters. In the long term, if and when the project eventually connects to some form of regional drainage or flood control system developed for Esparto in the future, the detention basin may be subdivided as part of a second phase and developed with 15 additional homes. The first phase of the project (the first 62 homes of the potential total of 74 homes) would not require or result in the construction of any new regional storm water drainage facilities or the expansion of existing facilities beyond those proposed in the Esparto General Plan.

Mitigation Measure 5

- (a) *The applicant shall be required to raise all residences out of the 100-year flood hazard area by elevating the pads of the individual homes so that the finished flood elevations would be above the flood level.*
- (b) *The applicant shall be required to dedicate an approximate 95-foot easement along the south levee of Lamb Valley Slough, to be consistent with long term plans to provide a regional drainage system in the Esparto community in the future. The applicant shall be required to construct improvements to Lamb Valley Slough to handle 100-year flood through flow capacity, between the two proposed bridges. A Lamb Valley Slough Drainage Improvement Plan shall be prepared and submitted to the County Planning, Resources and Public Works Department for approval prior to the Final Subdivision Map. The improvements shall include improvement of the slough and south levee.*
- (c) *Prior to any approval of a second phase of the subdivision map to allow subdivision of the existing detention basin and construction of additional homes, the applicant shall prepare an updated Lamb Valley Slough Drainage Improvement Plan and submit it to the County Planning, Resources and Public Works Department for approval. The plan shall verify that long term plans to provide a regional drainage system have been implemented and that the project's flood control can be accommodated by the system. If required to implement the regional plan, the applicant (or the project residents or Homeowners Association) shall pay a "fair share" toward identified future regional improvements.*

- i) *Less Than Significant Impact.* The project site is not located immediately down stream of a dam, but is located adjacent to the Lamb Valley Slough levee, which could expose individuals to risk from flooding (see response to (h), above).
- j) *No Impact.* The project area is not located near any large bodies of water that would pose a seiche or tsunami hazard. In addition, the project site is relatively flat and is not located near any physical or geologic features that would produce a mudflow hazard.

IX. LAND USE AND PLANNING

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

Discussion of Impacts

- a) *No impact.* The project is located within a residential area approximately one mile east of the town of Esparto. The project would not physically divide any components of the established Esparto community.
- b) *No impact.* The project is consistent with the 1996 Esparto General Plan, the draft 2007 Esparto General Plan, the Yolo County General Plan, and with Yolo County zoning requirements.
- c) *No Impact.* The County does not have an adopted HCP or NCCP. As a result, the project would not conflict with any applicable habitat conservation plan or natural community conservation plan, nor would it conflict with the Yolo County Draft Natural Community Conservation Plan.

X. MINERAL RESOURCES

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

Discussion of Impacts

- a) *No Impact.* The project site is not designated as an area of significant aggregate deposits, as classified by the State Department of Mines and Geology.
- b) *No Impact.* See above response to X (a).

XI. NOISE

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

Discussion of Impacts

- No Impact.* Any new residences constructed as a result of the proposed project would not be located near any significant sources of noise generation and would not be exposed to levels in excess of any standards established in the Esparto General Plan or County noise ordinance.
- Less than Significant Impact.* Potential ground borne vibration may occur during construction of the project. However, this is not expected to be significant and would be short term in nature.
- Less than Significant Impact.* The proposed residential use would slightly increase overall ambient noise within the immediate area, but would not create a substantial permanent noise source and is anticipated to be less than significant.
- Less than Significant Impact.* Construction of any new residences could involve the use of trucks and equipment which create noise. See comments from section (a) and (b) for comments concerning construction noise. Temporary and periodic impacts related to construction noise are expected to be less than significant.
- No Impact.* The nearest public airport is over ten miles away and the project site is not within an airport land use plan.
- No Impact.* The project site is not located near a private airstrip and would not be exposed to noise from any private airstrip.

