



**YOLO COUNTY
DEPARTMENT OF COMMUNITY SERVICES**

**INITIAL STUDY / NEGATIVE DECLARATION
ZONE FILE # 2022-0060**

**WILSON VINEYARDS
TENTATIVE PARCEL MAP**

February 2023

Initial Environmental Study

1. **Project Title:** Zone File #2022-0060 (Wilson Vineyard Tentative Parcel Map)
2. **Lead Agency Name and Address:**
Yolo County Department of Community Services
292 West Beamer Street
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**
JD Trebec, Senior Planner
(530) 666-8036
JD.Trebec@yolocounty.org
4. **Project Location:** The project site is located on agriculturally zoned land at 50870 Babel Slough Road in the unincorporated county 3.5 miles northwest of Clarksburg. (APN 044-040-033). See Figure 1.
5. **Project Sponsor's Name and Address:**
Christopher Lerch
608 Court St
Woodland, CA 95695
6. **Land Owner's Name and Address:**
Wilson Vineyard Properties
PO Box 307
Clarksburg, CA 95612
7. **General Plan Designation(s):** Agriculture (AG)/Agricultural District Overlay (ADO)/ Delta Protection Overlay (DPO)
8. **Zoning:** Agricultural Intensive (A-N)/Clarksburg Agricultural District Overlay (CADO)/ Delta Protection Overlay (DPO)
9. **Description of the Project:** See attached "Project Description" on the following pages.

10. Surrounding Land Uses and Setting:

Relation to Project	Land Use	Zoning	General Plan Designation
Project Site	Agriculture	Agricultural Intensive (A-N)/ Clarksburg Agricultural District Overlay (CADO)/ Delta Protection Overlay (DPO)	Agriculture (AG)/ Agricultural District Overlay (ADO)/ Delta Protection Overlay (DPO)
North	Agriculture	A-N / CADO / DPO	AG / ADO / DPO
South	Agriculture	A-N / CADO / DPO	AG / ADO / DPO
East	Agriculture	A-N / CADO / DPO	AG / ADO / DPO
West	Agriculture	A-N / CADO / DPO	AG / ADO / DPO

11. Other public agencies whose approval is required: Yolo County Public Works Division

12. Other Project Assumptions: The Initial Study assumes compliance with all applicable State, Federal, and local codes and regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code. The project is reviewed and analyzed under the County’s Subdivision Ordinance.

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? The project site is within the aboriginal territories of the Yocha Dehe Wintun Nation, which has a cultural interest and authority in the project area. In a letter dated October 15, 2022, the Yocha Dehe Cultural Resources Department requested a consultation to evaluate cultural concerns. After the consultation conducted on January 11, 2023, the Tribe sent a letter dated January 13, 2022, to close the consultation.

Project Description

The project is a request for a tentative parcel map to divide an existing 289-acre agricultural parcel into two parcels of approximately 192 acres (proposed "Parcel 1") and 102 acres (proposed "Parcel 2") in unincorporated Yolo County within the Clarksburg Agricultural District Overlay. The project is located approximately 3.5 miles north of the town of Clarksburg at 50870 Babel Slough Road (APN: 44-040-033). The project would allow the property to separate the 102 acres of land that support the family-owned Silt Winery from the larger parcel primarily planted to vineyards. This would allow the winery business to operate independently of the broader family vineyard interests. Parcel 2 would include vineyards, a caretaker's residence, and a historic barn that was permitted by Yolo County in 2018 as a tasting room. Parcel 1 would continue to be used for wine grape production. Although creating a new parcel would allow the development of a new 2.5-acre homesite for residential use on Parcel 1, any new residential construction would have difficulty meeting FEMA requirements and would therefore likely be infeasible. No new structures are proposed for either parcel and the current vineyard and winery uses would be continued.

The parcel is bounded on the west side by Jefferson Boulevard, also known as State Route 84, which lies between the project parcel and the Sacramento River Deep Water Ship Channel. The eastern boundary borders a stretch of Babel Slough. Large agricultural parcels lie to the north and south. Access is provided by a bridge that crosses Babel Slough and through a small, approximately 1.5-acre homesite parcel surrounded on the other three sides by the project parcel. The small homesite parcel is owned by Wilson Farms and easements would ensure access to the proposed resultant parcels.

The Biological Resources Evaluation describes the project parcel as vineyards with areas of ruderal non-native grasses between the rows of grapes, and along the western and northern boundaries. Babel Slough runs along the eastern boundary of the vineyards with a well-developed oak riparian habitat. The neighboring property to the south is planted in grape vineyards. The property to the north is drainage to Babel Slough and agricultural land.

The property is zoned Agricultural Intensive (A-N) which is consistent with its Agriculture land use designation in the 2030 Countywide General Plan. The project parcel is surrounded by similarly designated and zoned parcels. It is also under the Agricultural District Overlay land use designation and Clarksburg Agricultural District Overlay (CADO) zone and within the Delta Protection Overlay (DPO). The property is not enrolled in the Williamson Act though adjacent parcels to the north and east are under contract.

The property is located in Flood Zone A (flood plain without a determined base flood elevation), as mapped by the Federal Emergency Management Agency (FEMA). Any future development of the property would require adherence to FEMA and local regulations for developing within a floodplain, i.e., any future residences would have to be elevated at least one foot above the base flood elevation (BFE).

