



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

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### PLANNING COMMISSION STAFF REPORT

MARCH 12, 2009

**FILE #2008-057:** A Tentative Parcel Map (TPM No. 4967) (**Attachment A**) to subdivide a 760-acre A-P (Agricultural Preserve) zoned parcel into two parcels of approximately 80 acres and 680 acres, for the purpose of separating the almond processing facility from the almond orchard.

**APPLICANT/OWNER:** M&B Farms  
Raminder Bains  
3443 South Walton Avenue  
Yuba City, CA 95993

**LOCATION:** The project is located at 24545 County Road 2, approximately two miles west of Dunnigan (APN: 062-060-11) (**Attachment B**).

**GENERAL PLAN:** Agriculture (Yolo County General Plan)  
**ZONING:** Agricultural Preserve (A-P)  
**FLOOD ZONE:** C (areas outside the 100 year and 500 year flood plains) and A (areas within the 100 year flood plain)  
**FIRE SEVERITY ZONE:** None  
**SOILS:** Riverwash (Class VIII); Arbuckle gravelly loam, 2 to 5 percent slopes (Class II); Corning gravelly loam, 2 to 15 percent slopes, eroded (Class IV); Arbuckle gravelly loam, 0 to 2 percent slopes (Class II); Brentwood silty clay loam, 0 to 2 percent slopes (Class I); Reiff gravelly loam (Class II); Tehama loam, 0 to 2 percent slopes (Class II); Reiff very fine sandy loam (Class I); Sehorn-Balcom complex, 2 to 15 percent slopes (Class III)

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**REPORT PREPARED BY:**

**REVIEWED BY:**

Stephanie Berg, Associate Planner

David Morrison, Assistant Director

### RECOMMENDED ACTIONS

That the Planning Commission:

1. **HOLD** a public hearing and receive comments;

**AGENDA ITEM 7.3**

2. **ADOPT** the Initial Study/Negative Declaration prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines (**Attachment C**);
3. **ADOPT** the proposed Findings (**Attachment D**) for the project; and
4. **APPROVE** the Tentative Parcel Map (TPM #4967) (**Attachment A**) in accordance with the Conditions of Approval (**Attachment E**)

### **REASONS FOR RECOMMENDED ACTIONS**

The 760-acre property is currently in use as an active almond orchard and almond processing facility. Parcel 1 will contain the almond processing facility and one home. Parcel 2 is a planted almond orchard and will continue to be used as such; the parcel also contains two homes. The owners are seeking to separate the almond processing facility from the almond orchard for future financing opportunities. The property is currently, and will continue to be, under a single Williamson Act contract, and all uses will remain the same.

### **BACKGROUND**

The proposed project is a Tentative Parcel Map for the division of a 760-acre parcel into two parcels of approximately 80 acres and 680 acres (**Attachment A**). The property, located approximately two miles west of Dunnigan, is bounded on the north by County Road 2, on the south by County Road 4, on the east by County Road 86, and on the west by County Road 84 (**Attachment B**). The proposed 80-acre parcel (Parcel 1) contains the almond processing facilities, including an almond hulling operation, and one single-family dwelling. The almond hulling portion of the processing facility is a legal non-conforming use on the A-P (Agricultural Preserve) zoned property.

The proposed 680-acre parcel (Parcel 2) is an active almond orchard and contains two homes, with portions of the Buckeye Creek watercourse traversing the property. The applicant is not proposing any new residential development. The project site is served by County Road 2 and County Road 4, both county-maintained roads.

### **STAFF ANALYSIS**

An almond processing facility is currently in operation on the proposed Parcel 1, which also contains portions of the almond orchard and one single family home site with a domestic well and self-contained septic system. The parcel is accessed off County Road 2. The proposed Parcel 2 is actively farmed as an almond orchard, with two home sites, several agricultural wells, one domestic well, and a septic system. Parcel 2 is accessed off County Road 4. Although the applicant proposes no further residential development on the property, approval of the Parcel Map would allow for an additional single family dwelling on Parcel 1 (ancillary dwelling). Review criteria set forth in the Yolo County Code (Section 8-2.2703.5) requires that any proposed ancillary dwelling site be located within 250 feet of an existing home site so that disturbance of actively farmed areas is minimized. The developed portion of Parcel 1, exclusive of farming operations, contains potential home site areas well within this “clustering” requirement, and the disturbance of actively farmed areas would be minimized should a future second home site ever be constructed. Any expansion of the hulling operation portion of the almond processing facility on Parcel 1, a non-conforming use, will be limited to its existing footprint and/or may require issuance of a Major Use Permit at the discretion of the Director of Planning and Public Works.