XII. POPULATION

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

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

- a) *Less than Significant Impact.* The project includes the development of 90 new homes. These homes are consistent with the densities and population projections included in the updated Esparto General Plan, the Yolo County General Plan, and applicable zoning. As a result, the proposed project would not induce any substantial population other than that projected by the General Plan for the area.
- b) *No Impact.* Construction of the proposed project would not displace any existing housing.
- c) *No Impact.* There are no existing residences onsite. Construction of the project would not displace any people.

XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response time or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *Less than Significant Impact.* The Esparto Fire District provides primary service to the project site. Any new residences will be required to pay for their fair share amount of the fire protection equipment and facilities needed to provide adequate service through development fees.
- b) *Less than Significant Impact.* The proposed project would not significantly impact police services provided by the Yolo County Sheriff's Department. Any new residences will be required to pay property taxes for sheriff's protection.
- c) *Less than Significant Impact.* The 77 homes in the proposed Tentative Subdivision Map would generate approximately 29 new elementary, 14 new middle school, and 18 new high school students. The existing Esparto High and Middle School facilities are over capacity, while the Esparto Elementary School is below capacity. All new homes would be required to pay all applicable school fees prior to issuance of the building permit. Existing State law (SB 50) allows school districts to set

development fees, which are currently set at \$3.12 per square foot of residential use in the Esparto Unified School District.

- d) *Less than Significant Impact.* The proposed project would create additional need for parks and additional demands on the current park facilities would be generated by this project. New homes would be required to pay applicable park and recreation fees prior to issuance of building permits. The 1996 Esparto General Plan set a development fee for park facilities of \$2,150 per housing unit. The fee has not been raised during the last ten years. Policy E-S.7 states that the fee shall be used "for the design and construction of new parks and pedestrian/bicycle trails as illustrated on Figure 4 and toward a new community swimming pool." The project is constructing a new bicycle trail along Lamb Valley Slough and will construct a new pedestrian and bicycle bridge over the slough at Winters Street.
- e) *No Impact.* All other service providers have been provided an opportunity to comment on the proposed project. No potentially significant impact has been identified by any service providers.

XIV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have been an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) *Less than Significant Impact.* The project would provide new recreation amenities in the form of a new bicycle trail along Lamb Valley Slough and a new pedestrian and bicycle bridge over the slough at Winters Street. New homes would be required to pay applicable park and recreation fees prior to issuance of the building permits (see response to XIII (d), above).
- b) *Less than Significant Impact.* Any new residences would be required to pay all applicable park and recreation fees prior to issuance of the building permit. The 1996 Esparto General Plan set a development fee for park facilities of \$2,150 per housing unit. The fee has not been raised during the last ten years.

XV. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase on either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

a) *Less than Significant With Mitigation Incorporated.* The project would generate approximately 861 vehicle trips per day, assuming 9.57 trips for each of the 77 additional residences that are constructed. This increase would add approximately 136 morning and evening peak hour trips to the town's and region's transportation network. This increment would not significantly affect volume to capacity ratios, however it could cause a substantial increase in traffic congestion on nearby roads and/or highways. See *Mitigation Measure 6* for impacts to intersections addressed in (b) below.

TABLE 4
TRIP GENERATION FOR THE PROJECT

Land Use	Trip Generation Rate	Average Daily Trips	Average Peak Hour Trips (AM)	Average Peak Hour Trips (PM)
77 single family housing units	9.57 trips/SF unit	736	58	78

Source: Rates from Fehr & Peers, *Eastern Esparto Circulation Study*, December, 2006

b) *Less Than Significant With Mitigation Incorporated.* A traffic study was recently completed by the firm Fehr & Peers (Fehr & Peers, *Eastern Esparto Circulation Study*, 2006), which examines potential impacts related to three pending subdivisions in eastern Esparto, including this project. The study looked at short term (year 2010) and long term (year 2030 buildout) conditions for Esparto. The two objectives of the analysis were to identify impacts of three pending subdivision applications (the E. Parker and Story subdivisions proposed by Emerald Homes, and the Deterding/Capay Cottages subdivision) and to propose a circulation system for the eastern portion of Esparto that could accommodate buildout growth expected under the Esparto General Plan.