Figure 1. Vicinity, Zoning, and Notification Map

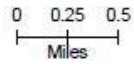
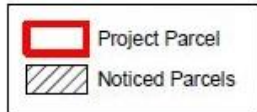
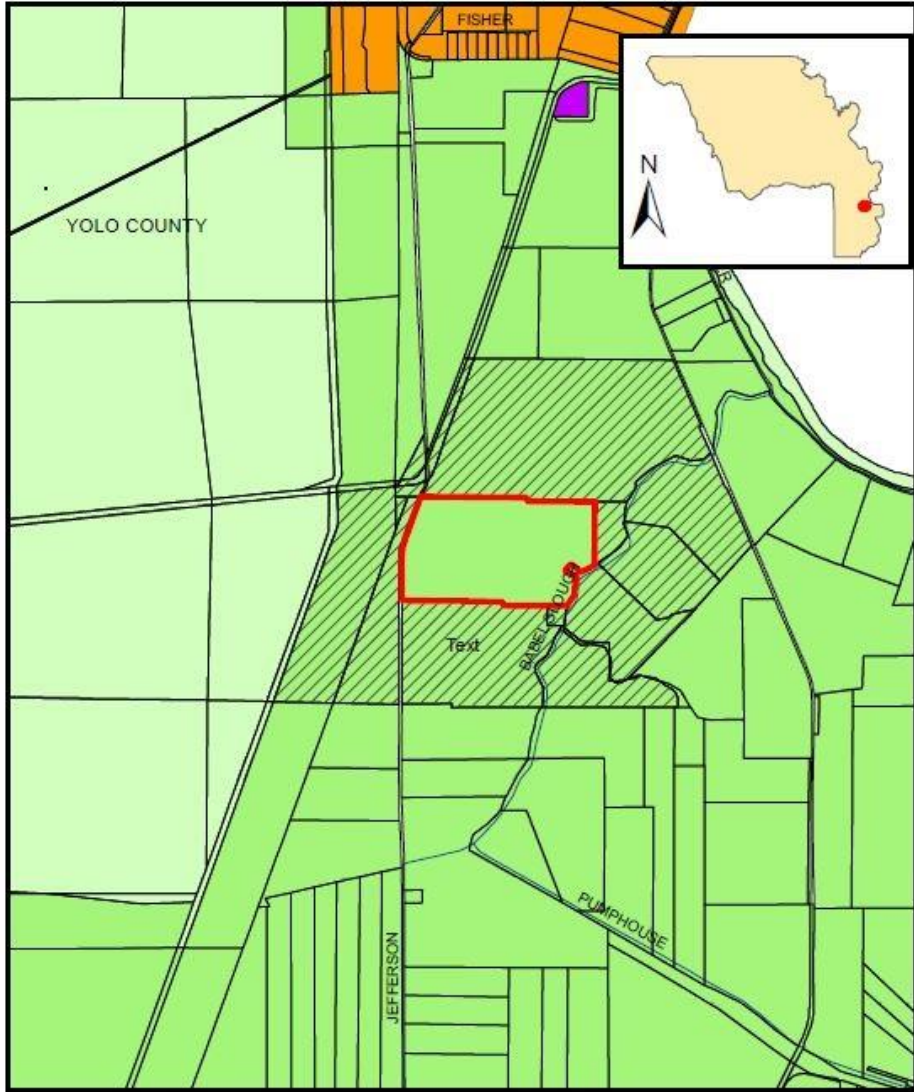
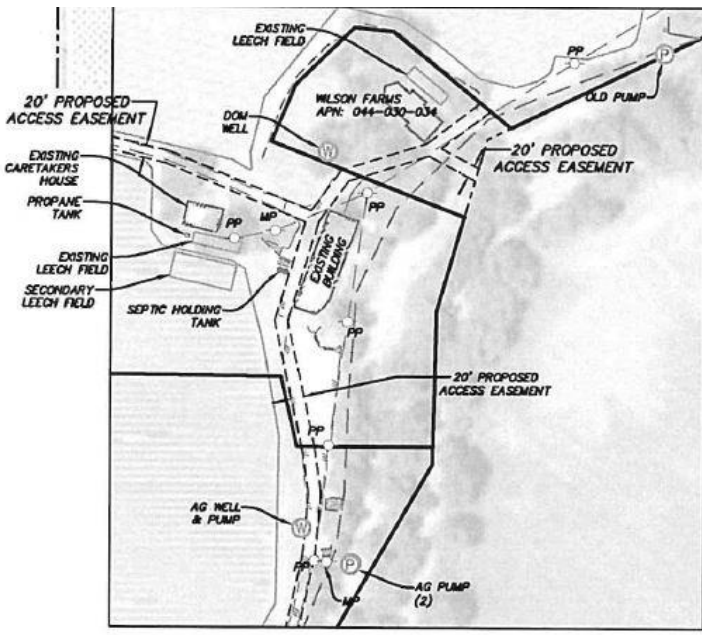
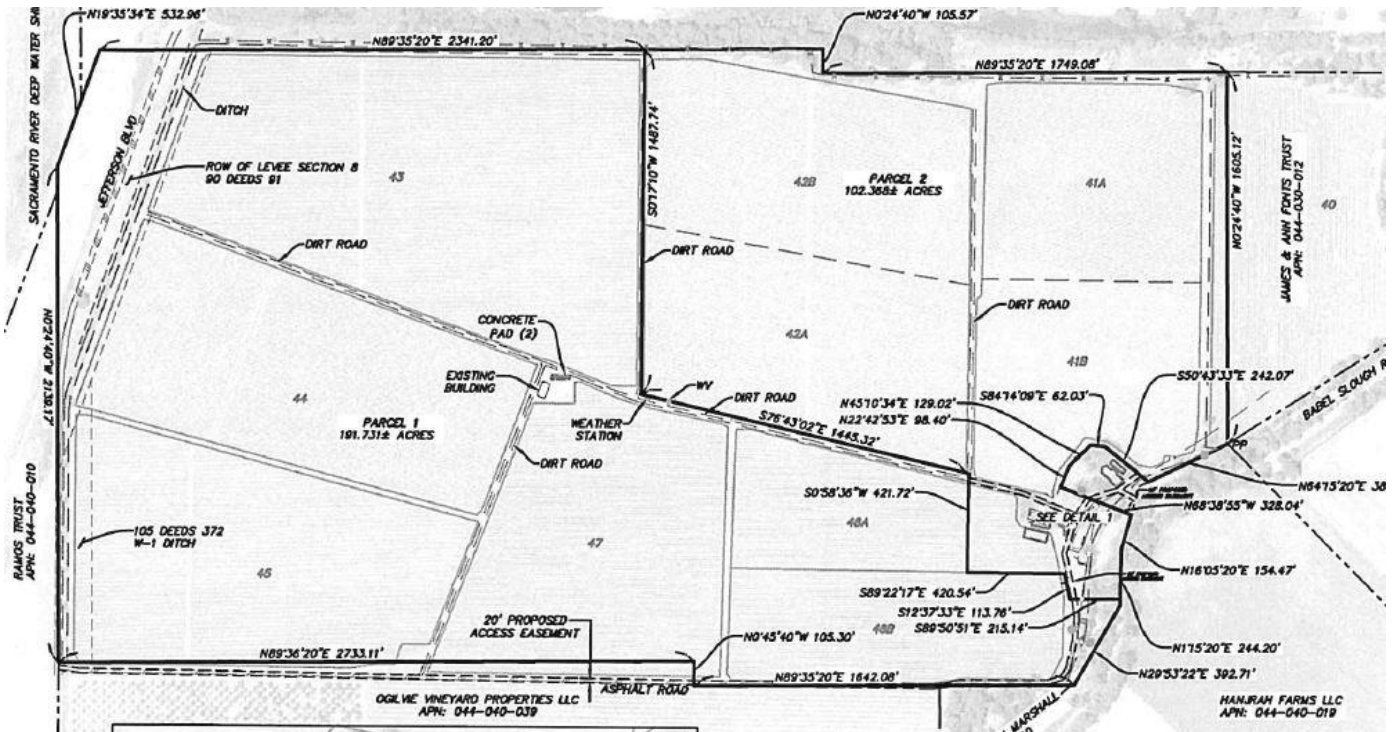