The proposed Parcel 2, which includes the active almond orchard, is already developed with two home sites, which are allowed by-right on all agriculturally zoned properties. A-P zoning allows one single family dwelling as a principal use and one ancillary dwelling as an accessory use. Any

### **AGENDA ITEM 7.3**

further development of home sites on Parcel 2 would require issuance of a Minor Use Permit at the discretion of the Zoning Administrator. All provisions of the abovementioned review criteria, i.e., the clustering requirement, would apply.

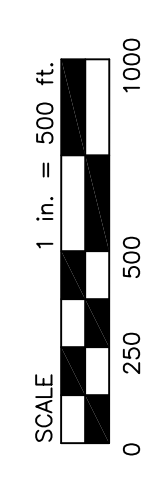
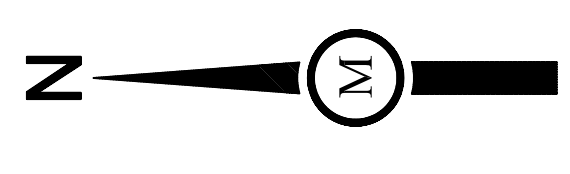
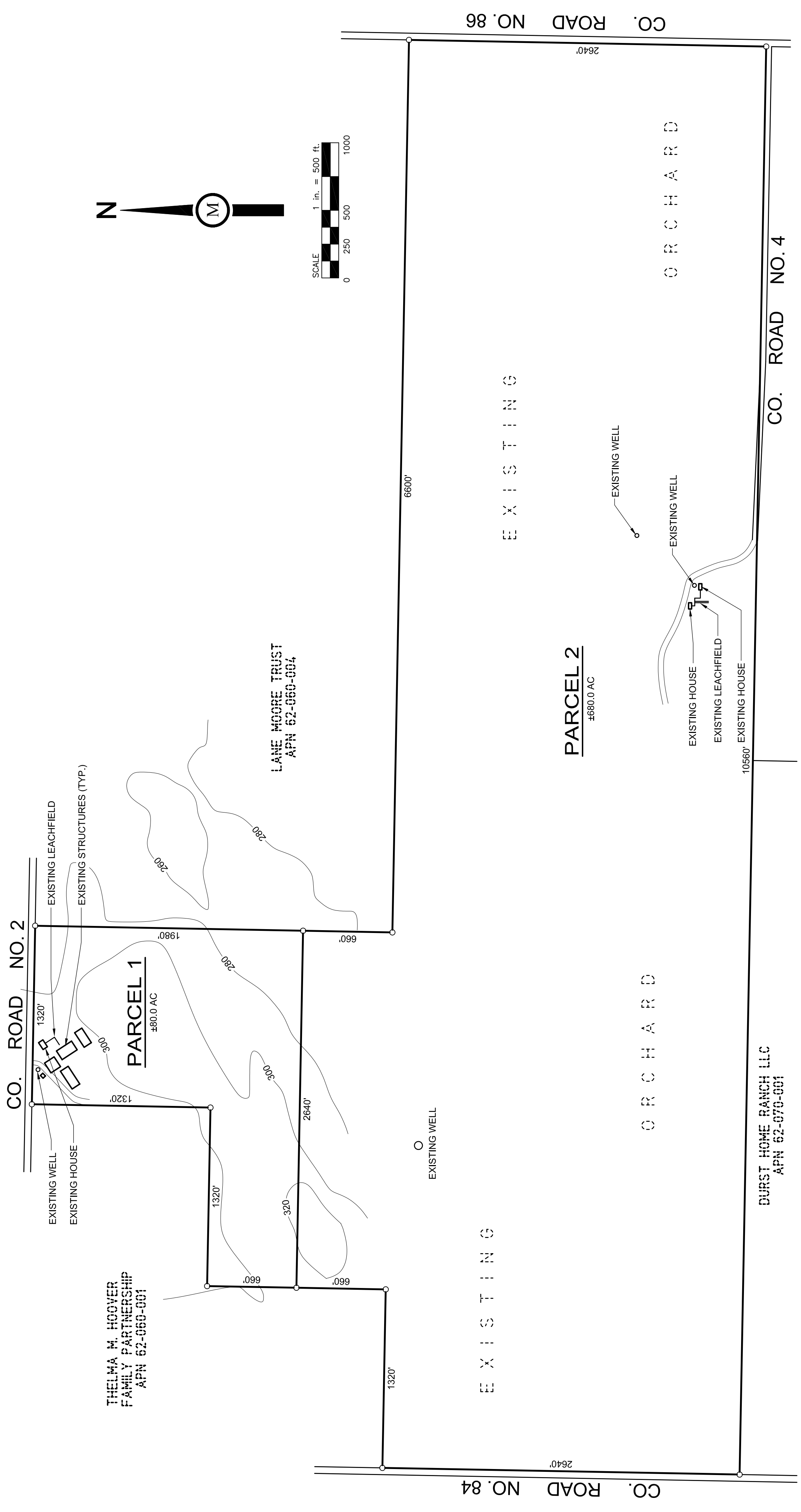
The agricultural viability of the parcels will not be affected by the approval of the Tentative Parcel Map. The applicant intends to keep both the almond orchard and almond processing facility in operation. All uses will remain the same, and no further residential development is proposed. The Parcel Map will allow for more financing options to ensure the agricultural operations on the property continue to thrive.

