

4.1

LAND USE AND AGRICULTURAL RESOURCES

INTRODUCTION

The Land Use and Agricultural Resources section of the EIR describes the existing land use setting of the Wildhorse Ranch project site and the adjacent area, including the identification of existing land uses and current General Plan policies and zoning designations. The proposed Wildhorse Ranch project is analyzed for consistency with existing City of Davis policies and compatibility with surrounding land uses. The agricultural resources analysis describes the soils of the project site and whether or not the site is identified as prime farmland. Documents referenced to prepare this section include the *City of Davis General Plan*,¹ the *City of Davis Zoning Ordinance*,² and *National Resource Conservation Service Web Soil Survey*.³

ENVIRONMENTAL SETTING

Section 15125 of the CEQA Guidelines states that “an EIR must include a description of the physical environmental conditions in the vicinity of the project [...] and shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans.” The following provides the existing land uses on the project site, as well as the existing plans and policies that guide the development of the project site.

Land Uses on the Project Site

The project site encompasses approximately 25.79 acres of land within the City of Davis. The site is identified by Yolo County Assessor’s Parcel Number (APN) 071-140-11. The proposed project is designated as Planned Development #3-89 (horse ranch) under the original Wildhorse zoning designations. The project site was included in the Wildhorse EIR, which is over ten years old and analyzed the subject site as a horse ranch. Permitted uses include horse boarding, breeding, and farming which could create nuisances such as flies, odor, and dust from operations for the adjacent residential area surrounding the horse ranch. The site is surrounded by urban residential uses on three sides. According to the *National Cooperative Web Soil Survey* and the *Soil Candidate Listing for Prime Farmland and Farmland of Statewide Significance*, all soils on the site are designated Prime Farmland and Farmland of Statewide Importance by the California Department of Conservation (CDC).

Current Land Use Designations

The City of Davis General Plan designates the 25.79-acre parcel on the project site as Agriculture (AG). The City of Davis General Plan definition for the Agriculture land use is:

Agriculture (AG): To protect valuable natural resources such as agricultural land and wildlife habitat, to allow for productive agricultural use surrounding or within Davis, to

ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of Davis and the surrounding cities, and to serve as a visual amenity around urban development.

Proposed Land Use Designations

The project includes a request for a General Plan Amendment to re-designate the project site from AG to five (5) uses: Residential High Density, Residential Medium Density, Neighborhood Greenbelt, Natural Habitat Area, and Urban Agricultural Transition Area (See Figure 4.1-1). In addition, the project includes a 65-foot land dedication to the existing agricultural buffer and continuation of the Wildhorse neighborhood greenbelt.

Residential: This category is intended to allow for residential development emphasizing compact clustered development in new areas and infill in existing neighborhoods, together with a mixture of local-serving retail and institutional uses, to meet housing demands, reduce pressure for peripheral growth and facilitate transit and bicycle/pedestrian travel.

- a. *Low Density:* 3.0 to 5.99 units per gross acre.
- b. *Medium Density:* 6.0 to 13.99 units per gross acre.
- c. *High Density:* 14.0 to 25.0 units per gross acre.

Neighborhood Greenbelt: To provide safe and secure linear parkways and connectors close to residences as alternatives to biking or walking on streets. Neighborhood greenbelts connect to Urban Agriculture Transition Area, Greenstreets, parks, other open space network elements, activity centers and public facilities.

Urban Agriculture Transition Area Intent:

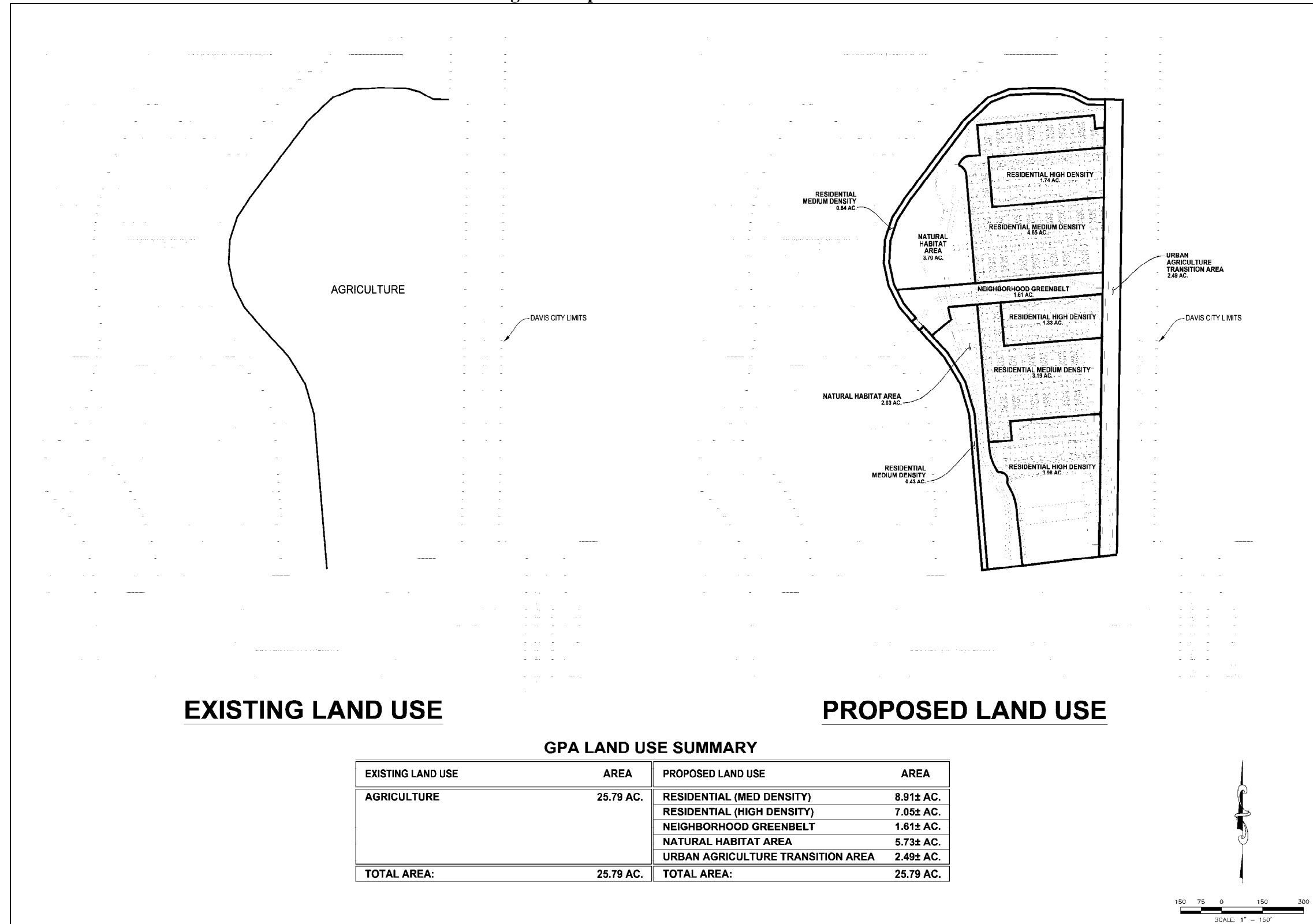
1. To provide a buffer and minimize conflicts between urban and agricultural areas.
2. To provide public open space.
3. To define the planned urbanized edge of the City, as one of many useful growth management tools.