Figure 2. Aerial View of Project Site



Figure 3. Proposed Tentative Parcel Map



1 BUILDING DETAIL 1"=150'

Environmental Factors Potentially Affected

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

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

Determination

On the basis of this initial evaluation:

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

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

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

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

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

JD Trebec

Feb 8, 2023

JD Trebec

Planner's Signature

Date

Planner's Printed name

Purpose of this Initial Study

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

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced.)
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D) of the California Government Code. In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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

I. AESTHETICS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a) Have a substantial adverse effect on a scenic vista?

No Impact. For purposes of determining significance under CEQA, a “scenic vista” is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. The public view from Jefferson Boulevard, also known as State Route 84 (SR 84), is open space and agricultural lands. The current agricultural uses would continue after the proposed large parcel split and no new structures are proposed. Therefore, the proposed parcel map would not lead to changes to the visual character of the area or have any impact on public views.

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

No Impact. There are no officially designated scenic highway adjacent to the project area. The closest County-designated scenic roadway is South River Road from the City of West Sacramento to the Sacramento county line, which is approximately 1 mile east at its closest point. The proposed project parcel is not visible from South River Road and no change in land use is proposed; therefore, the project would have no impact on any scenic highway.

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

No Impact. See discussion in (a), above. Public views would occur from State Route 84, and to a much lesser extent, Babel Slough Road. The project proposes a legal division of a large agricultural parcel with no new structures proposed. Views from either public roadway would continue to be agricultural. The proposed project is merely legal in nature and would not lead to any degradation of public views.

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

No Impact. No new structures are proposed in relation to the proposed project which would allow the existing winery to operate independently of the family's other agricultural operations. There would be no new sources of light or glare that could affect daytime or nighttime views.

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

DISCUSSION

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

No Impact. Soils within the project site are identified as Lang sandy loam (La), Sacramento silty clay loam (Sa2), and Tyndall very fine sandy loam (Tb). These soils are somewhat poorly drained with very slow runoff and an erosion hazard described as none to slight by the U.S. Soil Conservation Service *Soil Survey of Yolo County*. The project site is designated as "Prime" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed project would divide the parcel to allow the existing winery to operate independently of other family-owned agricultural operations and would not convert any agricultural land to non-agricultural use.

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

No Impact. The proposed project parcel is not under a Williamson contract, but is adjacent to contracted lands to the north and south. All the parcels are designated for agricultural land use and zoned Agricultural Intensive (A-N). The project parcel and surrounding parcels are in agricultural production and would continue the current agricultural uses; the proposed parcel map would not have any impact on agricultural use or conflict with the Williamson contracts of the neighboring parcels.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?; and

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The region consists of agricultural land with no forest or timber resources. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, or result in the loss or conversion of forest or timberland.