### **SUMMARY OF AGENCY COMMENTS**

A Request for Comments was prepared and circulated for the proposed project from December 15, 2008 to January 20, 2009. An Initial Study/Negative Declaration was circulated between February 10, 2009 and March 2, 2009. The Dunnigan Citizens Advisory Committee recommended approval of the project to the Planning Commission at their February 19, 2009 meeting. Additionally, a courtesy notice was sent to property owners within 300 feet of the project site. No significant comments have been received.

### **ATTACHMENTS**

- A:** Tentative Parcel Map #4967
- B:** Location Map
- C:** Initial Study/Negative Declaration
- D:** Findings
- E:** Conditions of Approval



**Project Information**

ASSESSOR'S PARCEL NUMBER:	62-060-011	DOMESTIC WATER:	ON-SITE WELL
PROJECT LOCATION:	24545 COUNTY ROAD 2 DUNNIGAN, CA 95937	SEWAGE:	ON-SITE SEPTIC SYSTEM
TOTAL ACREAGE:	480.0 AC	DRAINAGE:	EXISTING TOPOGRAPHY
OWNER/APPLICANT:	RAMINDER S. BAINS 3443 S. WALTON YUBA CITY, CA 95983		
EXISTING ZONING:	AG (GENERAL AGRICULTURAL)		
EXISTING USE:	AGRICULTURAL		
PROPOSED USE:	AGRICULTURAL		

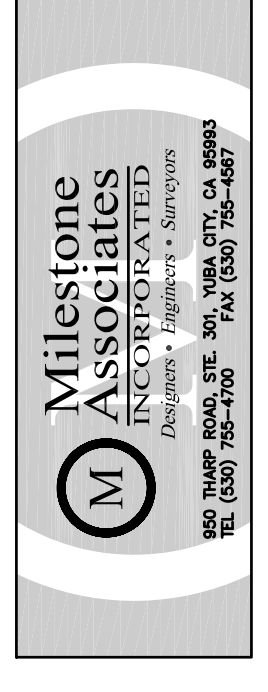
**TENTATIVE PARCEL MAP #4967**

for **Raminder S. Bains**

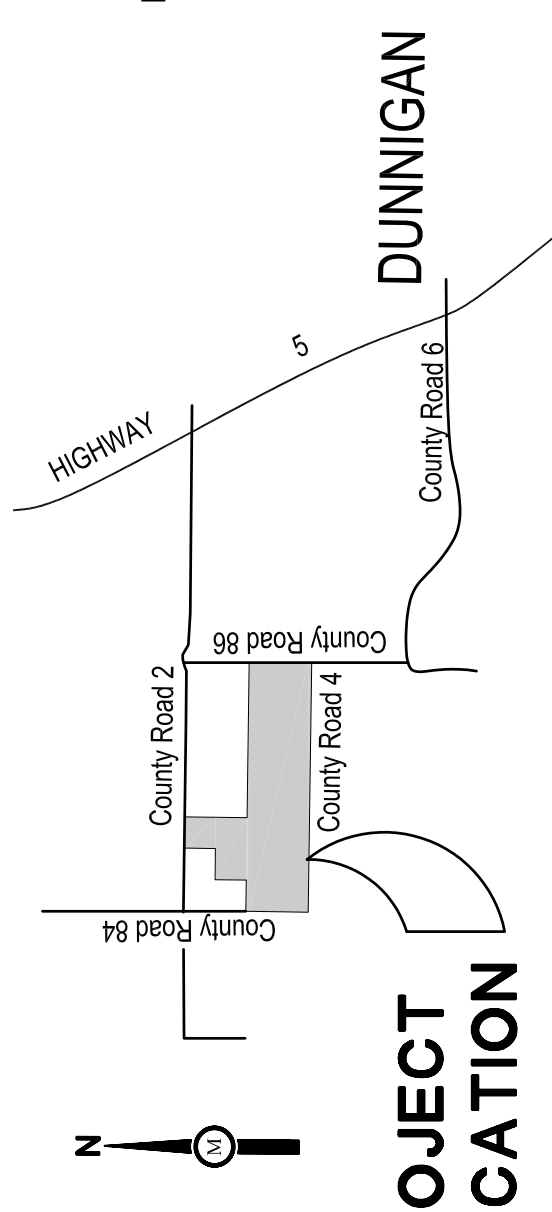
BEING PARCEL NO. 1, AS SHOWN ON PARCEL MAP NO. 3181, RECORDED IN BOOK 6 OF PARCEL MAPS AT PAGE 94 & 95.

