



# County of Yolo

John Bencomo  
DIRECTOR

## PLANNING AND PUBLIC WORKS DEPARTMENT

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

### PLANNING COMMISSION STAFF REPORT

May 14, 2009

**FILE #2009-003:** Use Permit for the construction and operation of a "Yolo Store" on a property zoned A-P (Agricultural Preserve). The proposal features products that are grown or manufactured in the Capay Valley.

**APPLICANT:** Freeman Barsotti  
26100 Woodland Ave.  
Esparto, CA 95627

**OWNER:** Capay Inc.  
23804 State Highway 16  
Capay, CA 95607

**LOCATION:** 23456 State Highway 16, approximately one mile west of the town of Capay (APN: 048-130-28) (**Attachment A**).

**SUPERVISOR:** 5 (Chamberlain)

**GENERAL PLAN:** Agricultural.

**ZONING:** Agricultural Preserve (A-P).

**SOILS:** Yolo Silt Loam (Class I), Sacramento Loam (Class III) and Tehama Loam (Class II).

**FLOOD ZONE:** A (inside the 100-year flood plain) and C (areas outside the limits of the 100-year and 500-year flood plains). Building site in the C zone.

**FIRE HAZARD AREA:** Moderate Fire Hazard Area.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**REPORT PREPARED BY:**

*Craig Baracco*

Craig Baracco, Associate Planner

**REVIEWED BY:**

*David Morrison*

David Morrison, Assistant Director

### RECOMMENDED ACTIONS

That the Planning Commission:

1. **HOLD** a public hearing and receive comments;
2. **ADOPT** the Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment E**);
3. **ADOPT** the Findings (**Attachment C**); and

4. **APPROVE** the Use Permit subject to the Conditions of Approval (**Attachment D**).

### **REASONS FOR RECOMMENDED ACTIONS**

The proposed Yolo Store meets all the requirements of the County Zoning Code and General Plan. The proposed store will provide a venue for the sale of Yolo County products, particularly produce grown in the Capay Valley, and will further the County's goal of promoting agrotourism. The proposed store will provide up to six new jobs for residents of Yolo County.

### **PROJECT DESCRIPTION**

The project is a use permit application to build and operate a Yolo Store. A Yolo Store is defined by the Yolo County Zoning Code as a retail store where at least 50% of the items sold are products of Yolo County. The proposed store is intended to showcase the Capay Valley's agricultural products, and to promote the products of nearby family farms. The proposed building site is located on a 120-acre parcel that currently contains a single-family home.

The proposed store will be 3,000 square feet in size, and one story in height. Floor space will be distributed as follows: 20% dry storage and office, 10% cold room, 5% bathrooms, 45% retail space, and 20% for a prep kitchen to prepare farm products for sale such as salads and jams. Products include a variety of produce produced in the Capay Valley, as well as non-food items such as lavender. All proposed food storage, service and preparation is required to meet all applicable health and safety regulations; as enforced by the Yolo County Environmental Health Department.

The store is expected to have two to four employees at any given time, with a maximum of six employees expected. The store will be open from six to eight hours a day, six days a week. A newly constructed well will provide water service to the project and a newly constructed septic system will provide sewer services. Both systems will be built under permit from Yolo County Environmental Health.

The store will access State Highway 16 through an existing paved driveway connection. A fifteen-space gravel parking area will be required, per Yolo County Zoning regulations.

**Surrounding Land Uses and Setting:** Land uses surrounding the site consist of agricultural lands characterized by fruit and nut orchards and scattered rural residences. The nearest rural residence is located 1,000 feet to the east of the proposed store. The property is in agricultural use (row crops). The parcel is designated Agricultural by the Yolo County General Plan, is zoned Agriculture Preserve (A-P), and is currently in an active Williamson Act contract.

### **STAFF ANALYSIS**

To comply with the requirements of the County Code, the Yolo Store will be required to ensure that at least one-half of the items offered for sale be primarily grown or manufactured in Yolo County. Apart from that qualification, the operation of this proposed use would be consistent with that of a small rural retail operation.

*Traffic/Circulation.* The project site is currently served by an existing paved driveway connection to State Highway 16, built with mitigation funds for the Catch Creek Casino. The store will be

required to provide a fifteen-space parking lot, which is consistent with the current parking code requirement of one space per 200 square feet of gross floor area for commercial retail buildings. The parking lot will not be required to be paved, except for a single required van-accessible space. The applicants will be required to maintain an all-weather parking surface such as gravel.

The project could generate up to 50 additional car trips a day, as predicted by traffic modeling. The site is currently served by State Highway 16, which currently experiences up to 11,000 vehicle trips per day according to Caltrans traffic records. The increase in traffic generated on State Highway 16 will be relatively small and the level of service on State Highway 16 will not be affected. Caltrans is not requiring any additional improvements to State Highway 16 as a result of this project.

*Flooding.* The northern half of the 120 acre parcel is in the "A" or 100-year flood plain. However, the proposed building site is not located in the area subject to 100-year flooding. The draft FEMA flood map does not propose a change to the 100-year flood plain in this area. The project building will not be required to be elevated.

*Aesthetics.* The proposed store facility is located adjacent to State Highway 16, which is designated a scenic highway by the Yolo County General Plan. The project will introduce a new building into previously undeveloped rural land. The design of the proposed building is consistent with and improves upon building designs typically found in agricultural and open space areas. The building will be screened by existing and proposed vegetation and intergraded into existing terrain. The site is level and has no notable trees, outcroppings or historic buildings that will be affected by this project. The building is not of a size or height that would prove detrimental to the existing visual character of the site. The following conditions of approval are included in the project to help ensure that the project will not negatively affect the aesthetics of the Capay Valley:

- The applicant shall keep the site area free from flammable brush, grass and weeds. Any structures on the site shall be adequately maintained and free from graffiti.
- The all on-site lighting shall be directed away from neighboring properties and the night sky.
- Prior to issuance of any building permits, the applicant will submit to the Director of the Yolo County Planning and Public Works a detailed landscaping plan. Use of native and drought resistant plants are encouraged.
- All buildings and landscaping shall be designed, constructed and completed utilizing materials consistent with the surrounding environmental setting, to the satisfaction of the Director of the Yolo County Planning and Public Works Department.

*General Plan.* The proposed facility is consistent with the goals and objectives of the Yolo County General Plan and the Capay Valley General Plan. Specifically from the Yolo County General Plan:

*AG-4: Support and promote a healthy and competitive agricultural community and economy.*

*AO-13: Establishment of a unique identity for Yolo County agricultural products.*

*AO-19: Accommodation of agricultural tourism and education without adverse impacts to agriculture.*

From the Capay Valley General Plan:

*Land Use and Development Policies #4: Agricultural productivity should be enhanced by promoting more intensive agricultural farming practices, increasing agricultural water supply, promoting agricultural related service industries, and adopting programs to encourage and protect farmer.*

### **AGENCY RESPONSES**

A 'Request for Comments' was prepared and circulated for the proposed project from January 13, 2009, to January 27, 2009. The project was reviewed in a meeting of the County Development Review Committee on January 28, 2009. An "Initial Study/Negative Declaration" was prepared and circulated from April 13, 2009 to May 13, 2009. The Capay Valley Citizen's Advisory Committee reviewed this project on February 9, 2009 and voted 5-0 with one abstention to recommend approval of this project.

