



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo  
DIRECTOR

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Woodland, CA 95695-2598  
(530) 666-8775 FAX (530) 666-8728  
www.yolocounty.org

### PLANNING COMMISSION STAFF REPORT

MARCH 12, 2009

**FILE #2008-069:** A Land Division (**Attachment A**) application to divide a 160 acre parcel into two parcels of 80 acres each.

**APPLICANT/OWNER:** John Fredericks, Trustee  
Fredericks Family Trust  
109 Riverview Court  
Winters, CA 95694

**LOCATION:** The project is located at 22823 County Road 88, approximately five miles north of the City of Winters (APN: 050-130-14) (**Attachment B**).

**GENERAL PLAN:** Agriculture (Yolo County General Plan)

**ZONING:** Agricultural General (A-1)

**FLOOD ZONE:** C (areas outside the 100 year and 500 year flood plains)

**SOILS:** Capay silty clay (Class II), Marvin silty clay loam (Class II)


**FIRE SEVERITY ZONE:** None

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**REPORT PREPARED BY:**

  
Jeff Anderson, Assistant Planner

**REVIEWED BY:**

  
David Morrison, Assistant Director

### RECOMMENDED ACTIONS

That the Planning Commission:

1. **HOLD** a public hearing and receive comments;
2. **ADOPT** the Initial Study/Negative Declaration prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment C**);
3. **ADOPT** the proposed Findings (**Attachment D**) for the project;
4. **APPROVE** the Land Division (**Attachment A**) in accordance with the Conditions of Approval (**Attachment E**);
5. **WAIVE** the parcel map requirements pursuant to Article 4 of Chapter 1 of Title 8 of the Yolo County Code; and
6. **DIRECT** planning staff to issue a Certificate of Compliance to be recorded with the Yolo County Recorder's Office (**Attachment F**).

**AGENDA ITEM 7.2**

## **REASONS FOR RECOMMENDED ACTIONS**

The two resulting parcels exceed the minimum parcel size requirement of 20 acres for the Agricultural General (A-1) zone, and both parcels will remain in active agricultural production. The resulting parcels have access to irrigation, consist of prime soils, and are actively farmed. The proposed parcels are economically viable as individual farming units and, thus, the project is consistent with the county General Plan.

## **BACKGROUND**

The proposed project is a Land Division to divide a 160 acre parcel into two parcels of 80 acres each (**Attachment A**). The project site is located at 22823 County Road 88, approximately five miles north of the City of Winters (**Attachment B**). The proposed northern parcel (Parcel 1) is in row crop production and does not contain any permanent structures. The proposed southern parcel (Parcel 2) is also in row crop production and contains a residence, agricultural shop, and a domestic well and septic system. The applicant is not proposing any additional residential development at this time. The project site is served by County Road 88, a county-maintained road.

## **STAFF ANALYSIS**

A Land Division is similar to a Tentative Parcel Map; however, the Final Parcel Map requirements are waived for a Land Division. This process is governed by Article 4 of Chapter 1 of Title 8 of the Yolo County Code, which allows the requirement for a Parcel Map under the Subdivision Map Act to be waived under certain circumstances. This is permissible under Government Code Section 66428, which allows for local ordinances to waive the Parcel Map requirement if a specific procedure for doing so is in place. Once a Parcel Map waiver has been granted by the Planning Commission, a Certificate of Compliance is recorded to confirm the division of land. Although the Parcel Map requirements are waived for a Land Division, the county still has the authority to require project specific Conditions of Approval under Government Code Section 66428 and Section 8-1.405(c) of the Yolo County Code.

The agricultural viability of the parcels will not be affected by the approval of the Land Division. Parcel 1 has a rice base while Parcel 2 produces other row crops such as tomatoes, corn, and alfalfa. Both parcels receive irrigation water from the Yolo County Flood Control and Water Conservation District. Parcel 1 receives water by gravity flow from the District's County Road 27 Yolo Central Canal, and Parcel 2 receives District water which is lifted from the canal at the southwest corner of the parcel.

The project, as approved with the Conditions of Approval (**Attachment E**), is in compliance with the county General Plan, county zoning regulations, and other ordinances, and with the California Environmental Quality Act (CEQA) and the Subdivision Map Act.

## **SUMMARY OF AGENCY COMMENTS**

A Request for Comments was prepared and circulated for the proposed project from January 8, 2009 to January 29, 2009. An Initial Study/Negative Declaration was circulated between February 20, 2009 and March 12, 2009. Additionally, a courtesy notice was sent to property owners within 300 feet of the project site. Comments received during the review period are displayed below and will be incorporated into the project as appropriate.

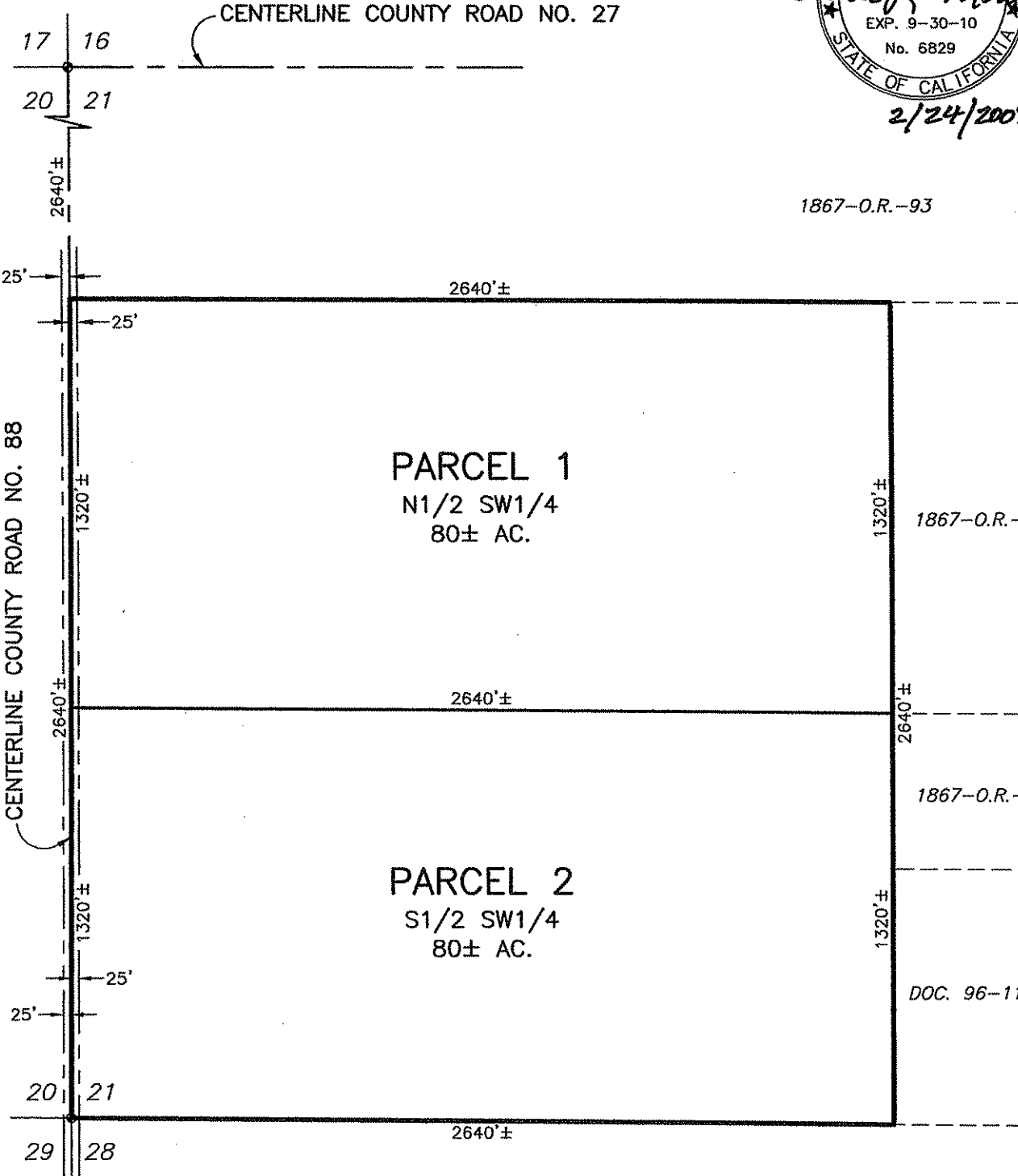
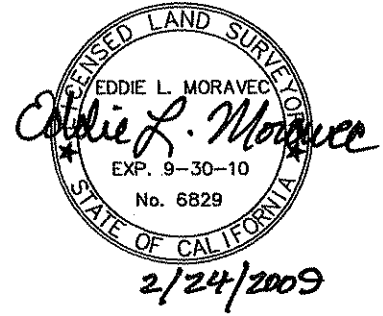
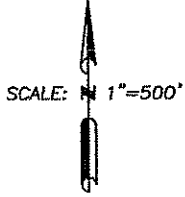
| <b>Date</b>       | <b>Agency</b>   | <b>Comment</b>   | <b>Response</b>                     |
|-------------------|---|--|-------------------------------------|
| January 9, 2009   | Yolo County Building Division                             | No comment.  | N/A                                 |
| January 28, 2009  | Yolo County Environmental Health Department (YCEH)        | Prior to the issuance of any building permits, well and septic system design shall be approved by the Environmental Health Department.                       | Included in Conditions of Approval. |
| January 28, 2009  | Maria Wong, Habitat JPA Manager                           | The applicant shall be required to address the potential loss of Swainson's hawk habitat through participation in the Yolo County Habitat Conservation Plan. | Included in Conditions of Approval. |
| January 29, 2009  | Yolo County Public Works Division                         | No Comment.  | N/A                                 |
| February 19, 2009 | Yolo County Flood Control and Water Conservation District | Confirmed the availability of District water for Parcel 1 and Parcel 2.  | N/A                                 |