Natural Habitat Area: To preserve existing wildlife habitat and develop new habitat. Wildlife preserves, habitat for permanent and migratory waterfowl and other species, native tree and plant areas, seasonal and permanent wetlands, drainage facility. Agriculture, low intensity recreation, nature study and interpretive centers are also allowed provided they are compatible with habitat uses.

Current Zoning Designations

The current City of Davis zoning for the 25.79-acre project site is P-D #3-89 (Horse Ranch). The City of Davis Zoning Ordinance defines the purposes of the P-D districts as follows:

**Figure 4.1-1
 Existing and Proposed Davis General Plan Land Uses**



Planned Development (P-D): The purpose of the planned development district is to allow diversification in the relationship of various buildings, structures and open spaces in order to be relieved from the rigid standards of conventional zoning. A planned development district shall comply with the regulations and provisions of the general plan and any applicable specific plan and shall provide adequate standards to promote the public health, safety and general welfare without unduly inhibiting the advantages of modern building techniques and planning for residential, commercial or industrial purposes. The criteria upon which planned development districts shall be judged and approved will include the development of sound housing for persons of low, moderate and high income levels, residential developments which provide a mix of housing styles and costs, creative approaches in the development of land, more efficient and desirable use of open area, variety in the physical development pattern of the city and utilization of advances in technology which are innovative to land development.

Proposed Zoning Designations

The proposed project includes a request to rezone the project site from P-D #3-89 (Horse Ranch) to a new Planned Development (P-D) District (residential). The proposed underlying zoning areas for the Wildhorse Ranch P-D district will be consistent with the proposed uses for the project as illustrated in Figure 4.1-2, which include: Single Family and Multi-Family Residential, Open Space, and Neighborhood Green Belt.

Land Uses Surrounding the Project Site

This section describes the land use designations and land use types surrounding the proposed project site.

Land Use Designations

The Davis General Plan designates the areas surrounding the project site with the following land use designations (see Figure 4.1-3).

North: Residential-Medium Density, Residential-Low Density, and Parks/Recreation, and Neighborhood Greenbelt.

South: Residential-Low Density.

East: Urban Agriculture Transition Area and Agriculture in Yolo County.

West: Residential-Medium Density, Residential-Low Density, and Parks/Recreation, and Neighborhood Green Belt.

Land Use Types

The following discussion has been prepared to detail the types of land uses currently surrounding the project site:

Figure 4.1-2
 Proposed On-Site Land Use Types



Figure 4.1-3
 Davis General Plan Land Use Map



North: Land uses to the north of the site include the single-family residential Wildhorse Development.

South: The site is bordered to the south by East Covell Boulevard. Land uses south of Covell Boulevard include single-family housing, and Neighborhood Green Belt.

East: The project site is bordered to the east by Urban Agricultural Transition Area land. Land uses east of the Urban Agriculture Transition area are in agricultural production.

West: Land uses to the west of the site include the single-family residential Wildhorse Development.

Agricultural Resources on the Project Site

Farmland Classifications

The USDA Natural Resources Conservation Service (NRCS, formerly known as the Soil Conservation Service [SCS]) uses two systems to determine a soil's agricultural productivity: the Land Capability Classification System and the Storie Index Rating System. The "prime" soil classification of both systems indicates the absence of soil limitations which, if present, would require the application of management techniques (e.g., drainage, leveling, special fertilizing practices) to enhance production. The California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), part of the Division of Land Resource Protection, uses the information from the NRCS to create maps illustrating the types of farmland in the area.

Land Capability Classification System

The Land Capability Classification System takes into consideration soil limitations, the risk of damage when soils are used, and the way in which soils respond to treatment. Capability classes range from Class I soils, which have few limitations for agriculture, to Class VIII soils that are unsuitable for agriculture. Generally, as the rating of the capability classification system increases, yields and profits are more difficult to obtain. A general description of soil classification, as defined by the NRCS, is provided in Table 4.1-1, Land Capability Classification.