### **APPEALS**

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board of Supervisors within **fifteen days** from the date of the action. A written notice of appeal specifying the grounds for appeal, and an appeal fee **immediately** payable to the Clerk of the Board must be submitted at the **time of filing**. The Board of Supervisors may sustain, modify, or overrule this decision.

### **ATTACHMENTS**

- Attachment A** - Project Location
- Attachment B** - Site Plan/Elevations
- Attachment C** - Findings
- Attachment D** - Conditions of Approval
- Attachment E** - Initial Study/Negative Declaration



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**Yolo County  
Planning and  
Public Works**

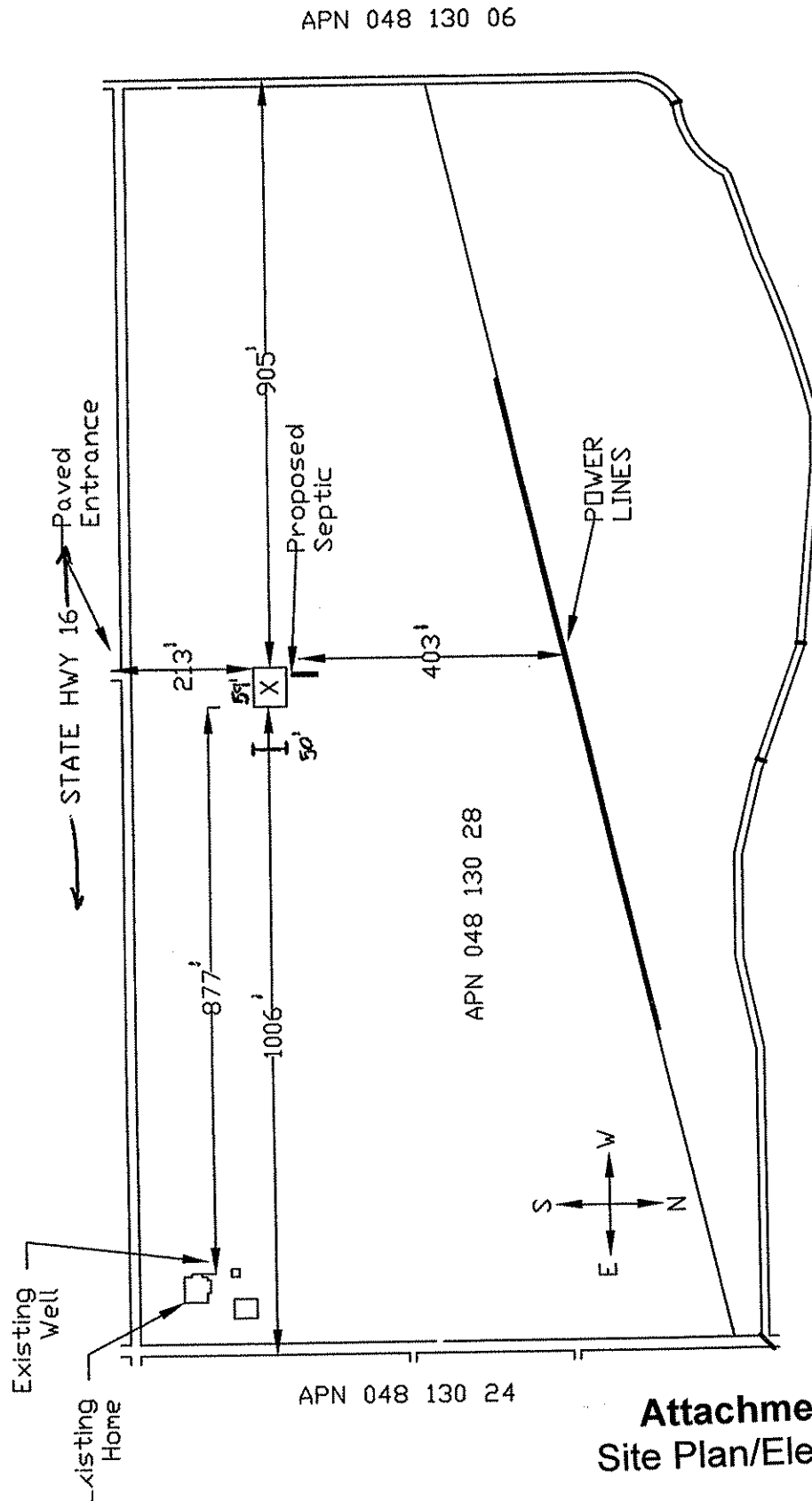
**Attachment A  
Project Location**



Printed 5/17/2009

SITE PLAN

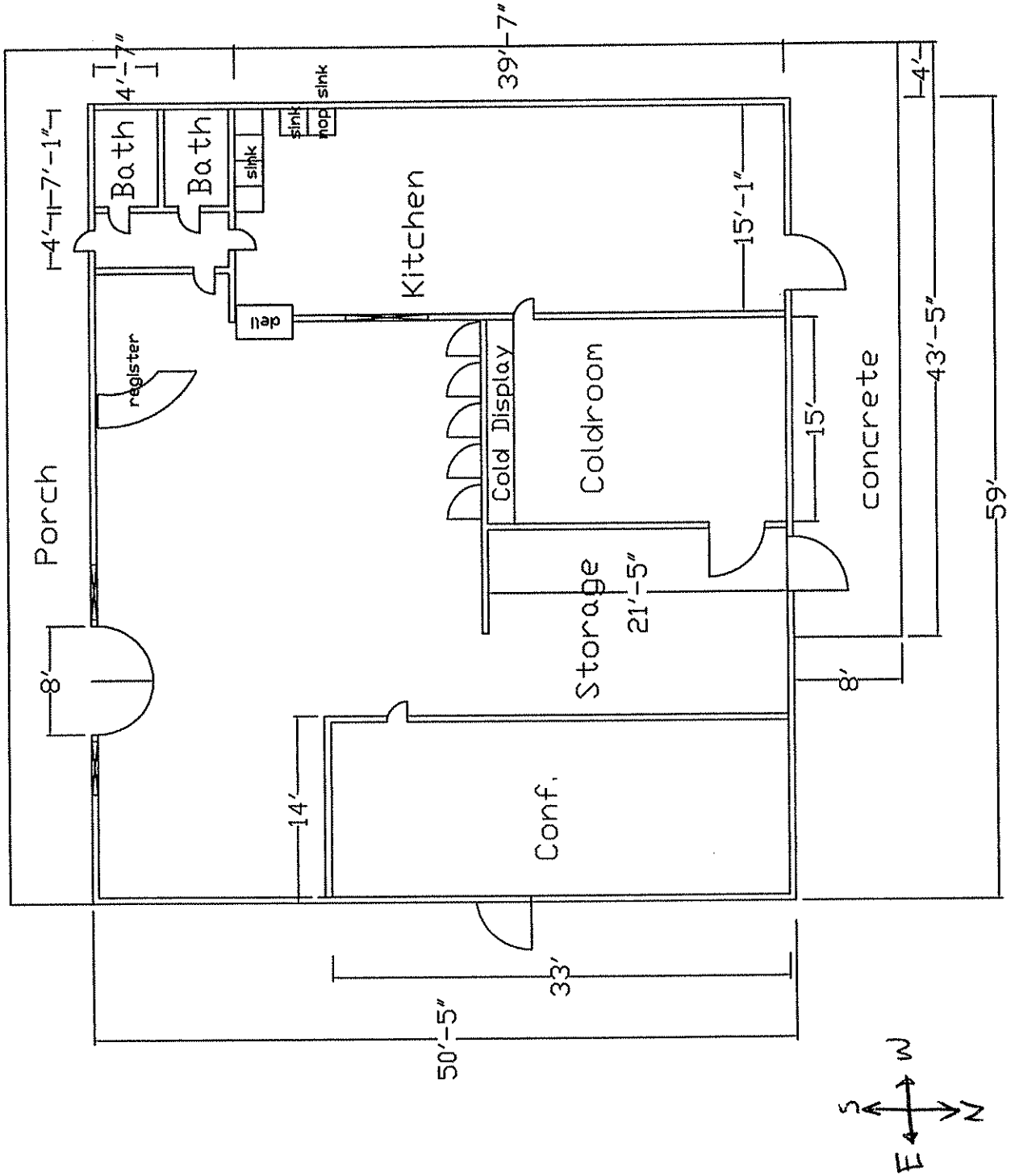
Proposed Retail Yolo Store  
 Marked with "X"



**Attachment B**  
 Site Plan/Elevations

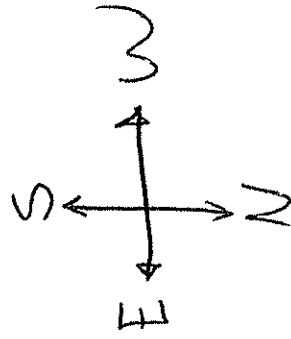
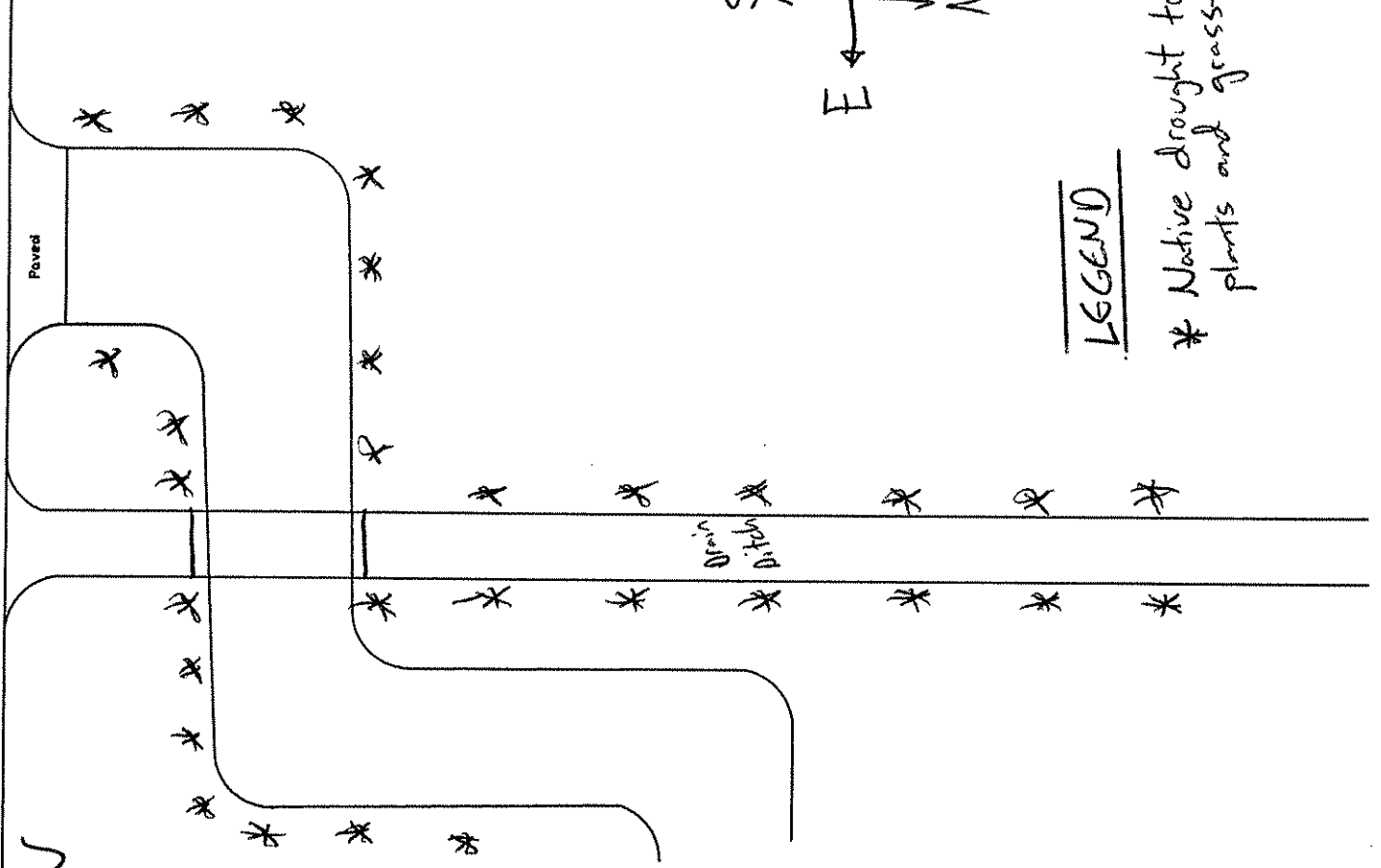
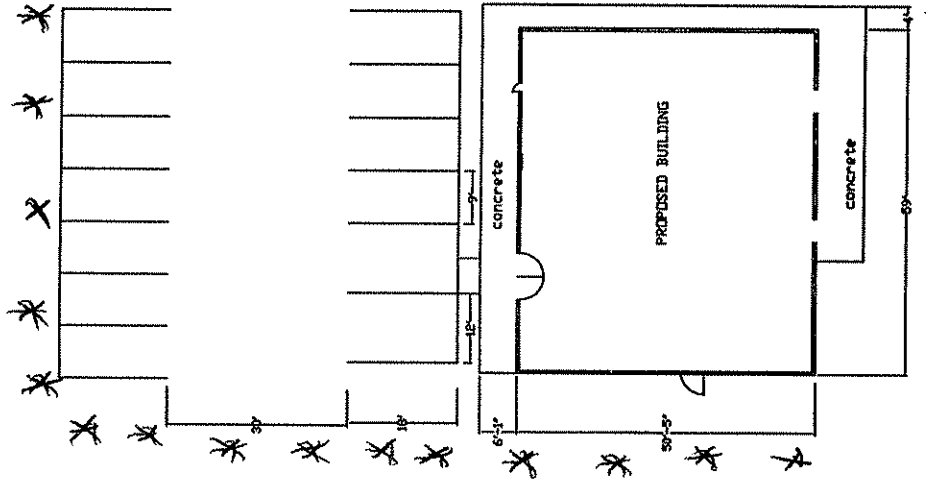
Building 59 X 50; 2,950 sq feet

