

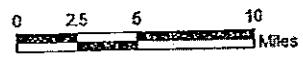
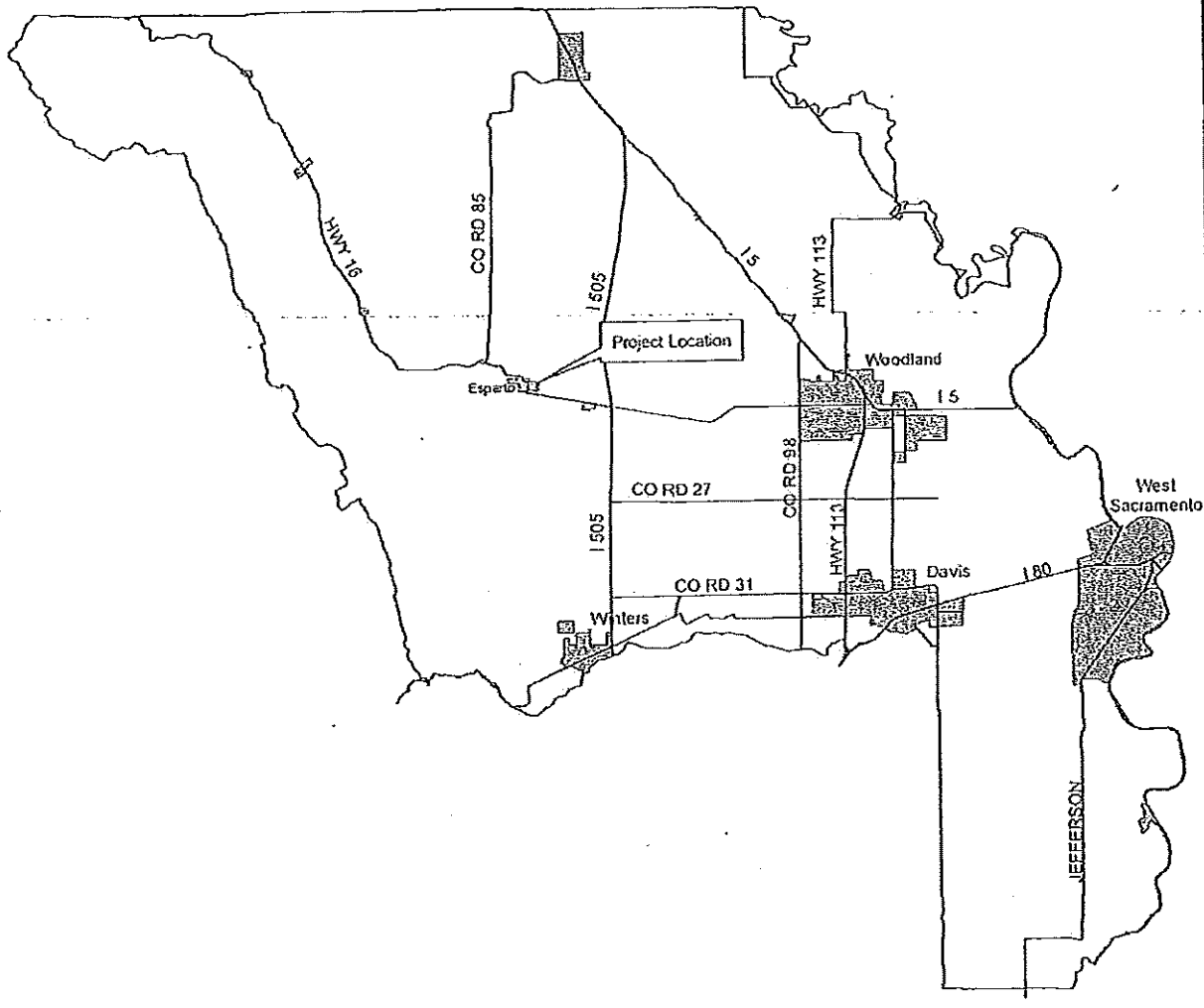
**YOLO COUNTY PLANNING, RESOURCES &
PUBLIC WORKS DEPARTMENT**

**EMERALD HOMES/STORY SUBDIVISION
INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION
ZONE FILE # 2004-015**

Negative Declaration / Initial Environmental Study

1. **Project title:** Zone File # 2004-015 Story/Emerald Homes
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:**
Ivor F Benci-Woodward, Principal Planner
(530) 666-8081
4. **Project location:** The project is located north and adjacent to the Town of Esparto. Assessor's Parcel Numbers 049-250-01,-05,-06 (Figure 1, Regional Location Map)
5. **Project sponsor's name and address:**
George W. Story and Veon Dee Zetner.
3611 Pope Ave
Sacramento, CA95821
6. **General plan designation:** Residential Low Density
7. **Zoning:** R-1 PD (Residential Single Family - Planned Development)
8. **Description of project:** The proposed project consists of a Tentative Subdivision Map that divides 17.32 acres to create 89 single family residential lots. 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	Home, vacant field	R1-PD	Residential Low Density