Storie Index Rating System

The Storie Index Rating system ranks soil characteristics according to their suitability for agriculture from Grade 1 soils (80 to 100 rating) which have few or no limitations for agricultural production, to Grade 6 soils (less than 10) which are not suitable for agriculture. Under this system, soils deemed less than prime can function as prime soils when limitations such as poor drainage, slopes, or soil nutrient deficiencies are partially or entirely removed. The six grades, ranges in index rating, and definition of the grades, as defined by the NRCS, are provided below in Table 4.1-2.

Table 4.1-1 Land Capability Classification	
Class	Definition
I	Soils have slight limitations that restrict their use.
II	Soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
III	Soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
IV	Soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.
V	Soils are not likely to erode but have other limitations; impractical to remove that limit their use largely to pasture or range, woodland, or wildlife habitat.
VI	Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife habitat.
VII	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife habitat.
VIII	Soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife habitat, or water supply or to aesthetic purposes.
<i>Source: USDA Soil Conservation Service, Soil Survey of Yolo County, California, 1972.</i>	

Table 4.1-2 Storie Index Rating System		
Grade	Index Rating	Definition
1	80 through 100	Few limitations that restrict their use for crops
2	60 through 80	Suitable for most crops, but have minor limitations that narrow the choice of crops and have a few special management needs
3	40 through 60	Suited to a few crops or to special crops and require special management
4	20 through 40	If used for crops, are severely limited and require special management
5	10 through 20	Not suited for cultivated crops, but can be used for pasture and range
6	Less and 10	Soil and land types generally not suited to farming
<i>Source: USDA Soil Conservation Service, Soil Survey of Yolo County, 1972.</i>		

Farmland Mapping and Monitoring Program (FMMP)

The FMMP was established in 1982 to continue the Important Farmland mapping efforts begun in 1975 by the USDA Soil Conservation Service (USDA-SCS). The intent of the USDA-SCS was to produce agriculture maps based on soil quality and land use across the nation. As part of the nationwide agricultural land use mapping effort, the USDA-SCS developed a series of definitions known as Land Inventory and Monitoring (LIM) criteria. The LIM criteria classified the land's suitability for agricultural production; suitability included both the physical and chemical characteristics of soils and the actual land use. Important Farmland Maps are derived from the USDA-SCS soil survey maps using the LIM criteria.

Since 1980, the State of California has assisted the USDA-SCS with completing its mapping in the state. The FMMP was created within the CDC to carry on the mapping activity on a continuing basis, and with a greater level of detail. The CDC applied a greater level of detail by modifying the LIM criteria for use in California. The LIM criteria in California utilize the Land Capability Classification and Storie Index Rating systems, but also consider physical conditions such as dependable water supply for agricultural production, soil temperature range, depth of the ground water table, flooding potential, rock fragment content, and rooting depth.

The CDC classifies lands into seven agriculture-related categories: Prime Farmland, Farmland of Statewide Importance (Statewide Farmland), Unique Farmland, Farmland of Local Importance (Local Farmland), Grazing Land, Urban and Built-up Land (Urban Land), and Other Land. The first four types listed above are collectively designated by the State as Important Farmlands. Important Farmland maps for California are compiled using the modified LIM criteria (as described above) and current land use information. The minimum mapping unit is 10 acres unless otherwise specified. Units of land smaller than 10 acres are incorporated into surrounding classifications. Each of the seven land types is summarized below, based on CDC's *A Guide to the Farmland Mapping and Monitoring Program* (2004).⁴

Prime Farmland: Prime Farmland is land with the best combination of physical and chemical features able to sustain the long-term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. The land must have been used for the production of irrigated crops at some time during the two update cycles (a cycle is equivalent to 2 years) prior to the mapping date.

Statewide Farmland: Farmland of Statewide Importance is land similar to Prime Farmland, but with minor shortcomings, such as greater slopes or with less ability to hold and store moisture. The land must have been used for the production of irrigated crops at sometime during the two update cycles prior to the mapping date.

Unique Farmland: Unique Farmland is land of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards, as found in some climatic zones in California. The land must have been cultivated at some time during the two update cycles prior to the mapping date.

Local Farmland: Farmland of Local Importance is land of importance to the local agricultural economy, as determined by each county's Board of Supervisors and a local advisory committee. Yolo County local farmland includes lands which do not qualify as Prime, Statewide, or Unique designation, but are currently irrigated crops or pasture or non-irrigated crops; lands that would meet the Prime or Statewide designation and have been improved for irrigation, but

are now idle; and lands that currently support confined livestock, poultry operations and aquaculture.

Grazing Land: Grazing Land is land on which the existing vegetation, whether grown naturally or through management, is suited to the grazing of livestock. The minimum mapping unit for this category is 40 acres.

Urban Land: Urban and Built-up Land is occupied with structures with a building density of at least one unit to one-half acre. Uses may include but are not limited to, residential, industrial, commercial, construction, institutional, public administration purposes, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other development purposes. Highways, railroads, and other transportation facilities are mapped as part of this unit, if they are part of a surrounding urban area.

Other Land: Other Land is land that is not included in any other mapping categories. The following uses are generally included: rural development, brush timber, government land, strip mines, borrow pits, and a variety of other rural land uses.

According to the CDC, between 2002 and 2004, 7,249 acres of Important Farmland (i.e., Prime, Statewide Importance, Unique, and Local Importance) in Yolo County were converted to non-agricultural use, out of 653,452 acres inventoried.⁵ In addition, 2,602 acres of Prime Farmland in Yolo County were converted to other uses during that period; however, 591 acres were gained during the same period (mainly due to the creation of irrigated vineyards), in order that the net effect was a loss of 2,011 acres of Prime Farmland. Farmlands of Statewide Importance and Unique Farmlands remained fairly constant between 2002 and 2004. During that period, however, a net loss of 4,251 acres of Farmland of Local Importance occurred in the County.