# FLOOR PLAN



# LANDSCAPE PLAN AND IRRIGATION

Hand irrigate until plants are established, 2 yrs.



## LEGEND

\* Native drought tolerant plants and grasses

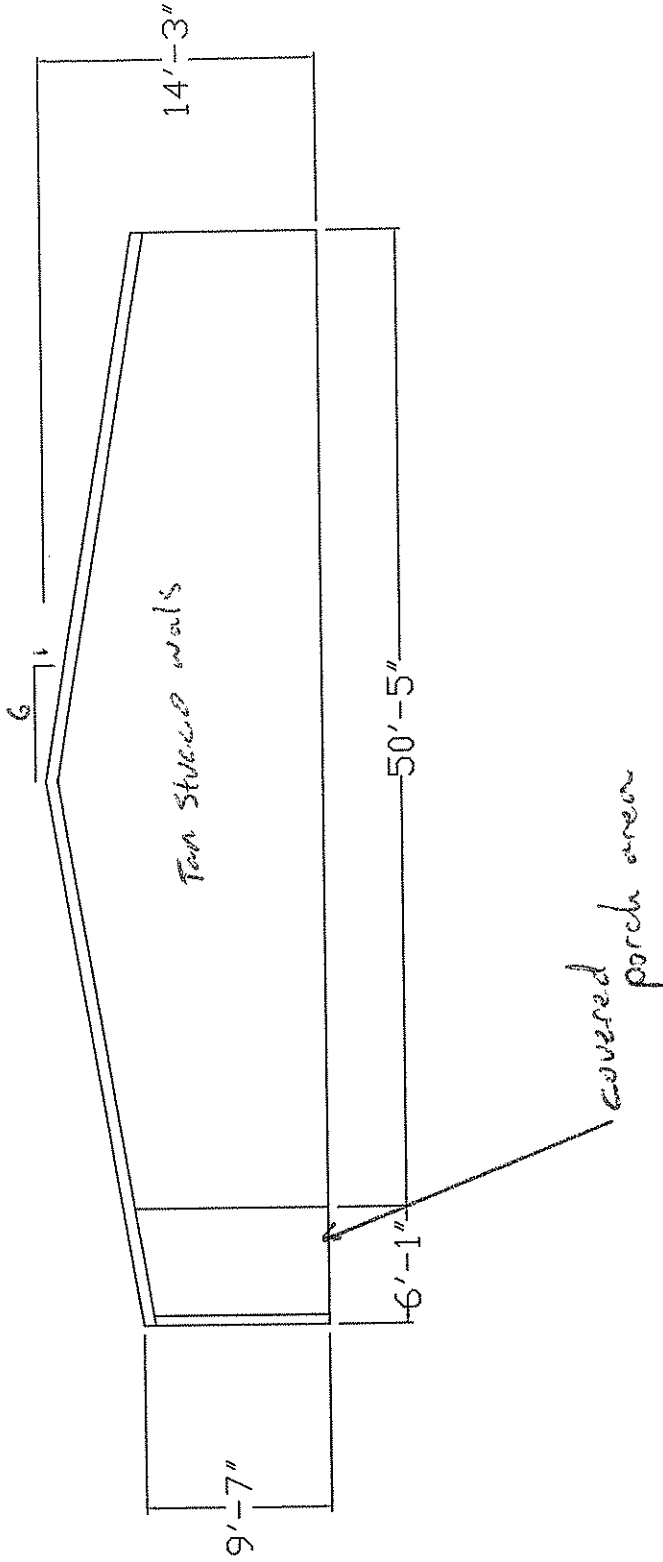


# BUILDING ELEVATIONS

## SIDE

Elevation View Facing West

6:1 Slope Roof

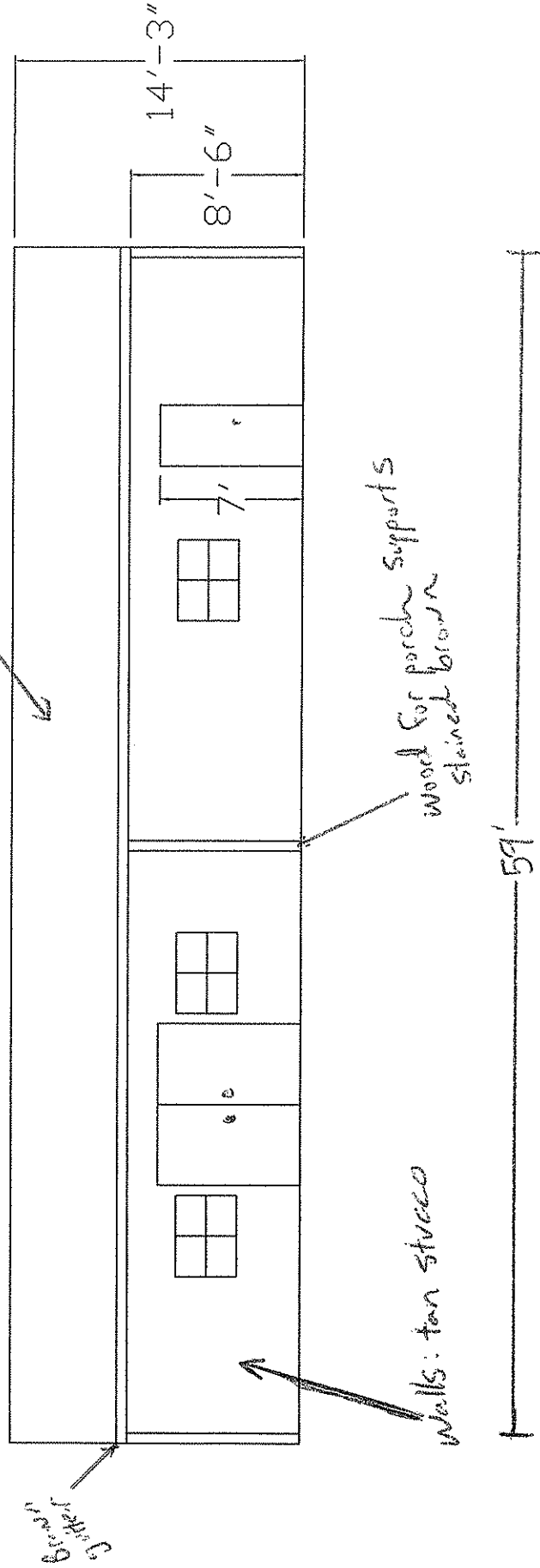


# BUILDING ELEVATIONS

## FRONT

Elevation View from Hwy 16, Facing North

Roof: brick red composition shingle



## FINDINGS

Barsotti Yolo Store  
Use Permit ZF 2009-003

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2009-003, the Yolo County Planning Commission finds the following:  
*(A summary of evidence to support each FINDING is shown in Italics)*