**ATTACHMENTS**

- A:** Land Division Plat
- B:** Location Map
- C:** Initial Study/Negative Declaration
- D:** Findings
- E:** Conditions of Approval
- F:** Certificate of Compliance

# EXHIBIT "B"

THE SOUTHWEST QUARTER OF SECTION 21  
TOWNSHIP 9 NORTH, RANGE 1 WEST, M.D.M.  
YOLO COUNTY, CALIFORNIA



1867-O.R.-93

1867-O.R.-93

1867-O.R.-93

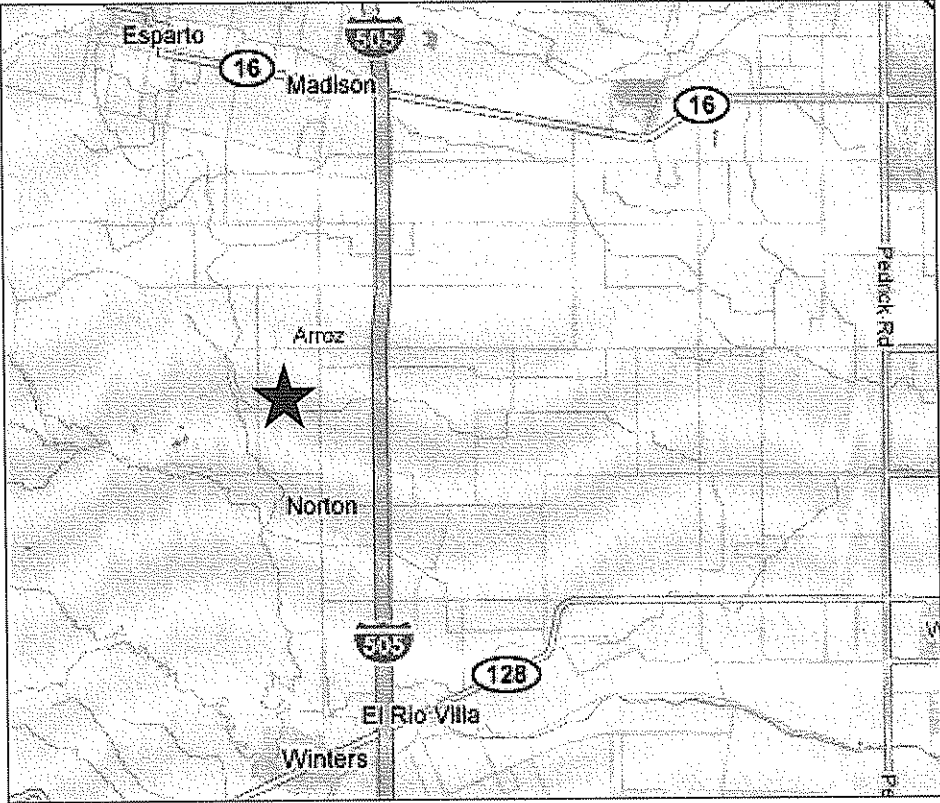
DOC. 96-11835

DOC. 03-29124

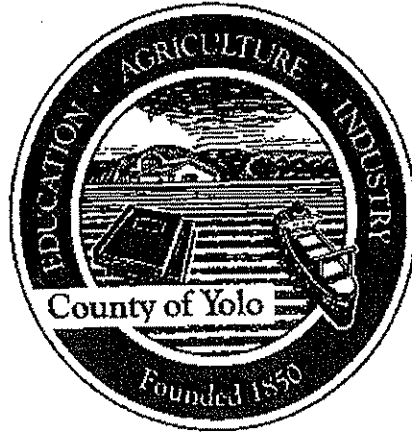
**NK**  
ENGINEERING AND SURVEYING CO., INC.  
724 G STREET DAVIS, CA 95616 nkengineers@sbcglobal.net  
(530) 758-6490 FAX: (530) 758-5560

## ATTACHMENT A

# LOCATION MAP



# ATTACHMENT B



## **YOLO COUNTY PLANNING & PUBLIC WORKS DEPARTMENT**

**INITIAL STUDY/ NEGATIVE DECLARATION  
ZONE FILE # 2008-069  
Fredericks Land Division  
(Tentative Parcel Map Waiver)**

**February 20, 2009**

## **ATTACHMENT C**

## Negative Declaration / Initial Environmental Study

1. **Project Title:** Zone File No. 2008-069
2. **Lead Agency Name and Address:**  
Yolo County Planning and Public Works Department  
292 West Beamer Street  
Woodland, CA 95695
3. **Contact Person and Phone Number:** Jeff Anderson at (530) 666-8036 or e-mail at jeff.anderson@yolocounty.org.
4. **Project Location:** The project site is located at 22823 County Road 88, north of the City of Winters (APN: 050-130-14).
5. **Project Sponsor's Name and Address:**  
  
John Fredericks, Trustee  
Fredericks Family Trust  
109 Riverview Court  
Winters, CA 95694
6. **General Plan Designation(s):** Agricultural
7. **Zoning:** A-1 (Agricultural General)
8. **Description of the Project:** The proposed project is a request to approve a land division to divide a 160 acre parcel into two parcels of 80 acres each (Figure 2, Project Map/Site Plan). A land division application is similar to a Tentative Parcel Map (TPM). The most significant difference is that a Certificate of Compliance is issued and recorded instead of a (Final) Parcel Map. The project site is zoned A-1 (Agricultural General) and is designated as Agriculture in the Yolo County General Plan. The parcels will retain the same zoning and land use designations. The applicant does not propose any development at this time. However, approval of the land division would allow for the development of up to two new single family homes on the newly created Parcel 1, as permitted by Sections 8-2.602 and 8-2.603 of the Yolo County Code.