Williamson Act Land

The California Land Conservation Act, also known as the Williamson Act, was adopted in 1965 in order to encourage the preservation of the state's agricultural lands and to prevent their premature conversion to urban uses. Williamson Act contracts promote the preservation of land used for agricultural purposes. When a jurisdiction enters into a contract with a landowner under the Williamson Act, the landowner agrees to limit the use of the land to agricultural and compatible uses for a period of at least ten years. The jurisdiction then agrees to tax the land at a rate based on the agricultural production of the land, rather than its real estate market value.

According to the Yolo County GIS system,⁶ the project site is not under a Williamson Act contract.

The *Web Soil Survey* shows that the project site contains the following Capability Class I and IV soils.⁷

- Sycamore silt loam, drained (Sp) – Prime Farmland if irrigated
- Sycamore silty clay loam, drained (St) – Prime Farmland if irrigated
- Tyndall very fine sandy, drained (Tc) – Prime Farmland if irrigated

The soils are described below in Table 4.1-3 and shown in Figure 4.1-4.

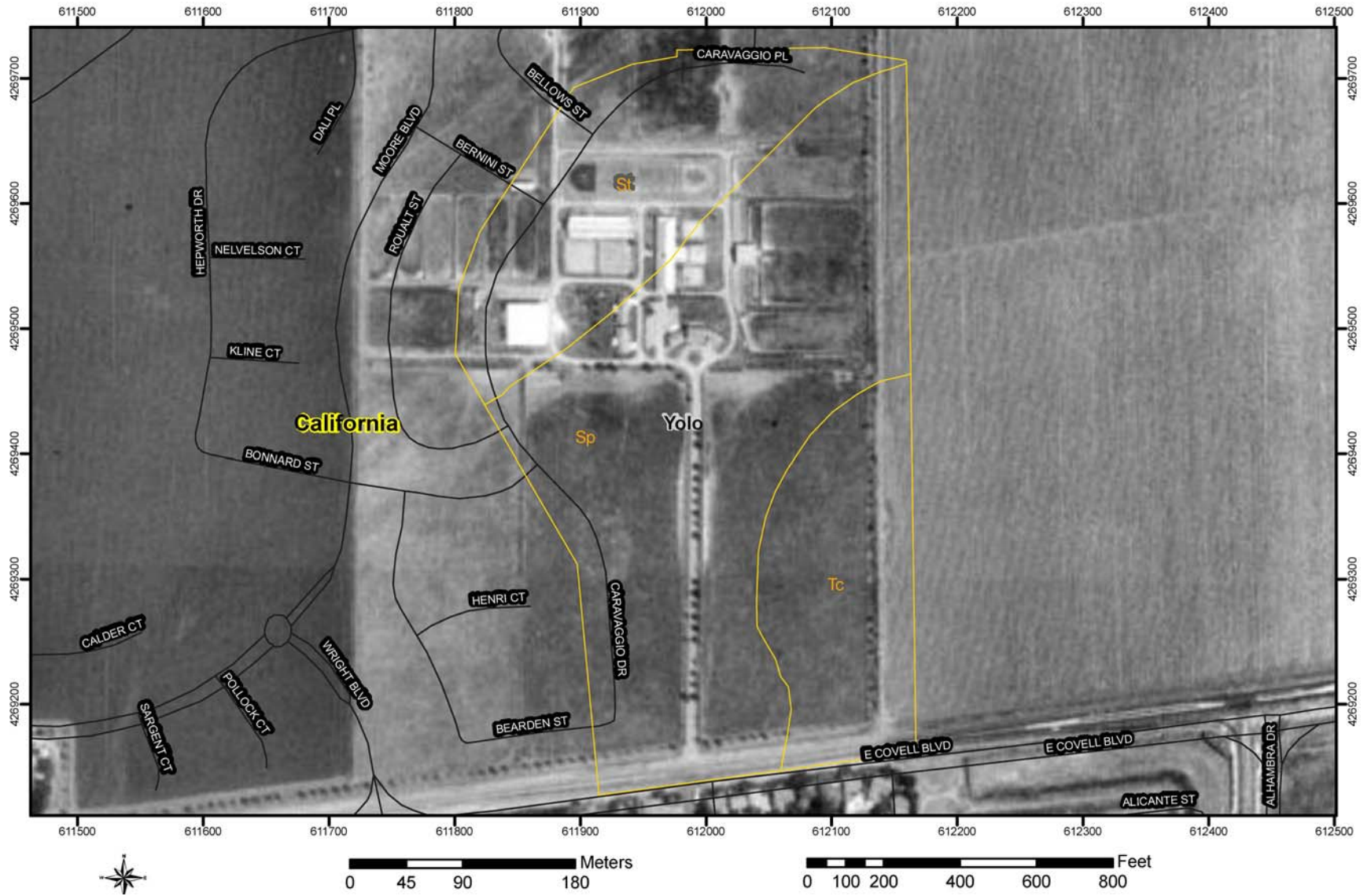
Table 4.1-3		
On-Site Land Capability Classification and Storie Index Rating		
Soil Map Symbol and Name	Land Capability Classification	Storie Index
Sycamore silt loam, drained (Sp)	I-1	76
Sycamore silty clay loam, drained (St)	I-1	77
Tyndall very fine sandy loam, drained (Tc)	I-1/IVc	77
<i>Source: USDA Soil Conservation Service, Soil Survey of Yolo County, 1972.</i>		

Sycamore silty clay loam (St) is found in the northwestern portion of the project site, and is considered Prime Farmland if irrigated. The soil occurs on alluvial fans, and slopes are less than one percent. The drainage of this Sycamore soil has been improved by natural deepening of channels and by reclamation structures. Permeability is moderately slow, surface runoff is very slow, and the erosion hazard is none to slight. Available water holding capacity is 10.0 to 12.0 inches, and effective rooting depth is more than 60 inches. Natural fertility is high. This soil is used mainly for irrigated sugar beets, tomatoes, alfalfa, asparagus, walnuts, and pears. Other uses include dryfarmed barley, wildlife habitat, and recreation. The land capability unit is I-1 irrigated and non-irrigated.