### **California Environmental Quality Act and Guidelines (CEQA)**

That the recommended Initial Study/Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) and is the appropriate environmental document and level of review for this project.

*The environmental document for the project, prepared pursuant to Section 15000 et. seq. of the CEQA Guidelines, provides the necessary proportionate level of analysis for the proposed project, and sufficient information to reasonably ascertain the project's potential environmental effects. The environmental review process has concluded that there will not be a significant effect on the environment.*

### **General Plan**

That the proposal is consistent with the following Yolo County General Plan polices:

*AG-4: Support and promote a healthy and competitive agricultural community and economy.*

*AO-13: Establishment of a unique identity for Yolo County agricultural products.*

*AO-19: Accommodation of agricultural tourism and education without adverse impacts to agriculture.*

That the proposal is consistent with the following Capay Valley General Plan polices:

*Land Use and Development Policies #4: Agricultural productivity should be enhanced by promoting more intensive agricultural farming practices, increasing agricultural water supply, promoting agricultural related service industries, and adopting programs to encourage and protect farmer.*

## ATTACHMENT C

AGENDA ITEM: 6.1

## **Zoning**

That the proposal is consistent with definition of a "Yolo Store" (Section 8-2.299.32 of the Yolo County Code) as follows:

*"Yolo Store" shall be a structure, wherein the majority of the items offered for sale are primarily grown or manufactured in Yolo County.*

*The proposed use will be subject to a Conditions of Approval to ensure that the majority of the items offered for sale are primarily grown or manufactured in Yolo County.*

That the proposal is consistent with findings required for approval of a Use Permit (Section 8-2.2804 of the Yolo County Code) as follows:

The requested land use is listed as a conditional use in the zoning regulations.

*Pursuant to Section 8-2.604 (m), the proposed "Yolo Store" is allowed within the Agriculture Preserve Zone through the Conditional Use Permit review and approval process.*

The request is essential or desirable to the public comfort and convenience.

*Direct commercial sales of fresh product and other agricultural products promotes the health of the public, as well as promotes the local agricultural economy and provides economic development to rural Yolo County.*

The requested land use will not impair the integrity or character of a neighborhood nor be detrimental to public health, safety or general welfare.

*The proposed project will not create any significant effect on the character of the surrounding agricultural area. The proposed building is consistent with or improves upon other designs found in the rural area. The project will meet, as part of the Conditions of Approval, all relevant health and safety regulations. Therefore, the proposed project does not pose a detrimental effect to public health, safety or general welfare.*

Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided.

*All necessary infrastructure and utilities will be required of the proposed project through the Conditions of Approval.*

# CONDITIONS OF APPROVAL

Barsotti Yolo Store Use Permit ZF 2009-003

## Planning Division (530) 666-8808

1. Development of the site, including construction and/or placement of structures, shall be as described in this staff report for this Use Permit (ZF 2009-003). Construction shall be limited to one 3,000 square foot commercial building, as shown on the approved Site Plans (**Attachment B**). Any minor modification or expansion of the proposed use shall be in keeping with the purpose and intent of this Use Permit, and shall be administered through Site Plan Review approved by the Director of the Planning and Public Works Department. The facility shall be operated in a manner consistent with the project's approval.
2. The use allowed under this Use Permit (ZF 2009-003) shall commence within one (1) year from the date of approval by the Yolo County Planning Commission, or said permit shall be deemed null and void without further action.
3. At least 50% of the items offered for sale in the store must be primarily grown or manufactured in Yolo County.
4. The applicant shall keep the site area free from flammable brush, grass and weeds. Any structures on the site shall be adequately maintained and free from graffiti.
5. The all on-site lighting shall be directed away from neighboring properties and the night sky.
6. Prior to issuance of any building permits, the applicant will submit to the Director of the Yolo County Planning and Public Works a detailed landscaping plan. Use of native and drought resistant plants are encouraged.
7. All buildings and landscaping shall be designed, constructed and completed utilizing materials consistent with the surrounding environmental setting, to the satisfaction of the Director of the Yolo County Planning and Public Works Department.
8. A fifteen-space parking lot shall be provided on the site. One space shall be paved and van accessible. An all-weather surface shall be maintained, and parking spaces clearly marked.
9. The applicant shall apply for and maintain a Yolo County Business Licenses.
10. The applicant shall be required to address the potential loss of Swainson's hawk habitat through participation in the Yolo County Habitat Conservation Plan (Yolo County Natural Heritage Program). The applicant shall pay a Swainson's hawk in lieu mitigation fee for all disturbed Swainson's hawk habitat. The fee is currently set at \$8,660 per acre, and shall be collected prior to the issuance of any grading permits.

## ATTACHMENT D

AGENDA ITEM: 6.1

**County Counsel (530) 666-8172**

11. In accordance with Section 8-2.2415 of the Yolo County Code, 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.
12. 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.

**Building Division (530) 666-8775**

13. The applicant shall obtain building permits for all structures prior to commencement of construction. New construction shall meet State of California minimum code requirements for fire, life, and safety standards. All proposed structures shall be constructed in accordance with the California Building, California Plumbing, California Mechanical and California Electrical Codes.
14. 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 Facilities Fees and Environmental Health Fees.
15. The subject parcels are located in a moderate fire severity zone. The commercial building shall be constructed with an ignition resistant construction system. All ancillary structures shall also comply with the ignition resistant construction system requirement, unless a written request for a waiver is submitted to the Chief Building Official for review and approval.

**Esparto Fire Protection District (530) 787-3300**

16. The applicant shall submit all building plans to the Esparto Fire Protection District for approval.

**Environmental Health Department (530) 666-8646**

17. Prior beginning sales, the applicant shall obtain a food handling permit and meet all required inspections and regulations for the preparation and handling of food, as approval by Yolo County Environmental Health.

18. The water system will be classified as a public water system that will be regulated under permit by Yolo County Environmental Health. The construction of a new domestic well will be required to be done under permit by Yolo County Environmental Health.