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

Less than Significant Impact. As discussed above, there are no forest lands in the area. The project is shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency as "Prime Farmland." The surrounding area aside from the Deepwater Ship Channel to the west is also designated mainly as Prime Farmland. Although no new structures are proposed for the new parcels, an additional 2.5-acre homesite would be an allowed use for Parcel 1. Construction of any new residences would have to comply with FEMA floodplain requirements and are likely infeasible due to the depth of potential flooding. The owners have no intention of developing a homesite, but even if it was developed, a 2.5-acre homesite would only occupy 1.3% of the new 192-acre parcel to a homesite which would be considered accessory to the agricultural uses and not a conversion of agricultural land; impacts would be less than significant.

III. AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Thresholds of Significance:

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

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

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

Table AQ-1

YSAQMD-Recommended Quantitative Thresholds of Significance for Criteria Air Pollutants	
Pollutant	Threshold
Reactive Organic Gases (ROG)	10 tons/year (approx. 55 lbs/day)
Oxides of Nitrogen (NO _x)	10 tons/year (approx. 55 lbs/day)
Particulate Matter (PM ₁₀)	80 lbs/day

Carbon Monoxide (CO)	Violation of State ambient air quality standard
<i>Source: Handbook for Assessing and Mitigating Air Quality impacts (YSAQMD, 2007)</i>	

- Long-term Emissions of Criteria Air Pollutants (ROG, NO_x, and PM₁₀)—The criteria air pollutants of primary concern include ozone-precursor pollutants (ROG and NO_x) and PM₁₀. Significance thresholds have been developed for project-generated emissions of reactive organic gases (ROG), nitrogen oxides (NO_x), and particulate matter of 10 microns or less (PM₁₀). Because PM_{2.5} is a subset of PM₁₀, a separate significance threshold has not been established for PM_{2.5}. Operational impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified below:
- Emissions of Criteria Air Pollutants (ROG, NO_x, and PM₁₀)—Construction impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified in Table AQ-1, and recommended control measures are not incorporated.
- Conflict with or Obstruct Implementation of Applicable Air Quality Plan— Projects resulting in the development of a new land use or a change in planned land use designation may result in a significant increase in vehicle miles traveled (VMT). Substantial increases in VMT, as well as, the installation of new area sources of emissions, may result in significant increases of criteria air pollutants that may conflict with the emissions inventories contained in regional air quality control plans. For this reason and given the region’s non-attainment status for ozone and PM₁₀, project-generated emissions of ozone precursor pollutants (i.e., ROG and NO_x) or PM₁₀ that would exceed the YSAQMD’s recommended project-level significance thresholds, would also be considered to potentially conflict with or obstruct implementation of regional air quality attainment plans.
- Local Mobile-Source CO Concentrations—Local mobile source impacts associated with the proposed project would be considered significant if the project contributes to CO concentrations at receptor locations in excess of the CAAQS (i.e., 9.0 ppm for 8 hours or 20 ppm for 1 hour).
- Toxic Air Contaminants. Exposure to toxic air contaminants (TAC) would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 10 in 1 million or would result in a Hazard Index greater than 1.
- Odors. Odor impacts associated with the proposed project would be considered significant if the project has the potential to frequently expose members of the public to objectionable odors.

DISCUSSION

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

No Impact. Regional air quality is regulated through implementation of the Yolo-Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento Area Regional Ozone Attainment Plan (1994), or the goals and objectives of the Yolo County 2030 Countywide General Plan. The Yolo-Solano Region is a non-attainment area for state particulate matter (PM₁₀) and

ozone standards, the federal ozone standard, and the partial non-attainment of the federal particulate matter 2.5 (PM_{2.5}).

The proposed tentative parcel map would allow an existing winery to operate independently of other family-owned agricultural production and no new construction is proposed or expected resulting from the project. Therefore, the parcel map would not conflict with implementation of air quality plans.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard?

No Impact. Development projects are considered cumulatively significant by the YSAQMD if: (1) the project requires a change in the existing land use designation (i.e., general plan amendment, rezone); and (2) projected emissions (ROG, NO_x, or PM₁₀ and PM_{2.5}) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation. The project is the division of a large agricultural parcel and current agricultural uses would continue. There would be no change in land use designation or projected emissions. Therefore, the proposed project would not result in a cumulatively net increase of any criteria pollutants.

c) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. “Sensitive receptors” refer to those segments of the population most susceptible to poor air quality, i.e. children, elderly, and the sick, and to certain land uses that serve sensitive receptors such as schools, hospitals, parks, or residential communities.

The proposed project is located in a rural agricultural area of Yolo County that is two to three miles from the City of West Sacramento and town of Clarksburg where these sensitive land uses might occur. Furthermore, the project parcel would not include any developments that might impact any sensitive receptors. Therefore, no impacts to sensitive and other nearby receptors are expected.

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

No Impact. The proposed tentative map would not change the current uses of the parcel and not result in any new emission that would adversely impact a substantial number of people.