Sycamore silty loam (Sp) is similar to Sycamore silty clay loam, drained, except that it has a silt loam texture throughout the profile. This Sycamore soil is moderately permeable. The available water holding capacity is 10.0 to 12.0 inches. The effective rooting depth is more than 60 inches. This soil is used mainly for irrigated sugar beets, tomatoes, alfalfa, asparagus, almonds, and walnuts. Other uses include dryfarmed barley, wildlife habitat, and recreation. The land capability unit is I-1 irrigated and non-irrigated.

Tyndall very fine sandy loam, drained (Tc) occurs on alluvial fans, and slopes are less than one percent. Permeability of the soil is moderately rapid. Surface runoff is very slow, and the erosion hazard is none to slight. The available water holding capacity is 8.0 to 10.0 inches in areas that have been drained. This Tyndall soil has been improved by reclamation structures, and the water table is below a depth of 60 inches. Effective rooting depth is more than 60 inches. The soil is used principally for walnuts, pears, sugar beets, tomatoes, alfalfa, and asparagus. Other uses include irrigated pasture, wildlife habitat, and recreation. The land capability unit is I-1, irrigated; IVc, non-irrigated.

Figure 4.1-4
Wildhorse Ranch Web Soil Survey



MAP LEGEND

-  Soil Map Units
-  Cities
-  Detailed Counties
-  Detailed States
-  Interstate Highways
-  Roads
-  Rails
-  Water
-  Hydrography
-  Oceans
-  Escarpment, bedrock
-  Escarpment, non-bedrock
-  Gully
-  Levee
-  Slope
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Depression, closed
-  Eroded Spot
-  Gravel Pit
-  Gravelly Spot
-  Gully
-  Lava Flow
-  Landfill
-  Marsh or Swamp
-  Miscellaneous Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Slide or Slip
-  Sinkhole
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Perennial Water
-  Wet Spot

MAP INFORMATION

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Coordinate System: UTM Zone 10

Soil Survey Area: Yolo County, California

Spatial Version of Data: 1

Soil Map Compilation Scale: 1:20000

Map Unit Legend Summary

Yolo County, California

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Sp	Sycamore silt loam, drained	24.5	57.2
St	Sycamore silty clay loam, drained	10.6	24.7
Tc	Tyndall very fine sandy loam, drained	7.8	18.1

Map comprised of aerial images photographed on these dates:
 1993

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

REGULATORY CONTEXT

Local Regulations

The following are applicable goals and policies are taken from the Land Use and Growth Management Element of the *City of Davis General Plan Update*.

Residential Land Use

- Policy LU A.1 In infill projects, respect setback requirements, preserve existing greenbelts and greenstreets, and respect existing uses and privacy on adjacent parcels.
- Policy LU A.2 A minimum of 50% of future residential lots (exclusive of any required affordable or multifamily lots) within a new residential development of 50 single-family lots or more shall be designated as “diverse architectural lots” (DAL). These lots shall be designated as part of the project zoning and on the tentative and final maps. Houses built on DAL lots may not be of the same stock plan nor have a floor plan and front elevation substantially similar to any other house within the same final map area. All residential lots not designated as DALs, including any required single-family affordable housing lots and lots within new developments of 50 units or less, shall comply with the City’s new site design standards, to be developed under Action UD 5.1e.
- Policy LU A.3 Require a mix of housing types, densities, prices and rents, and designs in each new development area.
- Policy LU A.4 Allow home occupations, home offices and live/work uses by right where appropriate provided that the home occupation is compatible with the surrounding neighborhoods and does not cause significant negative impacts on the surrounding neighborhoods.
- Policy LU A.5 Require neighborhood greenbelts in all new residential development areas. Require that a minimum of 10 percent of newly-developing residential land be designated for use as open space primarily for neighborhood greenbelts.

Growth Management

- Goal LU 1 Maintain Davis as a small, University-oriented city surrounded by and containing farmland, greenbelt, and natural habitats and reserves.
- Policy LU 1.1 Recognize that the edge of the urbanized area of the city depicted on the land use map under this General Plan represents the maximum extent of

urbanization through 2010, unless modified through the Measure J process.

Policy LU 1.3 Establish and require a citizens' vote process for any proposed amendment to the Land Use Map as amended through August 1, 1999 from an agricultural or urban reserve designation to an urban designation, or from an agriculture designation to an urban reserve designation; or from any development proposal on the Covell Center and Nishi properties¹; to ensure full public participation and consideration of issues related to such decisions, including impacts on policies calling for compact urban form, preservation of agricultural lands surrounding the City for long term agricultural use, and provisions of adequate housing supply to meet internal needs of the City. This policy and land use designation affected by this policy shall remain in effect in the General Plan or any update to the General Plan until December 31, 2010 or as long as the Citizens' Right to vote on the Future of Agricultural and Open Space Lands Ordinance remains in effect.

This policy is intended to assure full participation in land use decisions by the citizens and voters of the city, including but not limited to public debate and a vote of the people, and to assure that the principles set forth in the General Plan relating to land use, affordable housing, open space, agricultural preservation and conservation and the like are fully implemented.

Policy LU 1.4 Establish a distinct permanent urban edge which shall be defined by an open space, hedgerows, tree rows, similar landscape features, passive recreation spaces, buffer containing transitional agricultural uses, or similar elements.

Policy LU 1.5 Aggressively work to prevent urban sprawl on the periphery of Davis and in the region utilizing a variety of legislative / legal methods and strategic land acquisitions.

Policy LU 1.6 For developments that are on the edge of the City, a minimum of a 150-foot wide urban agricultural transition area is required.