County of YOLO State of CALIFORNIA

OCTOBER 2008 Sheet 1 of 1



PREPARED BY OR UNDER THE SUPERVISION OF ANDREW KLINSTIVER, III



**PROJECT LOCATION**

**VICINITY MAP**  
N.T.S.



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

**INITIAL STUDY/ NEGATIVE DECLARATION  
ZONE FILE # 2008-057  
Bains Farms  
Tentative Parcel Map (TPM #4967)**

**February 2009**

## Negative Declaration / Initial Environmental Study

1. **Project Title:** Zone File No. 2008-057 Bains Farms (TPM #4967)
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:** Stephanie Berg at (530) 666-8850 or e-mail at Stephanie.berg@yolocounty.org.
4. **Project Location:** The project site is located at 24545 County Road 2, approximately two miles west of the town of Dunnigan (APN: 062-060-11) (Figure 1, Location Map).
5. **Project Sponsor's Name and Address:**  
M&B Farms  
Raminder Bains  
3443 South Walton Avenue  
Yuba City, CA 95993
6. **General Plan Designation(s):** Agricultural
7. **Zoning:** A-P (Agricultural Preserve)
8. **Description of the Project:** The proposed project is a request to approve a Tentative Parcel Map (TPM #4967) to divide a 760-acre parcel into two parcels of 80 acres and 680 acres, respectively (Figure 2, Project Map/Site Plan). The project site is zoned A-P (Agricultural Preserve) and is designated as Agricultural in the Yolo County General Plan. The property is currently under a single Williamson Act (land use) contract. The proposed parcels will retain the same zoning, land use designation, and land use contract.

The property contains an active almond orchard and almond processing facility, as well as three home sites, agricultural and domestic wells, and several agricultural outbuildings. The parcel split would divide the almond processing operation from approximately 680 acres of almond orchards. Two homes would be located on the proposed 680-acre parcel (Parcel 2); the almond processing operation, including several outbuildings, one well, and one home, would be located on the proposed northern 80-acre parcel (Parcel 1). The applicant does not propose any new development. However, approval of the parcel map would allow for the development of one new ancillary dwelling (single-family home) on the proposed Parcel 1 (80-acre parcel), as permitted by Section 8-2 Article 4 of the Yolo County Code. The almond hulling portion of the processing facility is a legal non-conforming use in the A-P zone.

The project site is located along the south side of County Road 2 and the north side of County Road 4 (with access on both roads), and bounded on the east by County Road 86 and on the west by County Road 84, approximately two miles west of the town of Dunnigan (Figure 1, Location Map). The site is surrounded by agricultural, range and

open space lands, with portions of the Buckeye Creek water course traversing the property.

Parcel 1 will be served by an on-site well and self-contained septic system. Parcel 2 has agricultural wells, one domestic well, and a septic system. Parcel 1 will access CR 2 and Parcel 2 will access CR 4.

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

<b>Relation to Project</b>	<b>Land Use</b>	<b>Zoning</b>	<b>General Plan Designation</b>
Project Location	Agricultural, almond orchard and processing facility, and rural home sites	Agricultural Preserve (A-P)	Agriculture
North	Agricultural, orchards, rural home site, and portions of Buckeye Creek	Agricultural Preserve (A-P)	Agriculture
South	Agricultural, rangeland, and rural home sites	Agricultural Preserve (A-P)	Agriculture
East	Agricultural, rangeland, and portions of Buckeye Creek	Agricultural General (A-1)	Agriculture
West	Agricultural, orchards, and rural home site	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 – Location Map