The project site is located along the west side of County Road 88, approximately 4 miles north of the City of Winters (Figure 1, Regional Location Map). The site is bordered by agricultural land in all directions. The Union School Slough intersects the southwestern portion of the property and traverses along the entirety of the southern boundary (Parcel 2).

The southern portion of the project site is developed with a single family dwelling and an agricultural shop. All of the existing structures will be included on Parcel 2 after approval of the land division. Any future construction as a result of approval of the land division will be required to comply with all applicable Uniform Building Code requirements and Yolo County permitting requirements. The project site is located in flood zone "C", as designated by the Federal Emergency Management Agency (FEMA), and is not subject to 100-year or 500-year flood flows.

Parcel 1 does not contain any structures and does not have a domestic well or septic system. Parcel 2 contains a domestic well and septic system for the existing structures. The construction of any well or septic system on Parcel 1 that occurs as a result of approval of the land division will require the approval of the Environmental Health Department. Both parcels are adjacent to County Road 88 and will continue to have direct access from the road.

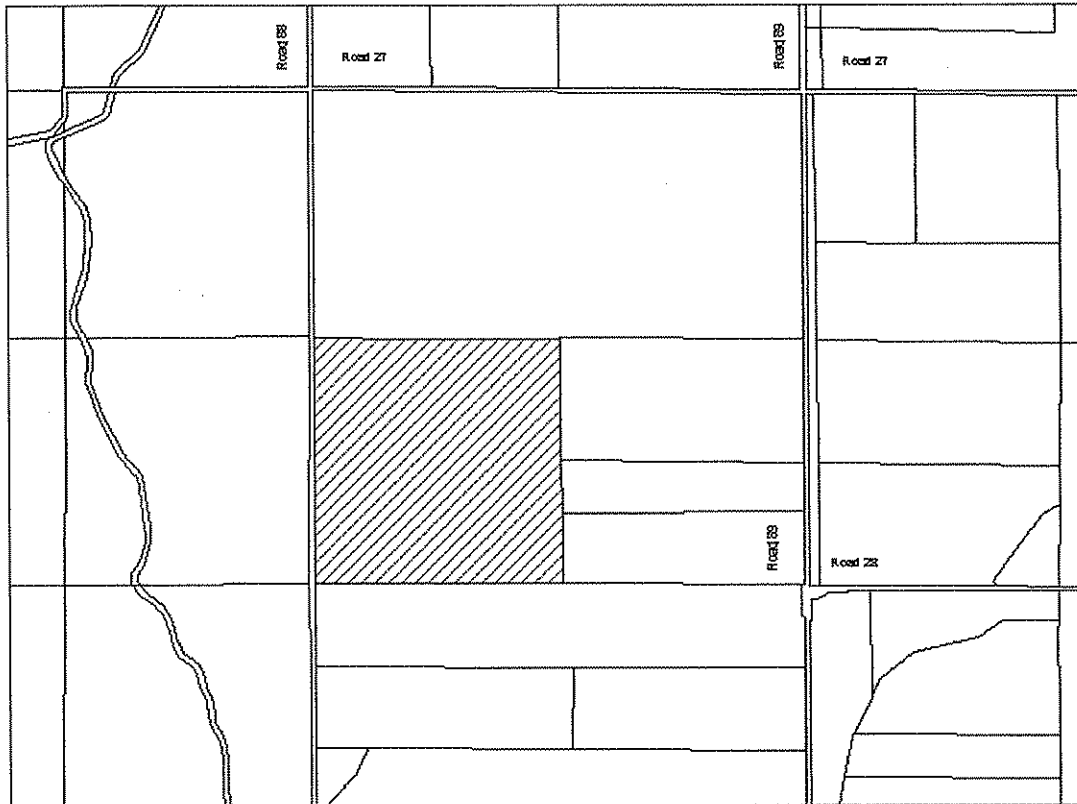
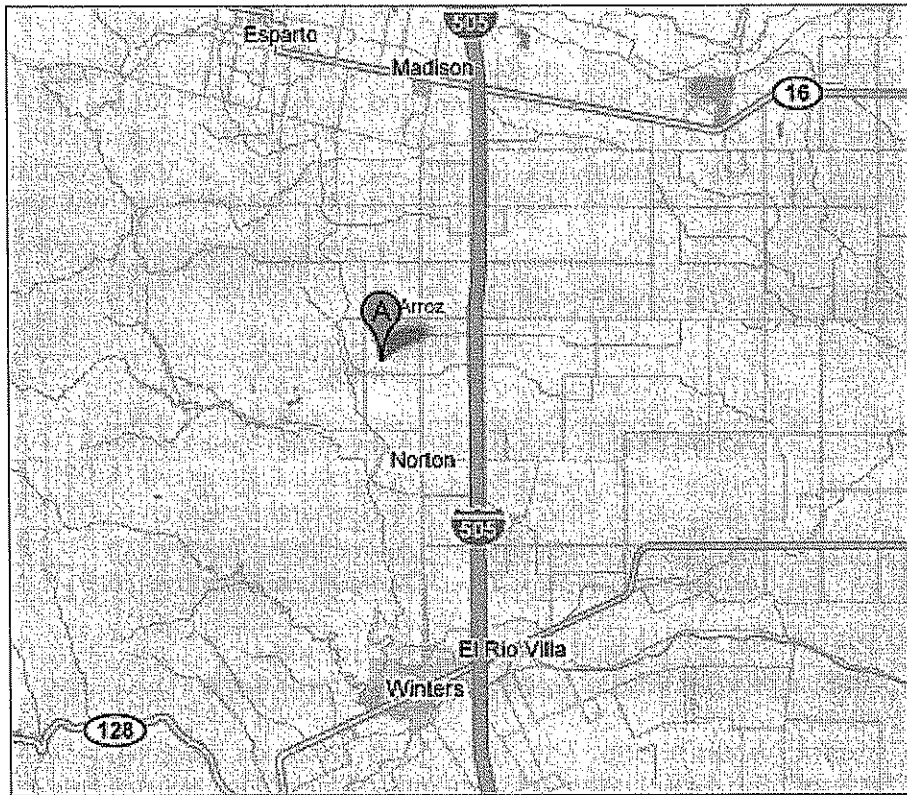
**9. Surrounding Land Uses and Setting:**

| Relation to Project | Land Use               | Zoning                      | General Plan Designation |
|---------------------|------------------------|-----------------------------|--------------------------|
| Project Location    | Agricultural, Row Crop | Agricultural General (A-1)  | Agriculture              |
| North               | Agricultural, Row Crop | Agricultural Preserve (A-P) | Agriculture              |
| South               | Agricultural, Row Crop | Agricultural Preserve (A-P) | Agriculture              |
| East                | Agricultural, Row Crop | Agricultural Preserve (A-P) | Agriculture              |
| West                | Agricultural, Row Crop | Agricultural Preserve (A-P) | Agriculture              |