1:425,000

Produced by the Yolo County Information Technology Department - June, 2003

FIGURE 1, REGIONAL LOCATION MAP

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): Yolo County Environmental Health Department, Esparto Community Services District (ECSD), 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 proposed project site consists of a Tentative Subdivision Map (TSM# 4691) and Planned Development (PD) on two parcels encompassing 17.32 acres in the Residential Single Family, Planned Development (R-1-PD) district in Esparto (Figure 2, Project Location Map). The site is located north of Woodland Avenue and east of Yolo Avenue. The Tentative Subdivision Map proposes up to 89 single-family residential units, with lots ranging from 3,500 square feet to 8,500 square feet, including six lots for affordable housing (Figure 3). One remainder parcel is proposed (Parcel A) to serve as an interim 2.55-acre-foot detention basin that will provide 10 year and 100 year peak, twenty-four hour event flood protection. The basin would be constructed during the first phase of the project. The basin could be developed with 11 additional lots in the second phase of the project, if a regional flood control system is established for eastern Esparto. Thus, a total of 78 lots would be developed with the basin in the first phase of the subdivision. In addition, the project will construct a 10,900 square foot acre park at the southwest portion of the project site.

Two new roads, Durst and Winters Streets, which would connect north to County Road 20X and provide a future connection to town center, would provide vehicle access to and from the proposed subdivision. Future connections to the Esparto street grid system will be provided by a stub-out at the eastern portion of the project area.

Existing utilities will be extended to the project site by the developer. Prior to residential construction, the property will be annexed into the Esparto Community Services District (ECSD). The ECSD will provide sewer, water, and lighting. The Esparto Community Service Area will maintain the common area within the development. Pedestrian and bicycle access shall be provided by connections to future bicycle and pedestrian pathways at County Road .87 and a proposed western bulb-out at "Rancheros Way."