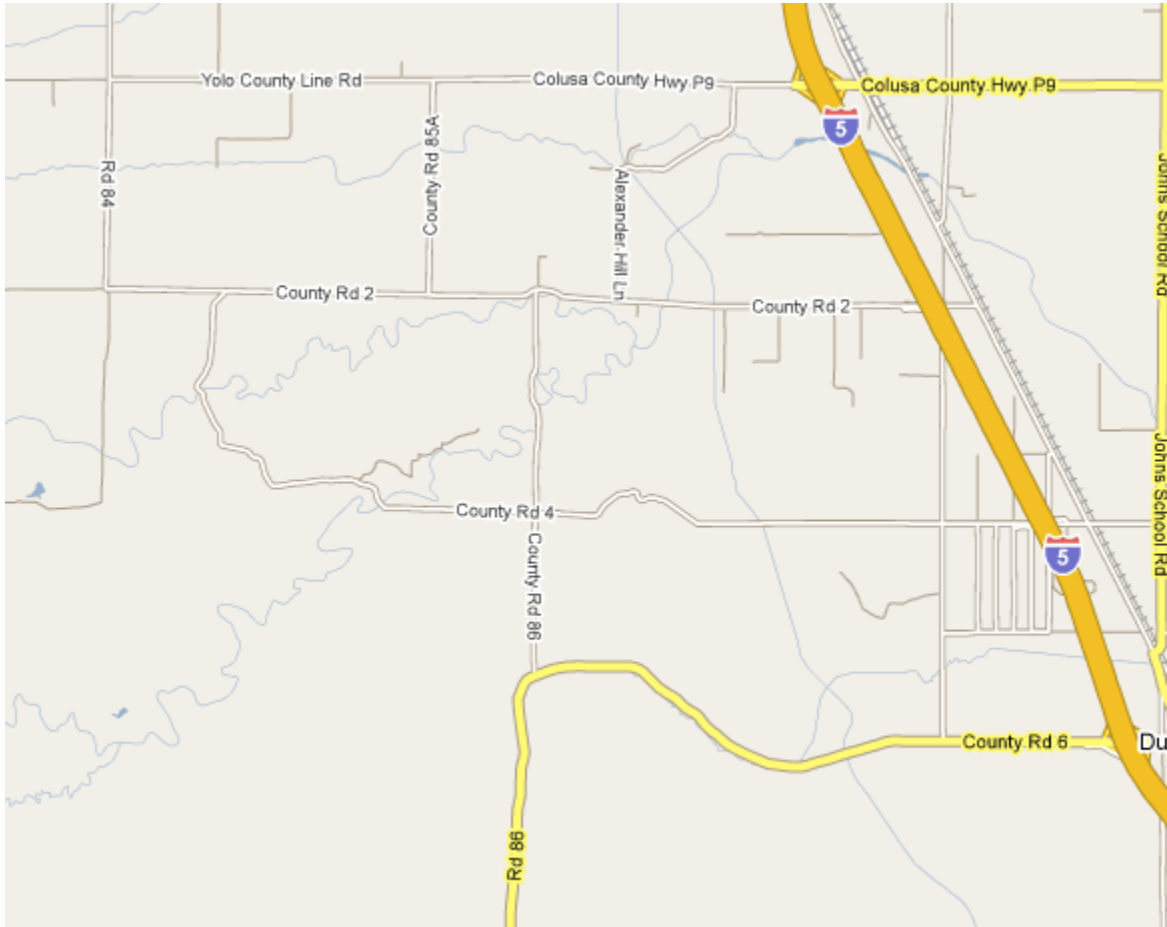
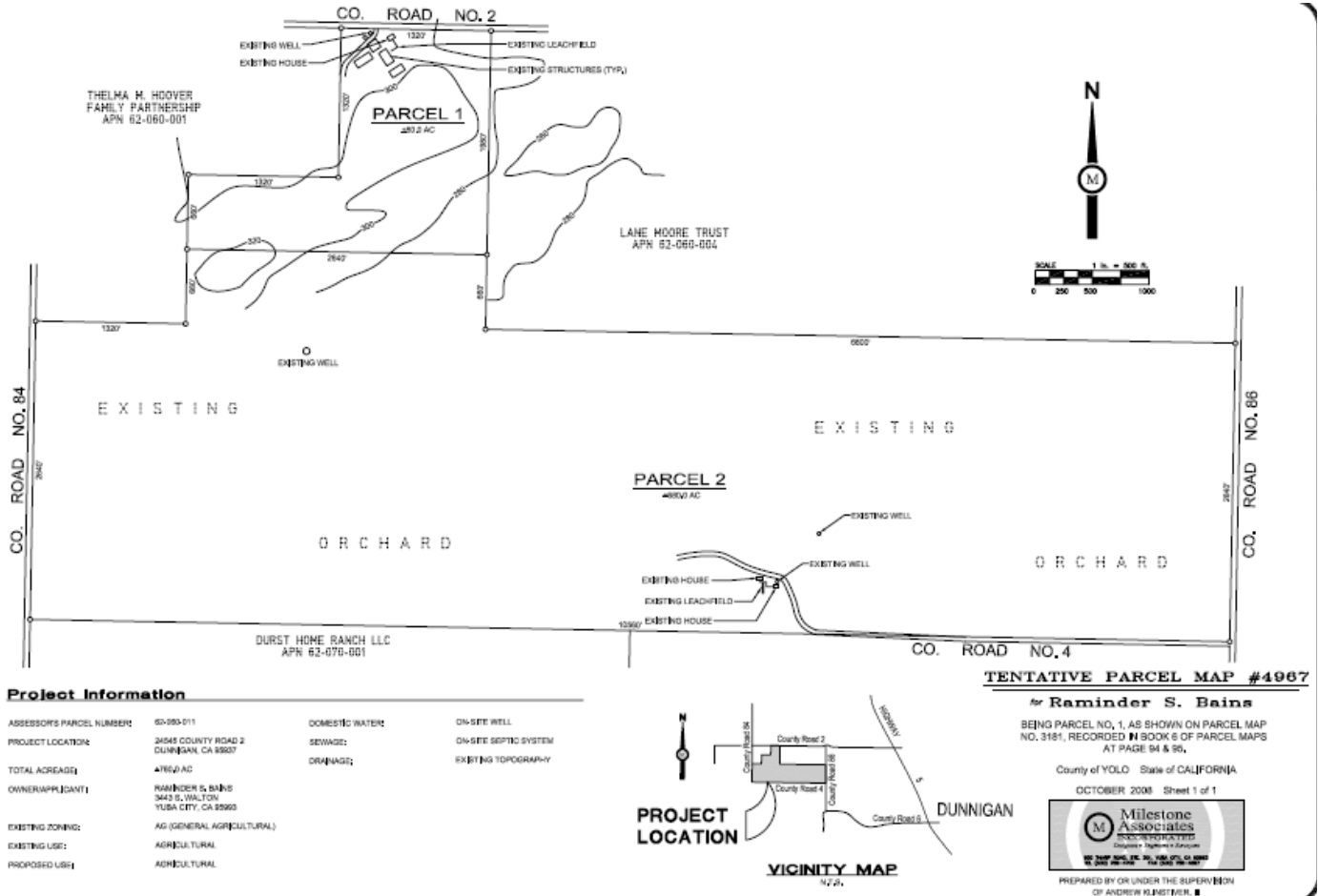