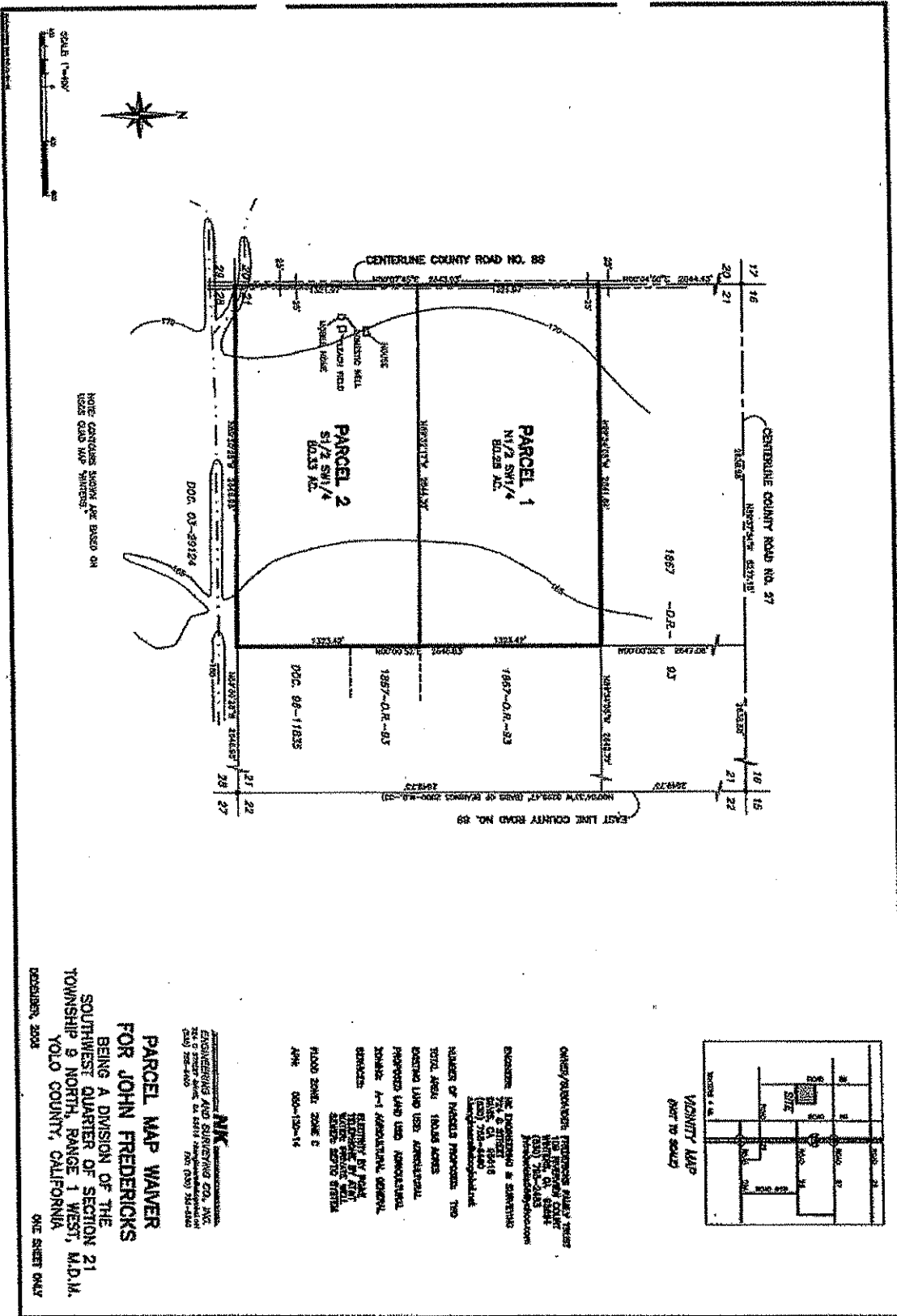
**10. Other public agencies whose approval is required: None**

**11. Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and local codes and regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

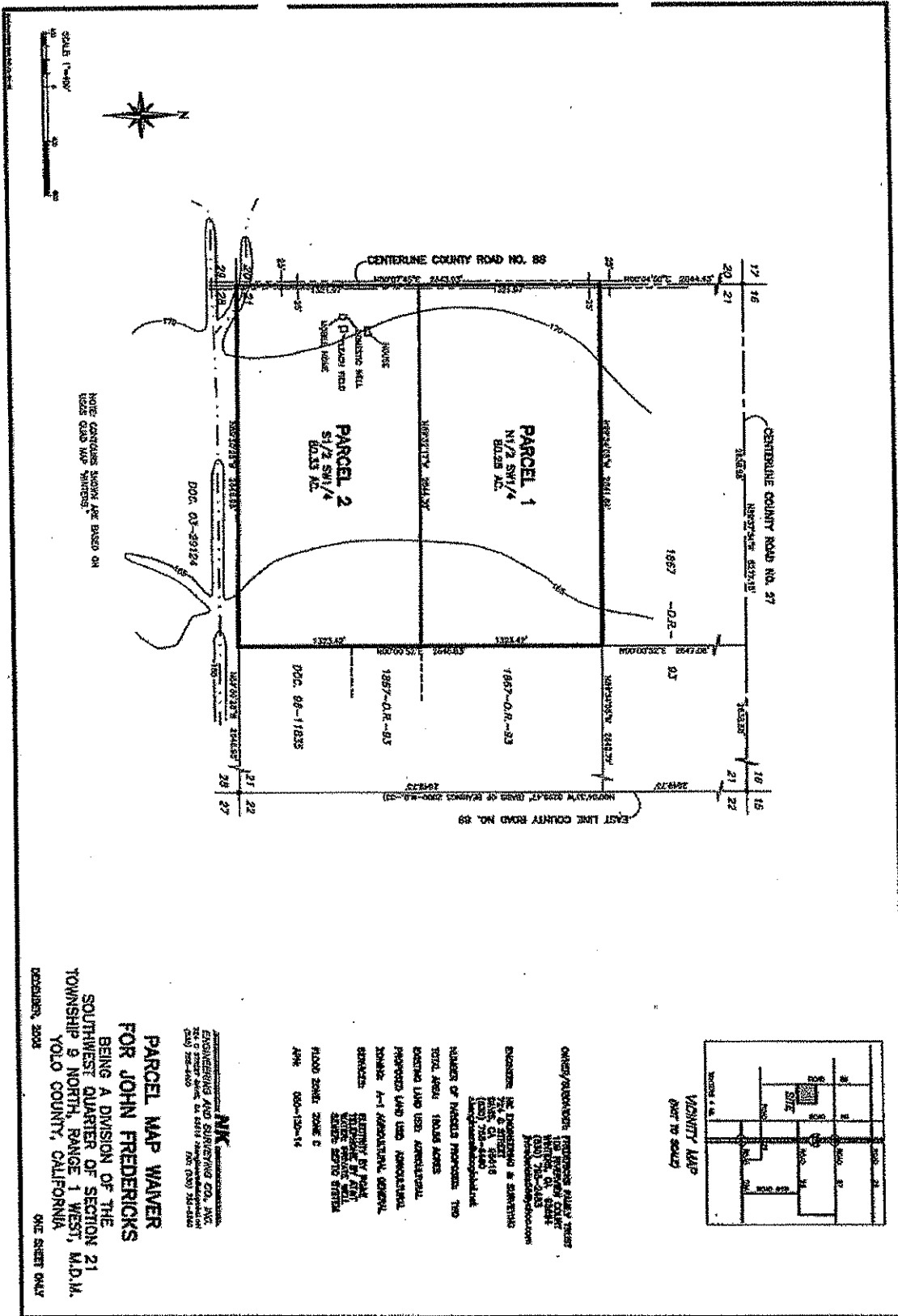




**FIGURE 1  
REGIONAL/LOCATION MAP**



**FIGURE 2  
PROJECT MAP/SITE PLAN**



**FIGURE 2  
PROJECT MAP/SITE PLAN**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

**DETERMINATION:** (To be completed by the Lead Agency)

On behalf of this initial evaluation:

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

\_\_\_\_\_  
Planner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Planner's Printed name

**PURPOSE OF THIS INITIAL STUDY**

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

**EVALUATION OF ENVIRONMENTAL IMPACTS**

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 where 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, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. A definition of "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 Section XVII, "Earlier Analyses," may be cross-referenced).
5. A determination that a "Less Than Significant Impact" would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be "less than significant."
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration, pursuant to Section 15063 (c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVII at the end of the checklist.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

**I. AESTHETICS**

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

**Discussion of Impacts**

- a) *No Impact.* The project is not located within view of any scenic highways or vistas. The adjoining roadways and highways are not listed or designated as "scenic highways" and there are no scenic resources on or within view of the project site. The land division application does not include any development.
- b) *No Impact.* No construction is proposed that will affect any scenic resources or natural features.
- c) *No Impact.* The proposal does not present a significant demonstrable negative aesthetic effect to the agricultural character of the area. Both parcels will remain in agricultural production after the land division.
- d) *Less Than Significant Impact.* Construction is not proposed as part of this application. The future construction of buildings on either parcel could produce additional sources of light to the surrounding agricultural area. Only uses that are consistent with the Agricultural General zone (Sec. 8-2 Article 6 of the Yolo County Code) will be permitted as a result of the project.

**II. AGRICULTURAL RESOURCES:**

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

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

**Discussion of Impacts**

- a) *Less Than Significant Impact.* The project site is composed of Type II soils and is considered Prime Farmland as depicted on the map prepared by the Farmland Mapping and Monitoring Program of the California Department of Conservation. The northern 80 acres (Parcel 1) has a "rice base," while the southern 80 acres (Parcel 2) is lighter soil and grows other row crops, such as tomatoes, corn, and alfalfa. The project does not include any development; however, a new parcel would be entitled to build two single family homes under the A-1 (Agricultural General) zone.
- b) *No Impact.* The current parcel is zoned A-1 (Agricultural General) and is designated as Agriculture in the Yolo County General Plan. The zoning and land use designation will remain the same after the land division. The parcel is not enrolled in the Williamson Act.
- c) *Less Than Significant Impact.* The site is in agricultural production and will remain as such after the land division. However, approval of the land division would allow up to two single family homes to be built on Parcel 1.

**III. AIR QUALITY:**

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

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

**Discussion of Impacts**

The Yolo Solano Air Quality Management District (YSAQMD) has published a set of recommendations that provide specific guidance on evaluating projects under CEQA relative to the above general criteria (YSAQMD, 2007). The Guidelines identify quantitative and qualitative long-term significance thresholds for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources. These thresholds include:

|  |  |
|--|--|
| Reactive Organic Gases (ROG)           | 10 tons/year   |
| Oxides of Nitrogen (NOx)               | 10 tons/year   |
| Particulate Matter (PM <sub>10</sub> ) | 80 ppd   |
| Carbon Monoxide (CO)                   | Violation of a state ambient air quality standard for CO |

Development projects are considered cumulatively significant if:

1. The project requires a change in the existing land use designation (i.e., general plan amendment, rezone); and
2. Projected emissions (ROG, NOx, or PM<sub>10</sub>) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation.
  - a) *Less Than Significant Impact.* There is no change in the land use designation for the project site. The project would not substantially conflict with or obstruct implementation of the Yolo Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento Area Regional Ozone Attainment Plan (1994), or the goals and objectives of the county's general plan.
  - b) *Less Than Significant Impact.* The Yolo-Solano Region is a non-attainment area for state particulate matter (PM<sub>10</sub>) and ozone standards, and the Federal ozone standard. Thresholds for project-related air pollutant emissions would not exceed significant levels as set forth in the 2007 YSAQMD Guidelines.



**III. AIR QUALITY:**

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

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

**Discussion of Impacts**

The Yolo Solano Air Quality Management District (YSAQMD) has published a set of recommendations that provide specific guidance on evaluating projects under CEQA relative to the above general criteria (YSAQMD, 2007). The Guidelines identify quantitative and qualitative long-term significance thresholds for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources. These thresholds include:

|  |  |
|--|--|
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| Particulate Matter (PM <sub>10</sub> ) | 80 ppd   |
| Carbon Monoxide (CO)                   | Violation of a state ambient air quality standard for CO |

Development projects are considered cumulatively significant if:

1. The project requires a change in the existing land use designation (i.e., general plan amendment, rezone); and
2. Projected emissions (ROG, NOx, or PM<sub>10</sub>) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation.
  - a) *Less Than Significant Impact.* There is no change in the land use designation for the project site. The project would not substantially conflict with or obstruct implementation of the Yolo Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento Area Regional Ozone Attainment Plan (1994), or the goals and objectives of the county's general plan.
  - b) *Less Than Significant Impact.* The Yolo-Solano Region is a non-attainment area for state particulate matter (PM<sub>10</sub>) and ozone standards, and the Federal ozone standard. Thresholds for project-related air pollutant emissions would not exceed significant levels as set forth in the 2007 YSAQMD Guidelines.

- c) *No Impact.* No new construction is proposed as part of this land division application. Any future construction will be reviewed by the Planning and Building divisions to ensure compatibility with air quality standards.
- d) *Less Than Significant Impact.* The project is a land division, which could result in future development of additional agricultural operations. The air pollutants generated by any future construction would be primarily dust and particulate matter during construction, as described in (b) above. Dust will be controlled through effective management practices, such as water spraying during construction activity, and will therefore be a less than significant impact. There are no sensitive receptors in the immediate vicinity. The property is surrounded by agricultural land.
- e) *No Impact.* The proposed land division would not create objectionable odors.

**IV. BIOLOGICAL RESOURCES**

Would the project:

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

**Discussion of Impacts**

a-f) *No Impact.* The land division would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan including the Draft Yolo County Habitat Conservation Plan/Natural Community Conservation Plan. Any potential future development resulting from the land division would be required to comply with the provisions of the Draft Yolo County Habitat Conservation Plan/Natural Community Conservation Plan. For all discretionary projects that result in the potential or definite removal of Swainson's hawk habitat, the developer shall mitigate for the loss of Swainson's hawk habitat through participation in the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP).

**V. CULTURAL RESOURCES**

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

**Discussion of Impacts**

- a) *No impact.* The project site is not known to have any historical significant or significant characteristics as defined by the criteria within the CEQA Guidelines.
- b) *No Impact.* The project site is not known to have any archaeologically significant characteristics as defined by the criteria in the CEQA Guidelines.
- c) *No impact.* No paleontological resources are known or suspected and no unique geologic features exist on the project site.
- d) *Less Than Significant Impact.* No human remains are known or predicted to exist in the project area. If, however, any future development resulting from the land division should uncover human remains, no further site disturbance shall occur until the County coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

**VI. GEOLOGY AND SOILS**

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

**Discussion of Impacts**

a) *Less Than Significant Impact.*

The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) rupture of a known earthquake fault; ii) strong seismic ground shaking; iii) Seismic-related ground failure, including liquefaction, or; iv) Landslides, because there are no such geologic hazards identified in the immediate vicinity of the project site. Any future construction will be reviewed and approved by County Building Division. The site does not lie within or adjacent to an Alquist-Priolo Earthquake Fault Zone and the nearest mapped active fault is the Dunnigan Hills Fault located approximately ten miles to the north.

b, c, d) *No Impact.* No new construction is proposed. Any future construction would be required to comply with all applicable Uniform Building Code requirements. The project is not located on expansive soils.

e) *Less Than Significant Impact.* The southern portion of the project site (Parcel 2) is currently served by a septic system. Any new septic systems must meet the requirements and be approved by Yolo County Environmental Health Department (YCEH).