Policy LU 1.7 Plan for the timing and costs of infrastructure when developing new areas. The planning process shall include working with public transit providers and the Davis Joint Unified School District.

Development Processing

Goal LU 3 Integrate land use, economic development, environmental, and transportation planning.

Policy LU 3.1 Create an efficient system of planning and zoning.

The following are applicable goals and policies are taken from the Parks and Open Space Element of the *City of Davis General Plan Update*.

Parks and Open Space

Goal POS 3 Identify and develop linkages, corridors, and other connectors to provide an aesthetically pleasing and functional network of parks, open space areas, greenbelts, and bike paths throughout the City.

Policy POS 3.1 Require creation of neighborhood greenbelts by project developers in all residential projects, in accordance with Policy LU A.5.

Policy POS 3.2 Develop a system of greenbelts and accessways in new non-residential development areas.

Policy POS 3.3 Implement specific projects to augment the existing greenbelt/open space system.

The following are applicable goals and policies are taken from the Agriculture, Soils, and Minerals Element of the *City of Davis General Plan Update*.

Goal AG 1 Maintain agriculture as an important industry around Davis.

Policy AG 1.1 Protect agricultural land from urban development except where the general plan land use map has designated the land for urban uses.

Policy AG 1.2 Promote and enhance local agriculture.

Goal AG 2 Encourage sustainable and organic forms of agriculture.

Policy AG 2.1 Foster the growth of environmentally friendly agricultural business and industry in Davis.

The following are applicable sections from the City of Davis Municipal Code.

Measure J

Section 40.41.020 Voter Approval.

The City of Davis Zoning Ordinance requires voter approval for changes to land use designations on the Land Use Map from Agricultural or Urban Reserve to Urban land use designations or from Agricultural to Urban Reserve land use designations. The section pertaining to voter approval of the Davis Zoning Ordinance is included below.

Section 40.41.020 (A)

- A. Voter Approval of Changes to Land Use Designations on the Land Use Map from Agricultural or Urban Reserve to Urban land use designations or from Agricultural to Urban Reserve land use designations.
1. Each and every proposed amendment or modification of the Land Use Map to modify the land use designation of lands designated for agricultural, open space or urban reserve use on the Land Use Map to an urban or urban reserve designation is a significant change that affects the City and its ability to maintain its vision for a compact urban form surrounded by farmlands and open space. Any such proposal, therefore, requires public participation in the decision, including, but not limited to, voter approval of the proposed amendment or modification of the Land Use Map.
 2. Any application for an amendment or modification of the Land Use Map that proposes changing the Land Use Map land use designation for any property from an agricultural, open space, or urban reserve land use designation (e.g. agricultural, open space, agricultural reserve, urban reserve, environmentally sensitive habitat, Davis Greenbelt) to an urban land use designation or from an agricultural designation to an urban reserve designation shall require:
 - a. Establishment of baseline project features and requirements such as recreation facilities, public facilities, significant project design features, sequencing or phasing, or similar feature and requirements as shown on project exhibits and plans submitted for voter approval, which cannot be eliminated, significantly modified or reduced without subsequent voter approval.
 - b. Approval by the City Council, after compliance with the California Environmental Quality Act, the State Planning and Zoning laws and any other applicable laws or regulations, and then

- c. Approval by an affirmative majority vote of the voters of the City of Davis voting on the proposal. The land use designation amendment or modification shall become effective only after approval by the City Council and the voters. The City shall not submit any application to the voters if the application has not first been approved by the City Council, unless otherwise required by law.
3. If, after compliance with the California Environmental Quality Act and other applicable laws, the City Council modifies or amends the land use designation for any property from an urban land use designation to an agricultural, open space, or urban reserve land use designation, the land use of that property shall not be amended or modified from the agricultural, open space, or urban reserve designation to an urban land use designation without first complying with this Article, including but not limited to the voter approval requirements set forth in subsection A(2), above.

Planned Development Requirements

The purpose of the Planned Development District is to allow diversification in the relationship of various buildings, structures, and open spaces in order to be relieved from the rigid standards of conventional zoning. The criteria upon which planned development districts shall be judged and approved will include the development of sound housing for persons of low, moderate and high income levels, residential developments which provide a mix of housing styles and costs, creative approaches in the development of land, more efficient and desirable use of open area, variety in the physical development pattern of the City and utilization of advances in technology which are innovative to land development. (Ord. No. 716 §1)

City of Davis Right to Farm and Farmland Preservation Ordinance

The goal of the City of Davis General Plan is to work cooperatively with the Counties of Yolo and Solano to preserve agricultural land within the Davis Planning Area, and encourage agricultural operations on land that has not been identified in the General Plan as necessary for development. Additionally, the City seeks to reduce conflicts between agricultural and nonagricultural land uses, and to protect public health. The Right to Farm and Farmland Preservation Ordinance helps achieves these goals by limiting the circumstances under which agricultural operations may be deemed a nuisance.

As part of this effort, the City provides purchasers and tenants of nonagricultural land adjacent to agricultural land with notice about the City's support for the preservation of agricultural lands and operations. This notification requirement promotes a "good neighbor" policy by informing these prospective purchasers and tenants of the considerations associated with living in close proximity to agricultural land and operations. In addition, the City requires all new development adjacent to agricultural operations to provide a buffer zone, in order to reduce potential conflicts between agricultural and nonagricultural land uses.

40A.02.010 Properly Operated Farm not a Nuisance

This section of the Zoning Ordinance states that agricultural operations in compliance with all applicable laws and regulations shall not be considered a nuisance except under California Civil Code Sections 3482.5 and 3482.6. The section further states that any allegations of agricultural nuisance must undergo the agricultural grievance procedure provided in Section 40A.02.020. This section does not interfere with an individual's ability to pursue legal action under other applicable laws.