Figure 2 – Site Plan



**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.
8. 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 type="checkbox"/>	<input checked="" 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.
- b) *No Impact.* Although portions of the Buckeye Creek water course traverse the property, 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. The proposed Parcel 1 will contain the existing almond processing facility and associated outbuildings; Parcel 2 is a planted almond orchard with two home sites. No development is proposed; agricultural uses will remain the same.
- d) *No 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. However, only uses that are consistent with the Agricultural Preserve zone (Sec. 8-2 Article 4 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:

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

**Discussion of Impacts**

(a)(b)(c) *No Impact.* The project site is composed of Type I, II, III, IV, and VIII soils, which consists of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as depicted on the map prepared by the Farmland Mapping and Monitoring Program of the California Department of Conservation. Parcel 1 will continue as an almond processing facility, and Parcel 2 will remain in agricultural (almond orchard) production; no new development is proposed as part of this application. The two new parcels will remain in Agricultural Preserve Zoning and under the same Williamson Act contract. The proposed parcel map does not result in the conversion of any agricultural land uses.

**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 type="checkbox"/>	<input checked="" 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) *No Impact.* There is no change in the land use designation for the project site, and no new development is proposed. The project would not 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. The project site would continue to operate as an almond processing facility and almond orchards; no new development is proposed. 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 parcel map 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 parcel map, which could result in the future development of additional agricultural operations and/or one additional home site. The air pollutants generated by any future construction would be primarily dust and particulate matter during construction. Dust generated by construction activity would be required to be controlled through effective management practices, such as water spraying, and would therefore be a less than significant impact. Any additional agricultural operations would not exceed thresholds as indicated in the 2007 YSAQMD Guidelines. There are no sensitive receptors in the immediate vicinity. The property is surrounded by orchards and rangeland.
- e) *No Impact.* The proposed parcel map 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-d) *No Impact.* The parcel map would not affect any special status species, riparian habitat, or sensitive natural community. No development is proposed in conjunction with the parcel map, and existing agricultural activity will remain the same. The project will not affect the Buckeye Creek water course, nor will it interfere with the migration of any native or wildlife species.

(e)(f) *No Impact.* The parcel map 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 County Habitat Conservation Plan. Any potential future development resulting from the parcel map would be required to comply with the provisions of the Draft County Habitat Conservation Plan.

**V. CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) *Less than Significant Impact.* No paleontological resources are known or suspected and no unique geologic features exist on the project site. Although portions of the Buckeye Creek water course traverse the project site, the proposed Parcel 2 is permanently planted in almonds and is developed with two home sites. No further development is proposed with approval of the parcel map.
- 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 parcel map 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

a) *Less Than Significant Impact.*

i) The project site can be expected to experience moderate to strong ground shaking during future seismic events along major active faults throughout Northern California or on smaller active faults located in the project vicinity. However, no development is proposed with the parcel map. Any development occurring as a result of the parcel map will be required to comply with all applicable Uniform Building Code and County Improvement Standards and Specifications requirements in order to obtain permit approval from the Yolo County Planning and Public Works Department.

ii) Any major earthquake damage on the project site is likely to occur from ground shaking and seismically related ground and structural failures. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur during a major event but damage should be no more severe in the project area than elsewhere in the region. Framed construction on proper foundations constructed in accordance with Uniform Building Code requirements is generally flexible enough to sustain only minor structural damage from ground shaking. Therefore, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking.

iii) Geologic hazard impacts that are associated with expansive soils include long-term differential settlement and cracking of foundations, disruption and cracking of paved surfaces, underground utilities, canals, and pipelines. However, under the Yolo County Code, any future structure may be



required to provide a geotechnical report for the building foundation in order to obtain a Building Permit from the Yolo County Planning and Public Works Department.

iv) The project area is not located in an area typically subject to landslides. In addition, no new construction is proposed as part of the application request.