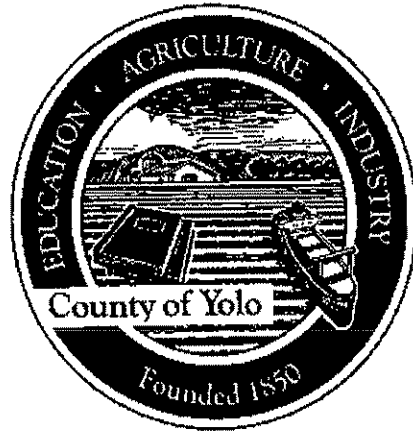
19. Prior to the issuance of any building permits, an approvable sewage disposal plan shall be submitted to and approved by Environmental Health. Liquid waste, other than domestic sewage, must not be disposed of into the septic system.

**Yolo County Flood Control District (530) 662-0265**

20. Prior to issuance of any grading permit, the applicant shall submit an encroachment permit Yolo County Flood Control District to permit the addition run-off flow into the District's drainage system.

Failure to comply with the CONDITIONS OF APPROVAL as approved by the Planning Commission may result in the following actions:

- **legal action;**
- **non-issuance of future building permits.**



**YOLO COUNTY PLANNING AND  
PUBLIC WORKS DEPARTMENT**

**INITIAL STUDY NEGATIVE DECLARATION  
ZONE FILE # 2009-003  
Barsotti Yolo Store**

**April 2009**

**Attachment E**



## Initial Study / Mitigated Negative Declaration

1. **Project Title:** Zone File No. 2009-003 (Barsotti Yolo Store)
2. **Lead Agency Name and Address:**  
Yolo County Planning and Public Works  
292 West Beamer Street  
Woodland, CA 95695
3. **Contact Person and Phone Number:** Craig Baracco, Associate Planner, (530) 666-8833 or e-mail at [Craig.Baracco@yolocounty.org](mailto:Craig.Baracco@yolocounty.org)
4. **Project Location:** 23804 State Highway 16, Capay, APN: 048-130-28
5. **Project Sponsor's Name and Address:**  
Freeman Barsotti  
Capay Inc  
26100 Woodland Ave, CA 95607
6. **General Plan Designation(s):** Agricultural
7. **Zoning:** A-P (Agricultural Preserve)
8. **Description of the Project:** The project is a use permit application to build and operate a Yolo Store. A Yolo Store is defined by the Yolo County Zoning Code as a retail store where at least 50% of the items sold are products of Yolo County. The proposed store is intended to showcase the Capay Valley's agricultural products and to promote the products of nearby family farms. The proposed building site is located on a 120 acre parcel that is currently undeveloped.  
  
The proposed store will be 3,000 square feet in size and one story in height. Floor space will be distributed as follows: 20% dry storage and office, 10% cold room, 5% bathrooms, 45% retail space, and 20% for a prep kitchen to prepare farm products for sale such as salads and jams. All proposed food storage, service and preparation is required to meet all applicable health and safety regulations as enforced by the Yolo County Environmental Health Department.  
  
The store is expected to have two to four employees at any given time, with a maximum of six employees expected. The store will be open from six to eight hours a day, six days a week. On site security will be provided through a video monitoring system. A newly constructed well will provide water service to the project and a newly constructed septic system will provide sewer services. Both systems will be built under permit from Yolo County Environmental Health.  
  
The store will access State Highway 16 through an existing paved driveway connection. A ten-space parking area will be provided.
9. **Surrounding Land Uses and Setting:** The project site is one mile west of the town of Capay at 23804 State Highway 16. Surrounding properties are all zoned for agriculture and in active production, primarily orchards. The nearest rural residence is located 1,000 feet to the east of the proposed store.

10. **Other public agencies whose approval is required:** Yolo County Environmental Health; Esparto Fire Protection District.
  
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.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <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 the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
  
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion of Impacts**

- (a)(b) *Less than significant impact.* The proposed store facility is located adjacent to State Highway 16, which is designated a scenic highway by the Yolo County General Plan. The project will introduce a new building into previously undeveloped rural land. The designs of the proposed building is consistent with and improve upon building designs typically found in agricultural and open space areas. The buildings will be screened by existing and proposed vegetation and intergraded into existing terrain. The site is level and have no notable trees, outcroppings or historic buildings that will be affected by this project. The buildings are not of a size or height that would prove detrimental to the existing visual character of the site.
  
- c) *Less than Significant.* The project will introduce a new building into previously undeveloped rural land. The designs of the proposed building is consistent with and improve upon building designs typically found in agricultural and open space areas. The buildings will be screened by existing and proposed vegetation and intergraded into existing terrain. The buildings are not of a size or height that would prove detrimental to the existing visual character of the site.
  
- d) *Less than Significant Impact.* The project will incorporate exterior lighting adjacent to the parking area. A condition of project approval will require the developer to submit a lighting plan for approval, prior to the issuance of any grading or building permits, to ensure glare and light pollution from any proposed light sources is minimal.

**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 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?

**Discussion of Impacts**

- (a) *Less than significant.* The existing property is currently in row crops. The construction of a Yolo Store and associated driveways and parking lot will take a small amount of land from active cultivation. However, a Yolo Store is considered an agricultural use that promotes the local agricultural economy and is a conditionally allowed use in agriculturally zoned land. Therefore, this project would not result in the conversion of farmland to a non-agricultural use.
- (b) *No Impact.* The project parcel is currently zoned A-P (Agricultural Preserve) and is under an active Williamson Act Contract. Under the Yolo County Zoning Code a Yolo Store is defined by the Yolo County Zoning Code as a retail store where at least 50% of the items sold are products of Yolo County. A conditional Use Permit is required. The project is a conditional use allowed under A-P zoning and consistent with an agricultural setting and the requirements of the Williamson Act Contract.
- c) *No Impact.* The primary function of this project will be to promote the local agricultural economy. It will encourage and allow surrounding farming operations to continue operation.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

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 Handbook for Assessing and Mitigating Air Quality Impacts (Handbook) identifies 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 per year or 54 pounds per day (ppd)
- Oxides of Nitrogen (NOx)            10 tons per year or 54 ppd