For purposes of the study, near term development anticipated by year 2010 amounts to 457 single family housing units. This assumes the following projects would be completed by 2010: Ryland/ Lopez (72 units); Emerald/Story (89 units); Emerald/E. Parker (77 units); Deterding/Capay Cottages (22 units); Castle/Orciuolo (180 units). Approximately 1.9 acres of downtown mixed use commercial would also be expected, equal to approximately 17,400 square feet of leasable space. This amount of growth would generate approximately 7,162 daily vehicle trips.

The Fehr & Peers study concluded that under traffic conditions for short-term development by 2010, most of the intersections in Esparto would continue to operate at level of service (LOS) C or better, which is acceptable. However, during the PM peak hour, two intersections along SR 16 would

operate at unacceptable levels: Plainfield Street/Yolo Avenue (SR 16); and SR 16/County Road 86A. Both of the intersections would operate unacceptably at LOS E, which is below the Caltrans concept LOS for SR 16 (LOS D). The Plainfield Street/Yolo Avenue degradation in service occurs mainly due to traffic from the proposed three subdivisions (Story, E. Parker, Capay Cottages) going through the intersection, which results in higher delays for the minor street approaches. Right-of-way is limited at this intersection due to the Lamb Valley Slough bridge crossing to the south and existing development. In addition, a traffic signal is not warranted at the intersection based on Caltrans' peak hour volume warrants. Therefore, Fehr & Peers has recommended the improvements included in the mitigation measure, below.

Mitigation Measure 6

- (a) *To improve the level of service (LOS) to acceptable levels at the Plainfield Street/Yolo Avenue intersection in the near term (year 2010), one of the following improvements shall be implemented: construct a receiving lane in the median of Yolo Avenue to provide storage for one vehicle from the westbound left-turn on Plainfield Street. This improvement would result in acceptable LOS C operations at the intersection. This improvement may require additional right-of-way and/or widening of the Lamb Valley Slough bridge crossing to accommodate the vehicle storage and taper back to two lanes that would be required by Caltrans. An alternative option to this improvement would be to construct the Alpha Street bridge crossing of the Lamb Valley Slough. Therefore, the proposed project shall contribute a fair-share towards the cost of constructing this bridge crossing, which would provide an additional crossing of the Lamb Valley Slough and reduce traffic volumes at the Plainfield Street/Yolo Avenue intersection. The project's fair share contribution percentage shall be based on the project's contribution to peak hour vehicle trips in the cumulative scenario, assuming no contribution from other than the immediate pending projects.*
- (b) *The combination of additional through traffic on SR 16 from the three residential projects and the new connection proposed to the E. Parker residential subdivision would also affect the second intersection at SR 16/County Road 86A, causing the LOS to degrade from LOS C to LOS E. Improvements at this intersection would be required. The ultimate improvement at the SR 16/County Road 86A intersection will require a traffic signal, as determined by Caltrans and Yolo County. Under near-term (year 2010) conditions, a traffic signal is not warranted at this intersection based on Caltrans' peak hour volume warrant. However, a traffic signal is warranted under future year conditions. The project's fair share contribution percentage shall be based on the project's contribution to peak hour vehicle trips in the cumulative scenario, assuming no contribution from other than the immediate pending projects.*
- c) *No Impact.* The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project does not include any improvements to airports or change air traffic patterns.
- d) *Less than Significant Impact.* The project does not incorporate design features that would substantially increase hazards or introduce incompatible uses.
- e) *Less than Significant Impact.* The project would be required to comply with the requirements of the Esparto Fire District and the County Planning, Resources and Public Works Department for driveway design. The project would not result in inadequate emergency access.
- f) *No Impact.* The project would be required to meet standard parking requirements established in the Yolo County Zoning Code. Therefore, approval of the project would result in adequate parking supply.