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

Biological Resources Setting

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

The Yolo Habitat Conservancy, a Joint Powers Authority whose member agencies consists of Yolo County and the incorporated Cities of Davis, West Sacramento, Winters, and Woodland, developed the Yolo HCP/NCCP. This HCP/NCCP provides the basis for issuance of long-term permits under the Federal Endangered Species Act (FESA) and California Natural Community Conservation Planning Act (NCCPA) that cover an array of public and private activities, including activities that are essential to the ongoing viability of Yolo County's agricultural and urban economies. Specifically, the Yolo HCP/NCCP will provide the Permittees (i.e., Yolo County, the four incorporated cities, and the Conservancy) with incidental take permits from both the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) for the

12 covered species. This action is pursuant to Section 10(a)(1)(B) of the FESA and Section 2835 of the NCCPA chapter of the California Fish and Game Code. The HCP/NCCP ensures compliance with the FESA, NCCPA, and the California Endangered Species Act (CESA) for covered activities that may affect the covered species. The Plan creates a conservation and mitigation program that comprehensively coordinates the implementation of permit requirements through the development of a countywide conservation strategy.

Under the Yolo HCP/NCCP, developed parcels less than two acres in size that do not occur near sensitive natural communities or habitats do not require coverage for mitigation. All covered projects are expected to follow Avoidance and Minimization Measures (AMMs) identified in the plan to ensure impacts to biological resources are reduced.

A Biological Resources Evaluation Report conducted by Marcus H. Bole and Associates and dated August 19, 2022 was provided for the proposed project.

DISCUSSION

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

Less than Significant Impact. The tentative parcel map would not affect any special status species, riparian habitat, or sensitive natural community because no development is proposed in conjunction with the project. The project would allow the existing tasting room associated with the family winery to operate independently of the family's other agricultural operations. The property will remain in grape vineyards. The parcel's northern boundary and a small portion of the eastern boundary are adjacent to Babel Slough. According to the Biological Resources Evaluation Report, there are no anticipated impacts to Babel Slough or its oak riparian habitat. Any future development of a 2.5-acre homesite would be required to comply with the requirements of the HCP/NCCP which may require the payment of fees for loss of suitable habitat and/or implementation of AMMs to offset impacts to nesting habitat.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?; and**
- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact. There is no development proposed within proximity to Babel Slough and the Biological Resources Evaluation found no evidence of seasonal or perennial wetland habitats so that the project will not have an adverse effect on federally protected wetlands.

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

No Impact. As discussed in (a) above, no development is proposed in conjunction with the project so it would not alter movement or migratory patterns, breeding or foraging patterns, or affect the distribution or abundance of populations of any plant or wildlife species, including special-status species.

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

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

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

No Impact. The Yolo Habitat Conservancy, a Joint Powers Agency composed of the County, the cities, and other entities, has prepared a Natural Communities Conservation Plan/Habitat Conservation Plan which has been adopted by the County. Designed to meet the regulatory requirements of the federal Endangered Species Act (FESA) and the Natural Community Conservation Planning Act (NCCPA), the conservation strategy also streamlines compliance for covered activities with the California Environmental Quality Act (CEQA). As discussed in (a) above, the project property is covered in permanent grape vineyards, no development is proposed and no special status species, riparian habitat, or sensitive natural communities were discovered on the property.

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

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. According to a California Historical Resources Information System (CHRIS) record search letter dated November 9, 2022 (NWIC File #: 22-0663), the project site has no recorded archaeological resources or historic buildings or structures but noted that a segment of levee and a structure onsite might have historical value. The County has recently designated the Utter Barn located on the site as a County-designated historic landmark. The proposed tentative parcel map does not include any change in land use or new development so it would not cause any substantial adverse change to the significance of any historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No Impact. The CHRIS record search letter dated November 9, 2022 (NWIC File #: 22-0663) did not identify any recorded archaeological resources at the project site but noted the possibility of unrecorded archaeological sites and recommended contacting local Native American tribes regarding traditional, cultural, and religious heritage values. The project site is within the aboriginal territories of the Yocha Dehe Wintun Nation (Tribe), which has a cultural interest and authority in the project area. In a letter dated October 15, 2022, the Yocha Dehe Cultural Resources Department requested a consultation to evaluate cultural concerns. At the consultation conducted on January 11, 2023, the Tribe did not identify any known resources at the site but requested that the property owners be notified that voluntary cultural sensitivity training was available. This information will be noted with the conditions of approval for the project. The Tribe sent a letter dated January 13, 2022, to close the consultation. The proposed tentative parcel map does not include any change in land use or new construction so it would not cause any substantial adverse change to the significance of any archaeological resources.

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

Less than Significant Impact. No human remains are known or predicted to exist in the project area. Even though there is no evidence suggesting that the project will disturb human remains, the project will have a standard Condition of Approval required by the County that states that when human remains are discovered, no further site disturbance shall occur until the County Coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendation concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the Coroner determines that the remains are not subject to his or her authority and the remains are

recognized to be those of a Native American, the Coroner shall contact the Native American Heritage Commission within 24 hours.

VI. ENERGY		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a)	Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				
	No Impact. Current agricultural land uses would continue after the approval of the proposed tentative parcel map; no significant wasteful, inefficient, or unnecessary energy use and impacts would result.				
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				
	No Impact. The project would allow separate ownership of the newly created parcel that supports the existing tasting room. No new development is proposed or likely so that there would be no conflict with State or local renewable energy or energy efficiency plans.				