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.* 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 Yolo County 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 would contribute to air quality impacts, including PM<sub>10</sub>, during construction activities that include grading the site and meeting accessibility requirements. However, this is only a temporary or short-term increase in PM<sub>10</sub>. This impact is considered less than significant because any potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to potentially affected groups. Long term, some additional PM<sub>10</sub> may result from dust raised by vehicles driving on the site. Such dust is expected to be minimal, consistent with effects typically found in an agricultural area, and unlikely to affect sensitive receptors located over one mile away. The size of the proposed construction does not trigger thresholds for project-related air pollutant emissions and would not exceed significant levels as set forth in the 2007 YSAQMD Handbook.
- c) *Less than Significant Impact.* Effects on air quality can be divided into temporary construction-related effects and those associated with long-term aspects of the project. Temporary construction impacts are addressed in (b) above. Long-term mobile source emissions from operation of the proposed Yolo Store are not expected to exceed thresholds established by the Yolo-Solano Air Quality Management District Handbook for Assessing and Mitigating Air Quality Impacts (2007). Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant. However, the YSAQMD encourages all development projects to reduce air quality impacts by incorporating specific design features into the project. Specific design features that would decrease area source emissions may include "green" building components incorporated into the project where feasible, such as:
- A duct system within the building thermal envelope, or insulated to R-8<sup>3</sup>.
  - A passive cooling strategy including passive or fan-aided cooling planned for or designed into the structure, a cupola or roof opening for hot air venting, or underground cooling tubes.
  - Outdoor lighting designed for high efficiency, solar-powered or controlled by motion detectors.
  - Natural lighting in buildings.
  - Using building siting and orientation to reduce energy use.
  - Summer shading and wind protection measures to increase energy efficiency.
  - Use of concrete or other non-polluting materials for parking areas instead of asphalt.
  - Use of landscaping to shade buildings and parking lots.
  - Use of photovoltaic and wind generators.
  - Installation of energy efficient appliances and lighting.
  - Installation of mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals.
- d) *Less than Significant Impact.* The nearest sensitive receptors in the project vicinity include a home located east of the project site, approximately 1,000 feet away. The air pollutants generated by the

proposed project would be primarily dust and particulate matter during the construction phases of the storage facility, as described in (b) above. The project could have the potential to expose sensitive receptors to minimal pollutant concentrations from construction equipment. However, dust will be controlled through effective management practices, such as water spraying during construction activity. "Green" building features incorporated into the project's design are also encouraged to address operational emissions [see response (c) above]. Therefore, there will be a less than significant impact to sensitive receptors.

- e) *No Impact.* The proposed project and associated uses would not create any additional objectionable odors. No hazardous materials or waste are anticipated to be stored onsite.

**IV. BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, 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) *Less than Significant.* The project proposal includes new construction on vacant land. The project site would be graded for the installation of a 3,000 square foot store, driveway and parking lot. The remainder of the property will be undisturbed. The project will result in the loss of potential Swanson Hawk foraging grounds and thus the applicant shall be required mitigate for the loss by existing Yolo County regulation. Either payment of an in-lieu mitigation fee of \$8,660.00 per disturbed acre, or the securing of a conservation easement of equivalent size, shall be required prior to issuance of the first building or grading permit.



b)c) *No Impact.* The project site is not located on or near any wetland or riparian habitat.

(d)(e)(f) *No Impact.* The project 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

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

**VI. GEOLOGY AND SOILS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<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?
- 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?
- 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?
- 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 wastewater?

**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, the project will comply with all applicable Uniform Building Code and Yolo County Improvement Standards requirements in order to obtain Building 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 current 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 dwelling units would 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 site is relatively level, with gentle sloping variation, and approval of the project would not expose people or structures to potential landslides.

b) *Less than Significant Impact.* Existing Yolo County regulations require that a Storm Water Pollution Prevention Plan (SWPPP) be obtained before any grading can occur on one acre or more, which requires the use of soil erosion control techniques in order to reduce the possibility of any significant

soil erosion from occurring. As a condition of project approval, the applicant will be required to prepare a SWPPP before a grading permit can be obtained.

- c) *Less than Significant Impact* : The project is not located on unstable geologic materials and will not have any affect on the stability of the underlying materials or on the underlying materials to potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Onsite or off site potential landslides, liquefaction or other cyclic strength degradation during seismic events are unlikely.
- d) *Less than Significant Impact*. Geologic hazard impacts that are associated with expansive soils include long-term-differential settlement and cracking of foundations, disruption and cracking of paved surfaces, underground utilities, canals, and pipelines. The project site is relatively level ground, on soils rated as normal with regard to expansiveness. There is no significant danger from expansive soils to this project
- e) *Less than Significant Impact*. The project will be required to conform to all state and local codes, including the regulatory authority of Yolo County Environmental Health (YCEH). The sewage disposal system must have capacity to serve the proposed store. As a condition of project approval, the sewage disposal system must be submitted to YCEH for approval, prior to issuance of building permits.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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) *Less than Significant Impact.* Construction of the proposed project would require the transport, storage, use, handling and disposal of different types of hazardous substances including fuel, oil, lubricants, and solvents. However, transport, use, and disposal of hazardous materials will be stored and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health regulations and be limited to the duration of construction. Long term, the project will not include the routine transport, use, or disposal of hazardous materials
  
- b) *Less than Significant Impact.* Construction of the proposed project will involve the use of equipment that uses small amounts of oils and fuels and other potentially flammable substances typically associated with construction activities. However, the risk of construction-related release of hazardous materials for the proposed project will be minimal because the transport, use, and disposal of any construction related hazardous materials will be stored and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health regulations, as described above. Long term, there are no reasonably foreseeable conditions involving the release of hazardous materials into the environment.
  
- c) *Less than Significant Impact.* The proposed project may result in hazardous emissions or hazardous materials. However, as stated in (a) and (b) above, emissions and/or handling of hazardous materials will comply with all applicable requirements and/or conditions of project approval. Normal construction techniques and materials would be used for any onsite structures and no hazardous materials are anticipated to be used or removed from the site. The project is not located within a quarter mile of a school.
  
- d) *No Impact.* The project site is not located on a site and/or near a site that is included on a list of hazardous materials sites compiled by the Yolo County Environmental Health Department-Hazardous Waste Site Files pursuant to Government Code 65962.5. The proposed project would not expose people to known existing sources of potential health hazards.
  
- e/f) *No Impact.* The project is not located within an airport land use plan nor within two miles of a public airport or public use airport
  
- g) *Less than Significant Impact.* The project would not interfere with any adopted emergency response or evacuation plans.
  
- h) *Less than Significant Impact.* The project site is located in an area rates as having a moderate wildland fire danger and, therefore, would be required to be constructed with an ignition resistant construction system. The proposed store is close the State Highway, with relatively easy access to emergency vehicles. Therefore the danger from wildland fire should be considered less than significant.

**VIII. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Significantly deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

existing land uses or planned uses for which permits have been granted)?

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/> | <input 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) *Less than Significant Impact.* Project related runoff associated with the build out of the store is proposed to be channeled into existing roadside ditches. The roadside ditch is maintained by the Yolo County Flood control district and the applicants will be required to apply for an encroachment permit to increase the flow of water into the drainage ditch. Existing sheet flow drainage on the site flows towards the south. Impacts on water quality and discharge of pollutants into the storm water collection system, or violations of existing water quality standards or waste discharge requirements, is considered to be less than significant.
- b) *Less than Significant Impact.* The proposed store would utilize a newly constructed well to serve its water needs. The addition use is not expected to significantly impact existing groundwater supplies.
- c) *Less than Significant Impact.* The project will result in modified drainage patterns to accommodate the construction of new proposed building. Parking services will be gravel covered, with an existing paved driveway. Absorption rates would likely decrease and run-off would increase slightly onsite, but would be accommodated by the onsite drainage improvements so as not to impact adjoining areas. The overall effect of 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.
- d) *Less than Significant Impact.* The proposed project has the potential to change absorption rates, drainage patterns, and the rate and amount of surface runoff. Absorption rates would likely decrease and run-off would increase slightly onsite, but would be accommodated by an onsite drainage system so as not to impact adjoining areas.