- g) *No Impact.* The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. The project will provide bicycle parking, lanes and bicycle safety enhancements.

XVI. UTILITIES AND SERVICE SYSTEMS

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

Discussion of Impacts

- a) *No Impact.* The proposed project would discharge wastewater into the Esparto Community Services District (ECSD) sewer system. The Yolo County Environmental Health Department regulates the design and monitoring of public sewer systems and the project proponent would be required to obtain a "will serve" letter from the ECSD prior to approval of the project. In 2004, the ECSD manager issued a "will serve statement" for the project "if developed at densities authorized under the Esparto General Plan. The letter states that the ECSD "is implementing a capital improvements plan and financing plan to upgrade its water and wastewater facilities and capacity in order to serve the existing community...Under its infrastructure and financing plans, the Esparto CSD assumes and expects that a developer will construct or fully pay for all capital improvements specifically required to serve its subdivision and contribute, through hook up fees, its fair and proportionate share of the District's costs to make general improvements and repairs of the benefit to both existing and new customers" (ECSD, 2004).
- b) *Less than Significant Impact.* The proposed project would be served in terms of water and wastewater services by Esparto Community Services District. The proposed project would not require or result in the construction of new water or wastewater treatment facilities not already included in ECSD expansion plans. The ECSD manager has issued a "will serve statement" for the project (see (a), above).
- c) *Less than Significant Impact.* The project would retain storm drainage onsite in a detention basin. In the long term, if the project eventually connects to some form of regional drainage or flood control

system developed for Esparto in the future, the detention basin may be subdivided as part of a second phase and developed with 15 additional homes. The first phase of the project (the first 62 homes of the potential total of 77 homes) would not require or result in the construction of new regional storm water drainage facilities or the expansion of existing facilities beyond those proposed in the Esparto General Plan. See further discussion in VIII(g), above.

- d) *Less than Significant Impact.* Domestic water supplies are available in the project area. New or expanded water supply entitlements are not identified as being needed for the project by the service provider.
- e) *No Impact.* The project proponent is required to obtain will serve letters from the service provider prior to approval of the Tentative Subdivision Map.
- f) *Less than Significant Impact.* The existing landfill would adequately accommodate the additional development; therefore, the project would not significantly impact the disposal capacity of the landfill.
- g) *No Impact.* The project would be required to comply with all solid waste regulations as implemented and enforced by the County of Yolo.

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

Discussion of Impacts

- a) *Less Than Significant Impact.* Based on the analysis and mitigation provided in this Initial Study, potential environmental impacts of the Tentative Parcel Map would be less than significant. No important examples of major periods of California history or prehistory in California were identified. Mitigation measures have been recommended to reduce any potential impacts to the habitat and/or range of any special status plants, habitat, or plants.
- b) *Less than Significant Impact.* Based on the analysis and mitigation provided in this Initial Study, potential environmental impacts of the project would be less than significant. Mitigation measures

have been recommended to reduce potential impacts related to traffic, air quality, agricultural resources, and hydrology (flooding) to below the significance threshold.

- c) *Less Than Significant Impact.* Based on the analysis provided in this Initial Study, less than significant impacts to human beings would result from the proposed project. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

Application materials.

California Department of Fish and Game, Staff report regarding mitigation impacts to Swainson's hawks in the Central Valley of California, 1994.

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Sacramento Air Quality Management District, Sacramento Area Regional Ozone Attainment Plan, 1994.

United States Fish and Wildlife Service, Conservation Guidelines for the Valley elderberry longhorn Beetle, July, 1999.

Wallace, Kuhl & Associates, Geotechnical Engineering Report for the Parker Property, December, 2005.

Wood Rogers, Draft memorandum on flood control analysis for Esparto, February, 2007.

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