(b)(c)(d) *No Impact*. No new construction is proposed in conjunction with the parcel map. 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 proposed Parcel 1 and Parcel 2 are both currently served by a septic system. Any additional septic systems or improvements to existing 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 parcel map 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 parcel map would not interfere with any adopted emergency response or evacuation plans.
- h) *No impact.* The project is located in a moderate severity zone amidst 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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**Discussion of Impacts**

- a) *No Impact.* The parcel map does not propose development that would violate any water quality standards or waste discharge requirements.
- b) *Less Than Significant Impact.* The project site contains on-site agricultural and domestic wells. The proposed parcel map would place one well on Parcel 1 and three wells on Parcel 2. Any additional agricultural activity as a result of the parcel map could require additional well capacity; however, this is not anticipated to result in a significant impact to groundwater supplies. Additionally, the potential for one new single-family dwelling on the proposed Parcel 1 would not significantly deplete groundwater supplies.
- c) *Less Than Significant Impact.* The proposed project, which involves no development, 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. Portions of the Buckeye Creek water course cross the project site; however, the proposed Parcel 2 is already developed with two home sites and is permanently planted in almonds. No further development is proposed.
- d) *Less Than Significant Impact.* Approval of the parcel map will allow for the creation of two parcels. Development is not proposed as part of this application. The parcel map will not modify any drainage patterns nor substantially increase the amount of surface runoff. The property is already developed with three home sites, approximately 680 acres of almond orchards, and an almond processing facility. Any future development will be required to address drainage and runoff issues.
- e) *Less Than Significant Impact.* See (d), above. The parcel map does not propose changing existing drainage patterns. Any future development as a result of the parcel map will require a Storm Water Pollution Prevention Plan for regulation under the National Pollutant Discharge Elimination System for the disturbance of an area one acre or more. 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) *Less than Significant Impact.* Portions of the project site are located within the 100-year floodplain, as designated by the Federal Emergency Management Agency (FEMA), and would be subject to 100-year flood flows. However, the proposed Parcel 2 is already developed with two home sites and permanently planted in almonds. Erection of any additional structures would be required to meet all building code requirements, including all provisions for constructing within a floodplain, if necessary.
- h) *Less than Significant Impact.* See (g) above. The parcel map does not propose any additional development. Any new construction, as a result of approval of the parcel map, would be subject to site plan review and the building permit process, including any necessary flood plain evaluation.
- 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 parcel map does not propose any buildings. Any future construction will be reviewed through 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 Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a) *No impact.* The parcel map 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 parcel map would not conflict with any applicable habitat conservation plan or natural community conservation plan.

**X. MINERAL RESOURCES**

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

**Discussion of Impacts**

- (a)(b) *No impact.* There are no known mineral resources on the site and the site is not delineated as a resource recovery site. This parcel map 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**

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-d) *No Impact.* Approval of the parcel map 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 or additional agricultural activity on the resulting parcels would not exceed noise levels already present on the site. The proposed Parcel 1 contains an existing almond processing facility. The noise level from the agricultural facility is found to be consistent with noise levels typically found in agricultural areas. Parcel 2 is a productive almond orchard, and development is not proposed as part of this application.
- 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 Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.* The property currently contains three home sites. An additional ancillary dwelling would be allowed on the proposed Parcel 1. One new potential home is not a significant increase in population.

(b)(c) *No Impact.* No existing housing or people will be displaced by the proposed parcel map.

**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.* The proposed Parcel 1 would be entitled to build one additional single-family home (ancillary dwelling) under the Agricultural Preserve zone. One new potential home would not result in 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) *No Impact.* The project would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities.

b) *No Impact.* The project would not require the construction of nor include additional 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.* The proposed Parcel 1 would be entitled to build one additional single-family home (ancillary dwelling) under the Agricultural Preserve zone. The proposed parcels are served by County Roads 2 (Parcel 1) and 4 (Parcel 2). The potential of one additional home on Parcel 1 would not substantially increase traffic or impact levels of service.