**VII. HAZARDS AND HAZARDOUS MATERIALS**

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

**Discussion of Impacts**

- a, b, c) *No Impact.* The land division does not involve any hazardous materials or hazardous waste.
- d) *No impact.* The project is not located on a site which is included on a list of hazardous materials sites.
- e) *No Impact.* The project is not located within the vicinity of a public airport, and therefore not within the runway clearance zones established to protect the adjoining land uses in the vicinity from noise and safety hazards associated with aviation accidents.
- f) *No Impact.* The project site is not located within the vicinity of a private airstrip.
- g) *No impact.* The land division would not interfere with any adopted emergency response or evacuation plans.
- h) *No impact.* The project is located in an agricultural setting and will not expose urban development to the risk of wildland fires.

**VIII. HYDROLOGY AND WATER QUALITY**

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

**Discussion of Impacts**

- a) *No Impact.* The land division does not propose any development, thus it would not violate any water quality standards or waste discharge requirements.
- b) *Less Than Significant Impact.* The southern parcel (Parcel 2) has a domestic well on-site. Irrigation water for the farming operation is provided by the Yolo County Flood Control and Water Conservation District. The land division would allow for the potential future development of up to two new single-family homes, which would require additional well capacity. However, this would not result in a significant impact to groundwater supplies.
- c) *Less Than Significant Impact.* The proposed project would not substantially alter the existing drainage pattern of the project site or the surrounding area and would not, therefore, result in substantial

erosion or siltation on- or off-site. The Union School Slough crosses the southwestern portion of the property; however, the slough will not be altered as a result of the land division.

- d) *Less Than Significant Impact.* Approval of the land division will allow for the creation of two parcels. Development is not proposed as part of this application. The land division will not modify any drainage patterns nor substantially increase the amount of surface runoff. Any future development will be evaluated for drainage and runoff issues.
- e) *Less Than Significant Impact.* See (d), above. The land division does not propose changing existing drainage patterns. Any development will require a SWPP for regulation under the National Pollutant Discharge Elimination System (NPDES) for the disturbance of an area greater than one acre. In addition, grading plans would be required for any proposed construction to address erosion control and drainage.
- f) *No Impact.* See (a) and (e), above. No additional impacts to water quality are anticipated.
- g) *No Impact.* The project site is not located within the 100-year floodplain, as designated by the Federal Emergency Management Agency (FEMA), and not subject to 100-year flood flows.
- h) *No Impact.* See (g) above. The land division does not propose any buildings. Any new construction, as a result of approval of the land division, would be subject to site plan review and the building permit process.
- i) *No Impact.* The project site is not located immediately down stream of a dam or adjacent to a levee that would expose individuals to risk from flooding. The land division does not propose any buildings. Any future construction will be evaluated in the building permit process.
- j) *No Impact.* The project would not result in the location of future construction near any enclosed bodies of water that would pose a seiche hazard. The project is not located near an ocean; therefore, it would not pose a tsunami hazard. In addition, the project site is not typically associated with mudflow hazard.



**IX. LAND USE AND PLANNING**

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

**Discussion of Impacts**

- a) *No impact.* The land division would not physically divide an established community. The project is located within an agricultural area and is surrounded by agricultural uses.
- b) *No Impact.* The resulting parcels will meet all the requirements of the Yolo County Zoning Code and County General Plan.
- c) *No Impact.* The County does not have an adopted HCP or NCCP although there is a draft HCP/NCCP. The land division would not conflict with any applicable habitat conservation plan or natural community conservation plan.

**X. MINERAL RESOURCES**

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

Discussion of Impacts

a, b) *No impact.* There are no known mineral resources on the site and the site is not delineated as a resource recovery site. This land division will not affect the availability of any known mineral resource or resource recovery site. The project site is not designated as an area of significant aggregate deposits, as classified by the State Department of Mines and Geology.

**XI. NOISE**

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

**Discussion of Impacts**

- a, b, c, d) *No Impact.* Approval of the land division would not expose persons to or generate excessive noise levels. The project is located in a rural, low traffic, low population area. The noise from potential future development on the resulting parcels would not exceed noise levels already present on the site.
- e) *No Impact.* The nearest public airport is not within the project vicinity, and therefore not within an airport land use plan.
- f) *No Impact.* The project is not located near a private airstrip and would not be exposed to noise from any private airstrip.

**XII. POPULATION**

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

**Discussion of Impacts**

- a) *No Impact.* A new parcel will be entitled to build up to two single family homes under the Agricultural General zone. Two new potential homes are not a significant increase in population.
- b, c) *No Impact.* No existing housing or people will be displaced by this land division.

**XIII. PUBLIC SERVICES**

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

|                             | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|-----------------------------|--------------------------------|--|------------------------------|-------------------------------------|
| a) Fire protection?         | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input 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 of Impacts**

a-e) *No Impact.* A new parcel will be entitled to build up to two single family homes under the Agricultural General zone. Two new potential homes are not a significant increase in population and not a significant impact on county public services.

**XIV. RECREATION**

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

**Discussion of Impacts**

a,b) *No Impact.* The project would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities.

**XV. TRANSPORTATION/TRAFFIC**

| Would the project:   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase on either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

a, b) *Less Than Significant Impact.* A new parcel will be entitled to build up to two single family homes under the Agricultural General zone. The parcels are served by County Road 88. The potential of two homes is not a significant increase in population and would not impact traffic or level of service.

c) *No Impact.* The project will not have an impact on air traffic patterns.

d) *No Impact.* The land division does not contain elements that would increase traffic hazards.

e) *No Impact.* The project will not have an effect on emergency access.

f) *No Impact.* The resulting parcels will each be 80 acres in size. There will be adequate room for parking for any permitted use.

g) *No Impact.* The project would not conflict with adopted policies, plans, or programs supporting alternative transportation.

**XVI. UTILITIES AND SERVICE SYSTEMS**

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

**Discussion of Impacts**

- a) *No Impact.* A new parcel will be entitled to build up to two single family homes under the Agricultural General zone. Any new septic systems have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Department. Two new potential homes are not a significant increase in population and not a significant impact on wastewater.
- b) *No Impact.* The project will not require the construction of new wastewater treatment facilities or expansion of existing facilities. Construction is not proposed as part of this application. Any future construction will be reviewed and approved by County Building Division.
- c) *No Impact.* The project will not require the construction or expansion of storm water drainage facilities.
- d) *Less Than Significant Impact.* The newly created Parcel 1 will be entitled to build up to two single family homes under the Agricultural General zone. Parcel 2 already has an existing domestic well onsite. Should Parcel 1 be developed with one or two homes, a new domestic well would have to be drilled. Any new well systems would have to be reviewed by and meet all the requirements of Yolo County Environmental Health Department.

The northern half of the existing 160 acre parcel (Parcel 1) receives irrigation water from the Yolo County Flood Control and Water Conservation District by gravity flow from the District's County Road 27 Yolo Central Canal. The southern half of the existing 160 acre parcel (Parcel 2) receives District water which is lifted from the canal at the southwest corner of the property. The land division will not change the way the newly created parcels receive irrigation water.