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

GEOLOGICAL SETTING

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

DISCUSSION

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

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

No Impact. The project is not located within an Alquist-Priolo Earthquake Special Study Zone. No landforms are known to be on the project site that would indicate the presence of active faults. Several earthquake fault zones are present within the County, and the above-identified faults are within regional proximity, albeit remote, of the project site. However, surface ground rupture along faults is generally limited to a linear zone a few yards wide. Because the project site is not located within an Alquist-Priolo Earthquake Special Study Zone, ground rupture that would expose people or structures at the facility to substantial adverse effects would not result in any significant impacts.

- ii) **Strong seismic ground shaking?**

No Impact. Ground shaking occurs as a result of energy released during faulting, which could potentially result in the damage or collapse of buildings and other structures, depending on the magnitude of the earthquake, the location of the epicenter, and the character and duration of the ground motion. Any major earthquake damage on the project site is likely to occur from ground shaking, and seismically related ground and structural failures. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying brock affect seismic response. Although known active seismic sources are located within regional proximity to the project site, damage from seismically induced shaking during a major event should be no more severe in the project area than elsewhere in the region. No construction is proposed for the project, but any new construction would be required to be built in accordance with Uniform Building Code requirements, and will be 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.

- iii) **Seismic-related ground failure, including liquefaction?**

No Impact. Soil liquefaction occurs when ground shaking from an earthquake causes a sediment layer saturated with groundwater to lose strength and take on the characteristics of a fluid. Factors determining the liquefaction potential are the level and duration of seismic ground motions, the type and consistency of soils, and the depth to groundwater. Liquefaction poses a hazard to engineered structures, as the loss of soil strength can result in bearing capacity insufficient to support foundation loads. No construction is proposed for the project, but any new construction would be required to comply with all applicable Uniform Building Code and County Improvement Standards requirements to ensure that risks from ground failure would not occur.

- iv) **Landslides?**

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

The project site is flat and is in an area of low landslide susceptibility due to the slope class and material strength. No construction is proposed for the project, but any new construction would be required to comply with all applicable Uniform Building Code and County Improvement Standards. Large landslides are unlikely to occur at the project site,

particularly with enough force and material to expose people or structures on the project site to potentially substantial adverse effects, including the risk of loss, injury, or death.

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

No Impact. The land surface at the project site is flat and no change of use is proposed as a part of the land division. The project would not cause topsoil and substantial soil erosion or loss of topsoil to occur. The proposed tentative parcel map would not result in any impacts related to erosion.

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

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

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

No Impact. The existence of substantial areas of expansive and/or corrosive soils has not been documented at the project site. No construction is proposed with the project, but a geotechnical report, along with soil samples, may be required as part of any future building permit process. Risks to life and property from project development on expansive soils would not be expected.

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

No Impact. The proposed tentative parcel map would allow the businesses associated with the current land uses to operate independently and no change in land use or new construction is proposed. It is unlikely that new construction would be feasible due to FEMA flood hazard requirements but any future expansion of onsite wastewater disposal would need to meet County requirements and be permitted by the Yolo County Environmental Health Division.

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

No Impact. There are no known paleontological resources or unique geological features at the project site and no change of use or construction is proposed for the parcel.

VIII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The issue of combating climate change and reducing greenhouse gas emissions (GHG) has been the subject of state legislation (AB 32 and SB 375). The Governor's Office of Planning and Research has adopted changes to the California Environmental Quality Act (CEQA) Guidelines, and the environmental checklist, which is used for Initial Studies such as this one.

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

Policy CO-8.2: Use the development review process to achieve measurable reductions in greenhouse gas emissions through requiring new development to be consistent with the energy objectives and targets identified by the adopted Climate Action Plan.

Action CO-A120 Pursuant to the adopted Climate Action Plan (CAP), the County shall take all feasible measures to reduce its total carbon dioxide equivalent (CO₂e) emissions within the unincorporated area (excluding those of other jurisdictions, e.g., UC-Davis, Yocha Dehe Wintun Nation, DQ University, school districts, special districts, reclamation districts, etc.) as follows:

- 27% below 1990 levels by 2030 (447,965 MT CO₂e/year)
- 53% below 1990 levels by 2040 (288,416 MT CO₂e/year)
- 80% below 1990 levels by 2050 (122,730 MT CO₂e/year)

Action CO-A122: Pursuant to and based on the CAP, the following thresholds shall be used for determining the significance of GHG emissions and climate change impacts associated with future projects:

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

To be determined consistent with the CAP, a project must demonstrate that it is included in the growth projections upon which the CAP modeling is based, and that it incorporates

applicable strategies and measures from the CAP as binding and enforceable components of the project.

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

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

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

DISCUSSION

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

No Impact. The proposed project would divide a large agricultural parcel to allow the existing winery operation to operate independently of other agricultural production on the parcel. Existing uses would continue on the resulting parcels; therefore, the proposed project is not considered to have an individually significant or cumulatively considerable impact on global climate change.

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

No Impact. The proposed tentative parcel map would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including the numerous policies of the adopted 2030 Yolo Countywide General Plan and Climate Action Plan. Policies in the General Plan encourage expanded coverage and enhanced quality for communication technology, such as high-speed wireless internet access.

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

DISCUSSION

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? *and***
- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?**
- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact. The proposed project would divide a large agricultural parcel to allow the existing winery operation to operate independently of other agricultural production on the parcel. Existing agricultural production and winery operations would continue. The closest existing or proposed schools are 3.5 miles away in the town of Clarksburg. No hazardous impacts to the public or environment would result from the land division.