40A.03.030 Agricultural Land Mitigation Requirements

This section states that the City shall require agricultural mitigation as a condition of approval for any development project that would change the general plan designation or zoning from agricultural land to nonagricultural land and for discretionary land use approvals that would change an agricultural use to a nonagricultural use.

This section of the Davis Municipal Code was recently amended by City Council in November 2007. Amendments include requiring agricultural mitigation on adjacent lands for certain types of projects. The City determined that effectively locating mitigation lands provides increased protection of agricultural lands threatened with conversion to non-agricultural uses. Requirements and incentives are established in this article to direct mitigation to areas that are under threat of conversion. In recognizing the importance of the location of mitigation, the City has identified two general categories of agricultural mitigation: (1) adjacent mitigation; and (2) remainder mitigation.

Adjacent Mitigation. All new development projects adjacent to agricultural land that are subject to mitigation under this article shall be required to provide agricultural mitigation along the entire non-urbanized perimeter of the project. The required adjacent mitigation land shall be a minimum of ¼ mile in width, as measured from the outer edge of the agricultural buffer required in section 40A.01.050. Certain land uses listed in section 40A.03.030(e) are exempt from the adjacency requirement.

- (e) Exemptions. The following land uses are exempt from the adjacent mitigation requirements of this article, but not the remaining provisions:
- (1) The following projects, so long as they are not a part of a larger development project: permanently affordable housing, public schools, and public parks.
 - (2) That portion of a development project abutting land already protected by permanent conservation easements or by some other form of public ownership that guarantees adjacent lands will not be developed for urban uses.
 - (3) That portion of a development project abutting a limited access public road such as Interstate 80 or State Highway 113.
 - (4) Small projects, as defined in Section 40A.03.020. This section defines small projects as a development project that is less than forty (40) acres in size.

The proposed project is exempt from the requirement to provide adjacent agricultural mitigation per exemption 4 listed above.

Remainder Mitigation. Remainder mitigation is mitigation land that is not required to be located at the non-urbanized perimeter of a project. Remainder mitigation may be located anywhere within the Davis planning area, subject to approval by the City Council, in accordance with section 40A.03.050. Incentives shall be provided for locating the remainder mitigation in areas targeted for protection by the City as shown in Table 4.1-4, below.

Table 4.1-4 Remainder Mitigation	
Location of Mitigation Land	Credit Factors
Adjacent to city limits and within 0.25 mile of the city limits, excluding any land required as adjacent mitigation land	2 times the number of acres protected
Adjacent to the required minimum adjacent mitigation land, if applicable	1 times the number of acres protected
Within city designated priority open space acquisition areas	1 times the number of acres protected
Elsewhere in the Davis planning area	0.2 times the number of acres protected
Total	Mitigation acreage, as adjusted by the credit factors for adjacent mitigation (see section 40a.03.030) and remainder mitigation (above), must total two (2) times the acreage changed to nonagricultural. If the calculation of credit factors results in actual mitigation that is less than 2:1, additional acreage within the Davis Planning Area shall be secured to satisfy the total mitigation ratio requirement.
<i>Source: City of Davis Zoning Ordinance.</i>	

Total mitigation for a development project shall not be less than a ratio of two acres of protected agricultural land for each acre converted from agricultural land to nonagricultural land. Location based factors (credits) for remainder mitigation contained in section 40A.03.035 may result in ratios greater than 2:1.

40A.01.050 Agricultural Buffer Requirement

This section of the Zoning Ordinance states that all new developments adjacent to designated agricultural, agricultural reserve, agricultural open space, greenbelt/agricultural buffer, Davis greenbelt, or environmentally sensitive habitat areas shall be required to provide an agricultural buffer/agricultural transition area. The transition/buffer areas meet the policy objectives of the City of Davis General Plan and contribute to the area's aesthetic qualities by providing for unobstructed views of farmland, and allowing recreational use through the incorporation of bicycle and pedestrian trails.

The ordinance states that agricultural buffer/agricultural transition areas shall be a minimum of 150 feet measured from the edge of the agricultural, greenbelt, or habitat area; however, in consideration of the 500-foot aerial spray setback established by the Counties of Yolo and Solano, a buffer wider than 150 feet is encouraged. The transition/buffer areas shall be comprised of a 50-foot wide agricultural transition area located contiguous to a 100-foot wide

agricultural buffer, which shall be directly adjacent to the agricultural, greenbelt, or habitat area. The transition/buffer areas may not be used as farmland mitigation.

Various uses are permitted in the 100-foot wide agricultural buffer areas. These uses include native plants, tree or hedgerows, drainage channels, storm retention ponds, natural areas such as creeks or drainage swales, railroad tracks or other utility corridors, and any other use determined by the planning commission to be consistent with the use of the property as an agricultural buffer. The 100-foot wide buffer area does not allow for public access, unless permitted uses such as railroad tracks already exist in the buffer area. Buffer areas shall be developed under a plan approved by the Parks and General Services Director, and the plan must provide for the establishment, management, and maintenance of the area. In addition, the City shall obtain either an easement for the transition/buffer area, or dedication of the property in fee title.

Unlike the 100-foot wide agricultural buffer areas, the 50-foot agricultural transition areas provide for public use. Uses permitted in the transition area include bike paths, native plants, tree and hedgerows, benches, lights, trash enclosures, fencing, and any other use determined by the Planning Commission to be of the same general character. As with the buffer areas, the 50-foot agricultural transition areas must be developed under a plan approved by the Parks and General Services Director. Once developed, the land shall be dedicated to the City. The City shall maintain the agricultural transition area.