- e) *No Impact.* The project site is not located near any existing wastewater treatment provider and has no potential of connecting to any such facility.
- f) *No Impact.* The site is served by the county landfill. Any solid waste resulting from future development as a result of the land division will not significantly impact disposal capacity at the county landfill.
- g) *No Impact.* No development is proposed as part of this land division application. Any future development will be required to comply with all relevant statutes related to solid waste.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

Does the Project:

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

**Discussion of Impacts**

- a) *No Impact.* Based on the information provided in this Initial Study, no potential environmental impacts would be caused by the project. No important examples of major periods of California history or prehistory in California were identified; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated.
- b) *No Impact.* Based on the analysis provided in this Initial Study, no environmental impacts would result from the project.
- c) *No Impact.* Based on the analysis provided in this Initial Study, no impacts to human beings would result from the proposed project. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly.

**REFERENCES**

- Yolo County Zoning Ordinance
- Yolo County General Plan
- Application materials

**FINDINGS  
FREDERICKS LAND DIVISION  
ZONE FILE #2008-069**

Upon due consideration of the facts presented in the staff report and at the public hearing for Zone File #2008-069, the Planning Commission approves the proposed Land Division. In support of this decision, the Planning Commission makes the following findings:

*(A summary of the evidence to support each FINDING is shown in italics)*

**California Environmental Quality Act**

That the proposed Initial Study and Negative Declaration prepared for the project is the appropriate environmental documentation in accordance with the California Environmental Quality Act (CEQA) and Guidelines.

*The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment.*

*Pursuant to the California Environmental Quality Act (CEQA) and Guidelines, an environmental evaluation (Initial Study) has been circulated for 20 days for public review and to Responsible Agencies having jurisdiction over the project, with no significant comments noted.*

*The proposed Negative Declaration is the appropriate level of environmental review pursuant to Article 6, Section 15070 of the CEQA Guidelines (Attachment C).*

**Yolo County General Plan**

That the design of the Land Division and the development proposed for construction on the parcels to be created by the Land Division is consistent with the Yolo County General Plan.

*The subject property is designated as Agriculture in the Yolo County General Plan. As conditioned, the Land Division is consistent with the policies, goals and objectives of the general plan. Development is not proposed as part of this application.*

**Zoning Code**

That the proposed Land Division is consistent with the applicable zoning standards. [Article 6 of the County Zoning Ordinance]

*The proposed project will result in the creation of two parcels of 80± acres each. The subject property is zoned Agricultural General (A-1), which has a minimum parcel size of twenty (20) acres. The resulting two parcels of 80 acres each will meet all the requirements of the A-1 (Agricultural General) zone. The Land Division meets the minimum parcel sizes, width to depth ratio, access, and general requirements of the Yolo County Code.*

**ATTACHMENT D**

## **Subdivision Map Act**

Pursuant to Section 66474 of the Subdivision Map Act, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

*The subject property for the proposed Land Division is designated as Agriculture in the Yolo County General Plan. The parcel is used for an agricultural purpose and will continue as such after approval of the Land Division. The proposed Land Division, as conditioned, complies with the minimum parcel size and use in the Agricultural General (A-1) zone and Agricultural General Plan designation.*

- b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

*The site has been determined to be suitable for agricultural use based on designations in the Yolo County General Plan. As conditioned, the Land Division is consistent with the requirements of the General Plan.*

- c) That the site is not physically suitable for the type of development.

*As conditioned, the proposed parcels comply with the minimum parcel size required by the Agricultural General zone and the Yolo County General Plan. The site is in agricultural production and will continue to be farmed in the future. Development is not proposed as part of this application.*

- d) That the site is not physically suitable for the proposed density or development.

*The Yolo County Code sets minimal parcel size in the A-1 zone of 20 acres. The Land Division, as approved, complies with the Yolo County Code and Improvement Standards adopted by the county. Residential development is not proposed as part of the application. The division of the parcel into two parcels of approximately 80 acres each is suitable for the continued agricultural operations.*

- e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

*An Initial Study has been prepared, and staff has determined that a Negative Declaration is the appropriate level of environmental review pursuant to the CEQA Guidelines. Prior to the recording of the Certificate of Compliance, the applicant shall pay or mitigate for the loss of Swainson's hawk habitat according to the Department of Fish and Game Swainson's Hawk Guidelines. The proposed creation of two parcels will not cause environmental damage or substantially and avoidably injure fish and wildlife or their habitat.*

- f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

*The proposed design of the requested Land Division will not cause serious health problems. All issues regarding health, safety, and the general welfare of future residents and adjoining landowners will be addressed as described in the Conditions of Approval, by the appropriate regulatory agency prior to issuance of Building Permit and/or issuance of Final Occupancy Permit.*

- g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

*The design of the Land Division or the type of improvements required will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.*

- h) The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating or cooling opportunities.

*Each of the proposed parcels is approximately 80 acres in size, providing significant opportunities for future development to incorporate passive or natural heating and cooling features.*

**CONDITIONS OF APPROVAL  
FREDERICKS LAND DIVISION  
ZONE FILE #2008-069**

**ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL:**

PLANNING DIVISION—PPW (530) 666-8808

1. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval as approved by the Yolo County Planning Commission.
2. Upon approval of the Land Division by the Planning Commission, the requirements for filing a (Final) Parcel Map shall be waived and the Planning and Public Works Department shall issue a Certificate of Compliance. Within thirty (30) days of issuance of the Certificate of Compliance, the applicant shall be required to record, at the applicant's expense, the Certificate, including the map exhibit and legal descriptions, with the County Recorder's Office. If the Certificate is not recorded, approval of the Land Division shall be deemed null and void without any further action in accordance with the State Subdivision Map Act.
3. Prior to issuance of the Certificate of Compliance, the applicant shall be required to address the potential loss of Swainson's hawk habitat through participation in the Yolo County Habitat Conservation Plan. The fee is currently set at \$8,660 per acre, and shall be collected for 2.5 acres (\$21,650 total). The Certificate of Compliance shall be recorded within two years from the date of approval by the Yolo County Planning Commission, or the Land Division shall become null and void without any further action in accordance with the state Subdivision Map Act.
4. The applicant shall pay fees in the amount of \$2,043 (\$1,993 for state filing fee, plus \$50 county processing fee), under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4, at the time of the filing of the Notice of Determination to cover the cost of review of the environmental document by the California Department of Fish and Game.

COUNTY COUNSEL (530) 666-8172

5. In accordance with Yolo County Code Section 8-2.2415, the applicant shall agree to indemnify, defend, and hold harmless the county or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the county or its agents, officers, or employees to attach, set aside, void, or annul an approval of the county, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.

The county shall promptly notify the applicant of any claim, action, or proceeding and that the county cooperates fully in the defense. If the county fails to promptly notify the applicant of any claim, action, or proceeding, or if the county fails to cooperate

**ATTACHMENT E**

fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the county harmless as to that action.

The county may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

6. Failure to comply with the **CONDITIONS OF APPROVAL** as approved by the Yolo County Planning Commission may result in the following actions:
  - **non-issuance of future building permits;**
  - **legal action.**

### **PRIOR TO ISSUANCE OF ANY BUILDING PERMITS:**

#### BUILDING DIVISION—PPW (530) 666-8775

7. The applicant shall pay the appropriate fees prior to the issuance of building permits, including, but not limited to, School and Fire District fees, County Facility fees, and Environmental Health fees.
8. All building permit plans shall be submitted to the Planning and Public Works Department for review and approval in accordance with County Building Standards prior to the commencement of any construction.

#### ENVIRONMENTAL HEALTH DEPARTMENT (530) 666-8646

9. Prior to the issuance of any building permits, well and septic system designs shall be approved by the Environmental Health Department.