Project Location - APN 0494251-03



Community of Esparto

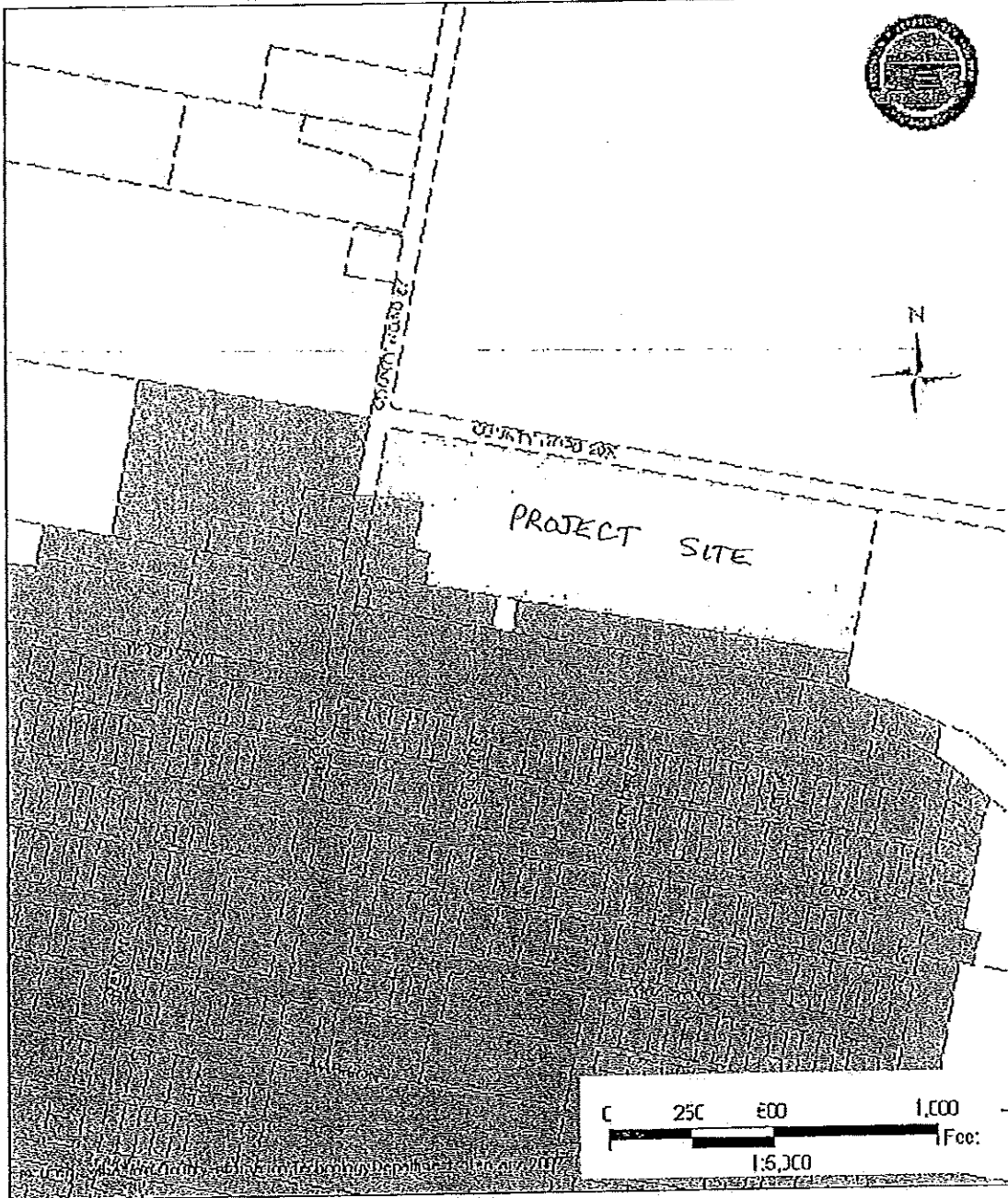


FIGURE 2, PROJECT LOCATION MAP

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: (To be completed by the Lead Agency)

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.

Ivor F. Benci-Woodward
Planner's Signature

1/31/07
Date

Ivor F. Benci-Woodward
Planner's Printed name

EVALUATION OF ENVIRONMENTAL IMPACTS

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

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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

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."

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.

Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. 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 proposed project site 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 allow for the creation of up to 89 single-family residential lots. 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 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:

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

Discussion of Impacts

(a,c) *Less Than Significant with Mitigation Incorporated.* The project would convert 17.32 acres of agricultural land to urban uses. The soils of the project site are classified as Tehama loam (TaA) and Capay silty clay (Ca), 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 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 as applied to the project 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 ~~One~~ (2) acres of agricultural land shall be required preserved for each acre of agricultural land changed to a non-agricultural zoning classification use (42:1 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 \$ 105,743.00 or (17.32 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.
- d) *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 89 homes would be expected to generate 9.57 daily trips per unit, or approximately 852 daily vehicle trips. This traffic would create air emissions equal to 69.9 daily pounds of ROG, about 98.8 pounds of NOx, and 17.04 pounds of PM₁₀ (Table 1). These air emissions do not exceed the thresholds set by the YSAQMD for 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	6.9	9.9	1.7
YSAQMD Significance Threshold	82	82	150
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, anticipated for adoption 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:

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 openhearth 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, NOx, 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 as a General Plan Amendment is not required, and projected emissions are 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

(a) *Less Than Significant with Mitigation Incorporated.* According to a biological study prepared by the applicant (*Jurisdictional Delineation and Special Status Species Evaluation for the Story Property*, Gibson & Skordal, June, 2005), the California Natural Diversity Data Base identifies 19 "special status" species that may be found in the vicinity of the project site (Table 2).

The applicant's biological study concludes that the project site does not include the appropriate habitat for following species: tricolored blackbird; bank swallow; Valley elderberry longhorn beetle; California tiger salamander; foothill yellow-legged frog; vernal pool fairy or tadpole shrimp; western spadefoot; and the three of the four plant species (Brewer's wester flax, Heckard's pepper-grass, and Baker's navarretia).

The study concludes that the following species could use the site: Swainson's hawk, burrowing owl; mountain plover; white-tailed kite; and peregrine falcon.

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	No
<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	No
<i>Elanus leucurus</i> (White-tailed kite)	State- Fully protected/Fed-none	Yes – foraging habitat, specimen was observed on site
<u>Amphibians & Reptiles</u>		
<i>Ambystoma triginum 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 boylii</i> (Foothill yellow-legged frog)	State – SSC/Fed – none	No
<i>Spea (=Scaphiopus) hammondi</i> (Western spadefoot)	State – SSC/Fed – SC	No
<u>Invertebrates</u>		
<i>Desmocerus californicus dimorphus</i> (Valley elderberry longhorn beetle)	State – none/Fed – T	No, elderberry bushes not present
<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

Plants		
<i>Erodium macrophyllum</i> (Round-leaved filaree)	CNPS	Habitat present
<i>Hesperolinon breweri</i> (Brewer's wester flax)	CNPS	No
<i>Lepidium laipes</i> var. <i>heckardii</i> (Heckard's pepper-grass)	CNPS	No
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i> (Baker's navarretia)	CNPS	No

Source: *Special Status Species Habitat Evaluation for the Parker Property*, Gibson & Skordal, April, 2006

Abbreviations Key:

SSC = Species of Special Concern (State) CNPS = Identified by the California Native Plant Society
 SC = Species of Concern (Federal) as rare, threatened, or endangered plants
 T = Threatened
 E = Endangered

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.