- e) *Less than Significant Impact.* See response to (a) and (d) above. The project applicant would be required to submit a SWPPP for regulation under the National Pollutant Discharge Elimination System (NPDES) for the disturbance of an area one acre or greater. In addition, grading plans would be required for any proposed construction to address erosion control and drainage. The project would not provide significant additional sources of runoff pollution.
- f) *Less than Significant Impact.* See (a) and (e), above. No additional impacts to water quality are anticipated.
- g)h) *No Impact.* The subject site is in flood zone 'C', as designated by the Federal Emergency Management Agency (FEMA), and thus is not subject to 100-year flood flows.
- 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.
- j) *No Impact.* The project area is not located near standing water that would pose a seiche or tsunami hazard. In addition, the project site is relatively flat and is not located near any physical or geologic features that would produce a mudflow hazard.

**IX. LAND USE AND PLANNING**

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

**Discussion of Impacts**

- a) *No impact.* The project is a Yolo Store located in an isolated rural setting, outside of any existing community.
- b) *No Impact.* As discussed in section II c) above, the proposed project is allowed as a "Yolo Store." The project is consistent with the Yolo County General Plan, and with Yolo County zoning requirements for a conditional use.
- c) *No Impact.* The County does not have an adopted HCP or NCCP. Impacts will be less than significant.

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

specific plan or other land use plan?

**Discussion of Impacts**

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

**XI. NOISE**

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

**Discussion of Impacts**

- a) *Less than Significant Impact.* Operation of the Yolo Store will generate noise, primary from car traffic and the operation of a refrigerator unit. The noise generated is consistent with other noises found in agricultural area and are expected to be less than significant.
- b) *Less than Significant Impact.* Potential ground borne vibration may occur during construction of the project. However, this is not expected to be significant and would be short term.
- c) *No Impact.* See (a), above. The project is located adjacent to State Highway 16, which provides a high level of baseline ambient noise due to car traffic. The proposed Yolo Store and associated uses would not increase overall ambient noise within the immediate vicinity and would not create a substantial permanent noise source.
- d) *Less than Significant Impact.* Construction of the Yolo Store would involve the use of trucks and equipment that create noise, as indicated in (b), above. However, temporary and periodic impacts related to construction noise are expected to be less than significant.

- e) *No Impact.* The project is not located within an airport land use plan nor within two miles of a public airport or public use airport
- f) *No Impact.* See response to (e) above.

**XII. POPULATION**

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

**Discussion of Impacts**

- a) *No Impact.* The proposed project would not provide any housing and not induce population growth.
- b)c) The proposed Yolo Store is being constructed on an undeveloped parcel. It would not displace any existing housing, and would not displace any people.

**XIII. PUBLIC SERVICES**

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) *Less than Significant Impact.* The Esparto Fire District provides primary service to the project site. Any new development will be required to pay a fair share amount for the fire protection equipment and facilities needed to provide adequate service through development fees collected prior to building permit issuance.
- b) *Less than Significant Impact.* The project would not significantly impact police services provided by the Sheriff's Department. On site security will be provided through a video monitoring system.



(c)(d)(e) *No Impact.* The proposed Yolo Store would not increase the need for schools, parks or other public facilities and 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.* No additional recreational facilities will be required by the proposed project.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

**Discussion of Impacts**

- (a)(b) *Less than Significant Impact.* Construction of the proposed Yolo Store would generate limited additional truck trips for the construction phases for the project. This traffic increase is only temporary during construction activity. Long-term changes to local traffic circulation resulting from the proposed project are increased traffic generated by employees and customers and is expected to result in up to 50 additional car trips a day as predicted by traffic modeling. The site is currently served by State Highway 16 which currently experiences from between 6900 to 9000 vehicale trips per day. Thus the increase in traffic generated on State Highway 16 will be relatively small. Total impacts due to an increase in traffic are expected to be less than significant and the level of service provided by State Highway 16 is not expected to change.
- c) *No Impact.* The project will not change air traffic patterns.
- d) *Less than Significant Impact.* The site is served by an existing paved driveway access to State Highway 16. The project is not expected to increase hazards and is considered a less than significant impact.
- e) *Less than Significant Impact.* The project would be required to comply with the requirements of the Esparto Fire Protection District. The site is served by an existing paved driveway access to State Highway 16. The proposed project would not result in inadequate emergency access.
- f) *Less than Significant Impact.* A ten-cargravel parking area will be provided that will serve all the project's needs for off-street parking as required by the Yolo County Zoning Code for a building of this size.
- 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) *Less than Significant Impact.* The proposed project will require a septic system design that meets state and local requirements, including permit requirements as determined by Yolo County Environmental Health. A condition of project approval will require the project to be approved by Environmental Health before issuance of a building permit. The sewage disposal system will be required to have capacity to serve both employees and customers. Therefore, impacts from the project would be considered less than significant.
- b) *Less than Significant Impact.* The project area is not served by existing water or wastewater treatment facilities and will not result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities. The project will be served by a new on-site well and newly constructed septic system.
- c) *Less than Significant Impact.* Storm water from the project site is will be address though on-site drainage improvements. An existing roadside drainage ditch will serve the site.
- d) *Less than Significant.* The project will use a newly constructed on-site well to serve the new storet. The well must meet requirements for a public water source. This will require meeting all state and local code regulations, and approval by Yolo County Environmental Health. Existing groundwater supplies should be more than adequate to meet the increased demand from the facility.
- e) *No Impact.* See response to (b), above.
- f) *No Impact.* The existing landfill would adequately accommodate the project. The project would not impact disposal capacity at the landfill.
- h) *No Impact.* The proposed project would be required to comply with all solid waste regulations as implemented and enforced by Yolo County.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

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

**Discussion of Impacts**

- a) *Less than Significant Impact.* Based on the information provided in this Initial Study, any potential environmental impacts caused by the project would be considered less than significant. 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) *Less than Significant Impact.* Based on the analysis provided in this Initial Study, potential cumulative impacts of the project would be less than significant.
- c) *No Impact.* Based on the analysis provided in this Initial Study, there would be no impacts to human beings.

#### REFERENCES

- Project description and site plans provided by the applicant.
- Yolo County General Plan
- General Plan Update Background Report, January 2005
- Yolo-Solano Air Quality Management District Handbook for Assessing and Mitigating Air Quality Impacts (July 2007)