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

No Impact. The project will not be located on a site that has been included on a list of hazardous materials sites.

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

No Impact. The proposed project site is not located within an airport land use plan, is not within the vicinity of a public airport, and would not result in a safety hazard for people residing or working in the project area. The closest public-use airport and Comprehensive Land Use Plan is the Borges-Clarksburg Airport which is 3.5 miles to the southeast. There would be no safety hazard related to public airports that would endanger people residing or working in the project area.

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

No Impact. The Yolo County Office of Emergency Services (OES) is the emergency management agency for Yolo County. OES coordinates the county government's response to disaster or other large-scale emergencies. The project site is located in evacuation zone 84. The parcel map would not change the land designation or use so that the proposed project would affect any adopted emergency response plan or emergency evacuation plan.

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

No Impact. The project site is not located in a designated Non-Wildland/Non-Urban Fire Hazard Severity Zone and lies within the Clarksburg Fire Protection District. It is in an area of agricultural development and would not be susceptible to wildland fire risks.

X. HYDROLOGY AND WATER QUALITY.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner that would: (i) result in substantial erosion or siltation on-site or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**
- b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

No Impact. The proposed project would divide a large agricultural parcel to allow the existing winery operation to operate independently of other agricultural production on the parcel. Existing agricultural production and winery operations would continue. No new development is proposed that would substantially degrade surface or groundwater quality or impede sustainable groundwater management.

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

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
(iv) impede or redirect flood flows?

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

No Impact. The Federal Emergency Management Agency (FEMA) has designated the parcel as zone A High Risk Area with a 1% annual flood risk. No new construction is proposed and any future development would have to meet FEMA and local flood protection requirements.

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

No Impact. The proposed project would divide a large agricultural parcel to allow the existing winery operation to operate independently of other agricultural production on the parcel. Existing agricultural production and winery operations would continue. No new development is proposed that would conflict or obstruct implementation of water quality or management plans.

XI.	LAND USE AND PLANNING.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a) Physically divide an established community?

No Impact. The proposed project is not within or near an established community. It is located on agricultural land in the unincorporated county, two to three miles outside the City of West Sacramento and town of Clarksburg.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The project site is designated Agriculture in the Yolo County 2030 Countywide General Plan with an Agricultural District Overlay designation. It is zoned Agricultural Intensive (A-N) and within the Clarksburg Agricultural District Overlay (CADO) and Delta Protection Overlay (DPO) zones. The purpose of the CADO is to enhance and promote the distinctive agricultural and recreational character of the Clarksburg area. The DPO applies to the State designated “primary zone” of the Sacramento-San Joaquin Delta, as defined by the Delta Protection Act. The land division to facilitate operations of the Silt Winery on the parcel would support the purpose of the CADO. The Delta Protection Commission reviewed the proposed project and found it consistent with their Land Use and Resource Management Plan. The proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

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

DISCUSSION

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

No Impact. The State Department of Mines and Geology maps areas of significant aggregate deposits. Areas along Cache Creek have been identified as containing important aggregate deposits for use in Portland cement concrete, but there are no such areas at the proposed project site. Therefore, there would not result in loss of availability of important mineral resources.

XIII. NOISE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

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

DISCUSSION

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?**

No Impact. The project site is located within an agricultural area in the unincorporated county. As indicated above, the State noise guidelines define up to 75 dB CNEL for outdoor noise levels in agricultural areas as an acceptable level. The ambient noise levels in the project vicinity may be slightly elevated due to proximity with State Route 84. No change in land use is proposed with the proposed project; the current agricultural and winery uses of the parcel would continue and not lead to a temporary or permanent increase in ambient noise.

- b) Generation of excessive groundborne vibration or groundborne noise levels?**

No Impact. No change to the current agricultural and winery uses is proposed with the tentative parcel map; there would be no impact to groundborne vibration or groundborne noise levels.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport**

or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The proposed project site is over three miles from the closest airport land use plan for the Borges-Clarksburg Airport. Implementation of the proposed project would not expose individuals to excessive noise levels associated with any nearby airstrip's aircraft operations.

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

DISCUSSION

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

No Impact. The proposed project would divide a large agricultural parcel to allow the existing winery operation to operate independently of other agricultural production on the parcel. Although the additional agricultural parcel would be allowed to create an additional 2.5-acre homesite with up to three homes, there are no plans to develop the homesite and it is likely infeasible due to the FEMA and local flood hazard requirements. Regardless, the addition of the three allowed residential structures would not be a substantial population growth or displace any existing housing.

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

DISCUSSION

a) Fire protection?

No Impact. The Clarksburg Fire Department, located approximately three miles from the project site, provides fire protection services to the property and surrounding environs. No new development is proposed for the tentative parcel map; the existing agricultural and winery uses would continue.

b) Police Protection?

No Impact. No new development is proposed for the tentative parcel map; the existing agricultural and winery uses would continue.

c) Schools?;

d) Parks?; *and*

e) Other public facilities?

No Impact. No new development or change in use that would increase the local population is proposed for the tentative parcel map. Therefore, there would be no impact on the need for schools, parks, or other public facilities.

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

DISCUSSION

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

No Impact. No new development is proposed for the tentative parcel map; the existing agricultural and winery uses would continue.