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

d) *No Impact.* The parcel map 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 be 80 and 680 acres in size, respectively. 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 type="checkbox"/>	<input checked="" 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.* The proposed Parcel 1 would be entitled to build one additional single-family home (ancillary dwelling) under the Agricultural Preserve zone. Any new septic system would have to be reviewed by and meet all the requirements of the Yolo County Environmental Health Department. One new potential home would not have a significant impact on wastewater requirements.
- b) *No Impact.* The project will not require the construction of new wastewater treatment facilities or expansion of existing facilities. Construction is not proposed on either of the proposed parcels. The property currently contains existing home sites with on-site wells and septic systems.
- c) *No Impact.* The project will not require the construction or expansion of storm water drainage facilities.
- d) *No Impact.* The property is currently served by private wells. There are existing wells on both parcels. No new entitlements are anticipated to accommodate the project. Any new well systems would have to be reviewed by and meet all the requirements of Yolo County Environmental Health.
- 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 parcel map will not significantly impact disposal capacity at the county landfill.
- g) *No Impact.* No development is proposed as part of this parcel map. 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 and Background Report
- Application materials

**FINDINGS**  
**ZONE FILE #2008-057**  
**BAINS FARMS TENTATIVE PARCEL MAP**

Upon due consideration of the facts presented in the staff report and at the public hearing for Zone File #2008-057, the Planning Commission approves the proposed Tentative Parcel Map #4967. 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 Negative Declaration and Initial Study prepared for the project is the appropriate environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA 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 CEQA 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 Tentative Parcel Map is consistent with the policies, goals and objectives of the General Plan. Residential development is not proposed as part of this application.*

**Zoning Code**

That the proposed Tentative Parcel Map is consistent with the applicable zoning standards.

*The proposed project will result in the creation of two parcels of 80 acres and 680 acres, respectively. The subject property is zoned Agricultural Preserve (A-P), which has a minimum 80-acre lot size for cultivated, irrigated land. The 80-acre parcel (Parcel 1) will contain the almond processing facility and almond orchards. Parcel 2 will contain 680 acres of almond orchards. Both parcels are equipped with agricultural wells, fully irrigated, and currently in agricultural production. The resulting two parcels of 80 acres and 680 acres will meet all the requirements of the A-P (Agricultural Preserve) zone. The*

*Tentative Parcel Map meets the minimum parcel sizes, width to depth ratio, access, and general requirements of the Yolo County Code.*

**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 Tentative Parcel Map is designated as Agriculture in the Yolo County General Plan. The property is in use as an active almond orchard and almond processing facility, and will continue as such after approval of the Parcel Map. The proposed Parcel Map complies with the minimum parcel size and use in the A-P (Agricultural Preserve) Zone and Agricultural General Plan land use 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. All current agricultural uses will remain the same upon approval of the Parcel Map. The Tentative Parcel Map is consistent with the requirements of the General Plan.*

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

*The proposed parcels comply with the minimum parcel size required by the A-P (Agricultural Preserve) zone and the Yolo County General Plan. The site is in agricultural production and will continue to be farmed in the future.*

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

*The Yolo County General Plan allows for the creation of 80-acre parcels of land. The proposed Tentative Parcel Map complies with the Yolo County Code 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 and 680 acres is suitable for the continued use of an almond orchard and almond processing facility.*

- 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. 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 Tentative Parcel Map 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 recordation of the Final Map, and/or issuance of any future Building 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.

*Access to the 80-acre parcel (Parcel 1) will continue from County Road 2. The 680-acre parcel (Parcel 2) will continue to be accessed from County Road 4. No improvements are necessary.*

*The design of the Tentative Parcel Map 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 at least 80 acres in size, providing significant opportunities for future development to incorporate passive or natural heating and cooling features.*

**CONDITIONS OF APPROVAL  
ZONE FILE #2008-057  
BAINS FARMS TENTATIVE PARCEL MAP #4967**

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

PLANNING DIVISION—PPW (530) 666-8850

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. The Parcel Map for the project shall be filed and recorded, at the applicant's expense, with the Yolo County Planning and Public Works Department. The Parcel Map shall be recorded within two years from the date of approval by the Yolo County Planning Commission, or the Tentative Parcel Map shall become null and void without any further action in accordance with the state Subdivision Map Act.
3. 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.
4. The almond hulling operation is considered to be a legal non-conforming use on the property. Any expansion of the hulling portion of the operation will be limited to the existing footprint and may require the issuance of a Major Use Permit, at the discretion of the Director of Planning and Public Works.
5. The property is currently under a single Williamson Act contract (Land Use Agreement # 01-061) in Agricultural Preserve #041. The parcels cannot be sold separately without first obtaining separate contracts (Williamson Act Successor Agreements) for each parcel.

COUNTY COUNSEL (530) 666-8172

6. 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 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.

7. 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 FINAL MAP APPROVAL:**

PLANNING DIVISION—PPW (530) 666-8808

8. The Parcel Map submitted for recordation shall have the Parcel Map Number (PM #4967) indelibly printed on it. Said PM #4967 shall be prepared with the basis of bearings being the State Plane Coordinate System, North American Datum (NAD 83) pursuant to Article 9, Section 8-1.902(f) of the Yolo County Code.

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

BUILDING DIVISION—PPW (530) 666-8775

9. The applicant shall pay the appropriate fees prior to the issuance of building permits, including, but not limited to, the Parcel Map checking fees, School and Fire District fees, County Facilities and Services Authorization (FSA) fees, and Environmental Health fees.
10. 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

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