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, for Swainson's hawk habitat.*
- (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 should 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.

(b,c) *Less Than Significant.* The biological assessment, *Jurisdictional Delineation and Special Status Species Evaluation for the Story Property* (Gibson & Skordal, December, 2005), identified a roadside drainage ditch along County Road 20X totaling 0.1045 acre within the study area. Though the feature may provide intermittent contributions of surface water to the Sacramento River by way of Lamb Valley Slough, the report concluded that it was not subject to regulation under Section 404 of the Clean Water Act.

d) *Less than Significant Impact.* Development of the 17.23 acre 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) *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.

- b) *No Impact.* The project site does not have 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. 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 and Public Works Department. A geotechnical report prepared for the applicant (*Geotechnical Engineering Report for the Story Property*, Wallace, Kuhl & Associates, December, 2005) indicates that there area 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *No impact.* No herbicides and/or pesticides are currently used on the project site and 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 any new homes and/or outbuildings will involve the use of 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.* Herbicides and/or pesticides are not currently used on the project site, and the proposed project 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. In addition, the project is not located within a quarter mile of a 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 89 potential homes is planned to drain into on-site detention ponds for subsequent treatment. A Storm Water Pollution Prevention Plan (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 used 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.* A small southeastern portion of the subject site is located within the 100-year floodplain, as designated by the Federal Emergency Management Agency. The site is subject to flooding when Lamb Valley Slough overtops during storm events. The project does not propose to place any structures in a 100-year flood hazard area that would impede or redirect flood flows. The project includes a 2.55-acre detention basin in the southeastern portion of the property. 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 11 additional homes. The first phase of the project (the first 78 homes of the potential total 89 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:

Prior to approval of a second phase of the subdivision map to allow subdivision of the existing detention basin and construction of additional homes, the proponent 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 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. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan, including the 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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in 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

- a) *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.
- b) *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.
- c) *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.
- d) *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.
- e) *No Impact.* The nearest public airport is over ten miles away and the project site is not within an airport land use plan.
- f) *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 potential development of 89 new additional residences. These homes are consistent with the densities and population projections included in the adopted Yolo County General Plan, Esparto 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 anticipated growth projections in 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.

- c) *Less than Significant Impact.* The 89 new homes allowed by the proposed Tentative Subdivision Map would generate approximately 33 new elementary, 16 middle school, and 20 high school students. The existing school facilities are at or near 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 \$3.12 per square foot of residential use in the Esparto Unified School District.
- d) *Less than Significant Impact.* The proposed project would create an 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. The project will construct two new pedestrian and bicycle pathway connections to Woodland Avenue.
- 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 new pedestrian and bicycle connections to Woodland Avenue and a neighborhood park. 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.

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

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

Discussion of Impacts

- a) *Less than Significant Impact.* The project would generate approximately 851 vehicle trips per day, assuming 9.57 trips for each of the 89 additional residences that are constructed. This increase would add approximately 157 peak hour trips to the town's and region's transportation network. This increment would not significantly affect volume to capacity ratios and/or traffic congestion on nearby roads and/or highways, except for those intersections noted below in (b).

**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)
89 single family housing units	9.57 trips/SF unit	851	67	90

Source: 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 projects 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 Story 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 in 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 standards 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 is required to obtain will serve letters prior to approval of the Tentative Subdivision Map.
- b) *Less than Significant Impact.* The proposed project would be served by Esparto Community Services District. Overall, 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.
- c) *Less than Significant Impact.* The project would retain storm drainage onsite. The proposed project would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities beyond those proposed in the Esparto General Plan.
- 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.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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. Habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated after mitigation measures for Biological Resources (Section IV) are implemented as conditions of project approval.
- c) *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. The project would not have a significant cumulative impact because impacts are below the significant threshold. Mitigation measures for Agricultural Resources (Section II), Air Quality (Section III), Biology Resources (Section IV), Hydrology and Water Quality (Section VIII), and Transportation/Traffic (Section XV) will be implemented as conditions of project approval for less than significant cumulative impacts.
- 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.

Fehr & Peers, Eastern Esparto Circulation Study, December, 2006

Gibson & Skordal, Special Status Species Habitat Evaluation for the Story Property, April, 2006.

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

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

Yolo County, 1983 Yolo County General Plan.

Yolo County, 1996 Town of Esparto General Plan and EIR.

Yolo-Solano Regional Air Quality Management District, CEQA Air Quality Handbook, 2002.