XVII. TRANSPORTATION.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The roadway network within unincorporated Yolo County consists primarily of two lane roads that are designed to serve small farming communities and agricultural uses. Thus, policies in the 2030 Countywide General Plan encourage inter-and intra-regional traffic to use State and federal interstates and highways, since the primary role of county roads is to serve local and agricultural traffic. The project site is located immediately adjacent to the State Route 84 on the western boundary but is only accessed from Babel Slough Road on the eastern boundary. The current land uses which include vineyards and a winery would continue with no new development proposed for the tentative parcel map.

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

DISCUSSION

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

No Impact. The project would not result in any development that would affect or alter existing public transit, bicycle, or pedestrian facilities nor interfere with the construction of any planned facilities.

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

No Impact. The criteria for analyzing transportation impacts for projects under section 15064.3 (b) relies on modeling vehicle miles travelled by either quantitative or qualitative methods. In the case of the proposed tentative parcel map, the current land uses which consists of vineyards and

a winery would continue with no new development proposed. This would not cause an increase to the regional per capita levels of vehicle miles travel.

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

No Impact. The site is accessed from Babel Slough Road, which is a paved County-maintained roadway. No changes to the road system are proposed and no changes in the current land uses are proposed. Therefore, there will be no increase in hazards due to a design feature or incompatible uses.

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

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

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

Less than Significant. The project site is within the aboriginal territories of the Yocha Dehe Wintun Nation, which has a cultural interest and authority in the project area. A formal notice and invitation to initiate an AB 52 consultation for the proposed project was sent on September 30, 2022, to the Yocha Dehe Wintun Nation, Wilton Rancheria, Cortina Rancheria Band of Wintun Indians, United Auburn Indian Community, Ione Band of Miwok Indians, and Torres Martinez Desert Cahuilla Indians. In a letter dated October 15, 2022, the Yocha Dehe Cultural Resources Department requested a consultation to evaluate cultural concerns. After the consultation conducted on January 11, 2023, the Tribe sent a letter dated January 13, 2022, to close the consultation.

The Yocha Dehe Wintun Nation (YDWN) was not aware of any known cultural resources near this project site, but requested to be contacted should any new information or cultural items be found. This request, as well as a recommendation that the property owner consider a cultural sensitivity training provided by the YDWN, will be included in the project conditions of approval.

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

DISCUSSION

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?**
- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**
- c) **Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less than significant Impact. The proposed project would divide a large agricultural parcel to allow the existing winery operation to operate independently of other agricultural production on the parcel. No change of use or new construction is proposed. Although the additional agricultural parcel would be allowed to create a 2.5-acre future homesite, there are no plans to develop the homesite and it is likely infeasible due to the FEMA and local flood hazard requirements. Regardless, a single potential homesite would not require a substantial change in water, wastewater, or other utility needs.

- d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? *and***

e) **Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact. No change in the existing use or new development is proposed for the tentative parcel map that would separate the Silt Winery business from the family's grape vineyard interests. The project would not impact the disposal capacity of the landfill, and the applicant would be required to comply with all solid waste regulations as implemented and enforced by Yolo County.

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

No Impact. The project is located in a non-wilderness/non-urban fire hazard severity zone (FHSZ). The nearest area designated as Very High FHSZ is 30 miles west in the Coastal Range along Yolo County's western border so there would be no impact to risks associated with wildfire.

XVIV. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

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

Less than Significant Impact. Based on the analysis provided in this Initial Study and the Conditions of Approval required for project implementation, the project would not significantly degrade the quality of the environment. The proposed project is a request for a Tentative Parcel Map to divide an existing 289-acre agricultural parcel into two parcels of approximately 192 acres and 102 acres to allow the property owned through a family trust to divide the land supporting the existing family-owned Silt Winery tasting room from the larger vineyard parcel. Although the creation of a new parcel would allow the development of a new 2.5-acre homesite, new residential construction would likely be infeasible due to FEMA and local flood hazard requirements and no change of land use or new development is proposed. Any future residential development on Parcel 1 would be required to comply with the Yolo HCP/NCCP to minimize effects to special status species and their habitat. Therefore, potential impacts will be less than significant.

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

No Impact. No change of use or new development is proposed or expected for the proposed tentative parcel map. Based on the analysis provided in this Initial Study, the project would have no significant cumulative impacts.

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

Less than Significant Impact. Based on the analysis provided in this Initial Study, impacts to human beings resulting from the proposed project would be less than significant. No potentially significant impacts were found for scenic or cultural resources, air quality, noise, public services, transportation, land use, or utilities among other concerns. Overall impacts from implementation of the project will have a less than significant direct or indirect adverse effect on human beings.

References

- Project description and application materials provided by applicant
- Project comments submitted by Responsible Agencies, 2022. *Agencies include: Delta Protection Commission, Yolo Habitat Conservancy*
- Northwest Information Center, Nov 9, 2022. *CHRIS record search File: 22-0663.*
- Yocha Dehe Cultural Resources, January 13, 2023. AB-52 consultation completion.
- Yolo County, 2009. *Yolo County 2030 Countywide General Plan*, adopted November, 2009 and *Yolo County 2030 Countywide General Plan Final EIR*, April 2009
- Yolo-Solano Air Quality Management District, 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*, July, 2007.
- Yolo County Zoning Ordinance, *Title 8, Chapter 2 of the County Code*, 2014, as amended
- Yolo Habitat Conservancy, 2018. *Yolo Habitat Conservation Plan/Natural Community Conservation Plan*. April 2018.