Recording Requested by  
and when recorded mail to:

Yolo County Planning & Public Works Department  
Attn: Jeff Anderson  
292 West Beamer Street  
Woodland, CA 95695

Document Title: **CERTIFICATE OF COMPLIANCE**  
**Land Division**  
**John George Fredericks & Helen Evelyn Fredericks Family Trust**  
**ZONE FILE #2008-069**

As required by Ordinance No. 939 of the County of Yolo and pursuant to Section 66412.6 and Section 66499.35 of the Government Code of the State of California (Subdivision Map Act), this Certificate of Compliance shall apply to the two parcels shown by the Land Division Plat Map in **Exhibit 1** and described by legal descriptions in **Exhibit 2**.

This Certificate of Compliance recognizes that the above described two parcels, currently identified by County Assessor's Parcel Number (APN): 050-130-14, are parcels that have been created by "Land Division", in accordance with the provisions of the County's ordinances, approved by the Yolo County Planning Commission on March 12, 2009, contingent on compliance with the project's "Conditions of Approval" included herein and found in Zone File # 2008-069.

It is hereby confirmed that the above described parcels were approved in accordance with the applicable provisions of the Subdivision Map Act of the State and of local ordinances enacted pursuant thereto by the County of Yolo, and are therefore determined to be lawfully created parcels.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act. Development of the parcels will require issuance of conditional use permits, building permits, or other grants of approval.

David Morrison, Assistant Director  
Yolo County Zoning Administrator

Date

State of California  
County of \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public.

personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**ATTACHMENT F**



## CONDITIONS OF APPROVAL

1. Within thirty (30) days of the issuance of the Certificate of Compliance, the applicant shall be required to record, at the applicant's expense, the Certificate, including the map exhibit and legal descriptions, with the County Recorder's Office. If the Certificate is not recorded, approval of the Land Division shall be deemed null and void without any further action in accordance with the State Subdivision Map Act.
2. Prior to issuance of the Certificate of Compliance, the applicant shall be required to address the potential loss of Swainson's hawk habitat through participation in the Yolo County Habitat Conservation Plan. The fee is currently set at \$8,660 per acre, and shall be collected for 2.5 acres (\$21,650 total). The Certificate of Compliance shall be recorded within two years from the date of approval by the Yolo County Planning Commission, or the Land Division shall become null and void without any further action in accordance with the state Subdivision Map Act.

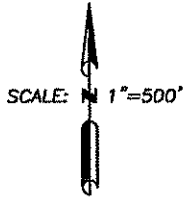
### County Counsel

3. In accordance with Yolo County Code §8-2.2415, the applicant shall agree to indemnify, defend, and hold harmless the county or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the county or its agents, officer, or employees to attack, set aside, void or annul an approval of the county, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought with the applicable statute of limitations.

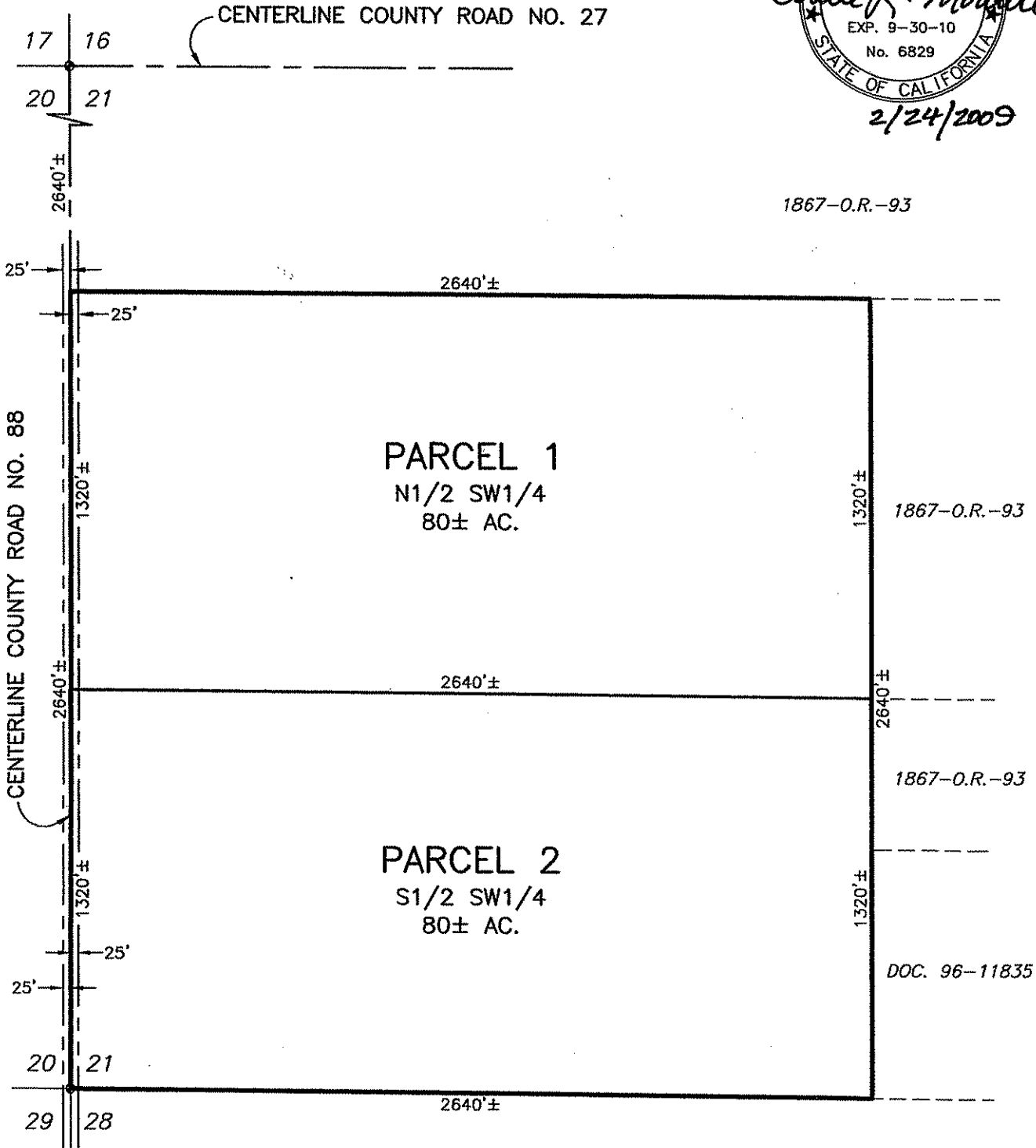
The county shall promptly notify the applicant of any claim, action or proceeding and that the county cooperates fully in the defense. If the county fails to promptly notify the applicant of any claim, action, or proceeding, or if the county fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the county harmless as to that action. The county may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

4. Failure to comply with the CONDITIONS OF APPROVAL for Zone File #2008-069 as approved by the Yolo County Planning Commission may result in the following:
  - **Legal action;**
  - **Revocation of this approval; and**
  - **Non-issuance of future building permits.**





THE SOUTHWEST QUARTER OF SECTION 21  
TOWNSHIP 9 NORTH, RANGE 1 WEST, M.D.M.  
YOLO COUNTY, CALIFORNIA



1867-O.R.-93

DOC. 03-29124

**ENGINEERING & SURVEYING CO., INC.**

724 "G" STREET  
DAVIS, CA. 95616  
PHONE: (530) 758-6490  
FAX: (530) 758-5560  
nkengineers@sbcglobal.net

**PARCEL 1**

The north half of the southwest quarter of Section 21, Township 9 North, Range 1 West, M. D. M., Yolo County, California. Containing 80 Acres, more or less.

**PARCEL 2**

The south half of the southwest quarter of Section 21, Township 9 North, Range 1 West, M. D. M., Yolo County, California. Containing 80 Acres, more or less