Wildhorse Horse Ranch Management Plan

The proposed project site is within a Planned Development District with a horse ranch designation. The designation, however, includes specific operational standards to ensure a viable, functional horse ranch that would be visible and compatible with the community and adjacent agricultural lands. The Horse Ranch Management Plan was last updated on March 29, 2000.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

For the purposes of this Draft EIR, impacts are considered significant if implementation of the proposed project would:

- Allow development of land uses that would be incompatible with existing surrounding land uses;
- Allow development of land uses that would be incompatible with planned surrounding land uses;
- Allow development that would be inconsistent with other City plans, policies or ordinances;
- Result in the conversion of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance to non-agricultural uses;
- Adversely affect agricultural viability, by placing incompatible or potentially incompatible land uses near active agricultural areas; or

- Adversely affect agricultural production.

Method of Analysis

The land use analysis is based on a qualitative comparison of existing and proposed uses on the site and the compatibility with existing and planned surrounding land uses as defined in the City General Plan and the Zoning Ordinance. In addition, the analysis evaluates the consistency of the project's proposed land uses with what is currently allowed for the project site under the General Plan and Zoning Ordinance. The agricultural analysis was assessed based upon information contained in the City of Davis General Plan, the City of Davis General Plan Update EIR, and the Soil Survey of Yolo County.

Project Impacts and Mitigation Measures

4.1-1 Consistency with the City of Davis General Plan.

The project site is currently agricultural land operating as a horse ranch with associated outbuildings on-site. This is consistent with the Davis General Plan land use designation for the project site. According to the Davis General Plan (2001), Figure 11b, the project site is currently designated as Agriculture (AG).

The proposed project involves the development of single family, multi-family, neighborhood greenbelt, and open space. These land uses are not consistent with the City's Agriculture land use designation. Therefore, the project involves a request for a General Plan Amendment to re-designate the site from Agriculture to Residential-Medium Density, Residential High Density, Neighborhood Greenbelt and Urban Agriculture Transition Area.

While the proposed project is inconsistent with the General Plan Land Use designation for the site, the application for the site includes a request to amend the General Plan designation. In evaluating the General Plan designation amendment, several General Plan policies must be examined for consistency.

The project is consistent with *Policy LU A.3* of the General Plan which requires each new development to include a mix of housing types, densities, prices and rents, and designs. The proposed project is consistent with the policy because the project includes 73 detached single-family residences, 78 two to three story attached single-family units (including 36 middle-income units) on 11.95 acres, and 1.92 acres of attached affordable housing for a maximum of 40 units at 21 dwelling units per acre. Therefore, the proposed project would provide a mix of densities, price and rents, and housing types.

General Plan *Policy POS 3.1*, states that the creation of neighborhood greenbelts by project developers should be required in all residential projects, in accordance with Policy LU A.5 (minimum of 10 percent shall be designated for use as open space for neighborhood greenbelts). Consistent with the General Plan interpretation guidelines, the Ag Buffer (2.26 ac), the Covell Boulevard Greenstreet (0.33 ac), and neighbors' land

dedication (1.07 acres) are excluded from the gross density calculation. Using this approach, a total of 3.92 acres was subtracted from the 25.79-acre total site acreage, resulting in a greenbelt calculation acreage of 21.88 acres. Multiplying this amount by the City's calculation factor results in a greenbelt requirement of 1.61 acres. If the 1.07 acres is not accepted by some or all of the adjacent neighbors, the land area would be moved to the Interior Greenbelt/Open Space category and would not change the greenbelt requirement.

It should be noted that the 10 percent calculation currently provided as part of the project description does not appear to meet the City's GP interpretation guidelines; and that review of the project application(s) will address this potential inconsistency as part of its analysis.

Policy AG 1.1 of the Davis General Plan promotes the protection of agricultural land from urban development except where the General Plan land use map has designated the land for urban uses. Although the current designation is Agriculture, the horse ranch on site is surrounded on three sides by urban development and includes an agricultural buffer on the fourth/east side.

Overall, in terms of the goals and policies in the Davis General Plan, the project is generally consistent. However, the final authority for determination of General Plan consistency rests with the Davis City Council and the voters through the determination of land uses and zoning. Should the City Council determine that the project is consistent with the General Plan and the voters approve the Wildhorse Ranch project through the Measure J process, a *less-than-significant* impact would result.

Mitigation Measure(s)

None required.

4.1-2 Consistency with the Davis Planned Development district process.

Section 40.22.060 of the Davis Zoning Ordinance, *Contents and approval of preliminary application*, states in part that an application for a Planned Development (P-D) district must include a preliminary development plan (herein referred to as "preliminary application"). This section also states the contents, which must be included in the preliminary application. The applicant for the Wildhorse Ranch project has submitted a preliminary application to the Community Development Department and staff has determined that the application is generally consistent with the requirements of the Zoning Ordinance regarding P-D districts. The process for establishing a P-D district is ongoing and the applicant will be required to submit a final application for review and approval of City Council through a public hearing process. The final application must comply with the requirements of the Davis Zoning Ordinance under Chapter 44.20. Compliance with the Zoning Ordinance would ensure that the project continues to remain consistent with the City's P-D process, resulting in a *less-than-significant* impact.

Mitigation Measure(s)

None required.

4.1-3 Loss of prime agricultural land.

The majority of the 25.79-acre project site contains soils that are highly suitable for agricultural production and are considered Prime Farmland soils (if irrigated). All of the soil types, Sycamore silt loam, drained (Sp); Sycamore silty clay loam (St); and Tyndall very fine sandy loam, drained (Tc), that make up of the project site are considered Prime Farmland soils according to the *Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance, Yolo County*.⁸

The project site is composed of soils having a Storie Index Ratings of 76 to 77 (see Tables 4.1-2 and 4.1-3), indicating that the soils are well suited for agricultural purposes. In addition, the Land Capability Classification for both series is I-1, which means that the soils have few limitations that restrict their use (see Table 4.1-1). Section 40A.03.010 of the Davis Municipal Code indicates that it is the policy of the City to protect and conserve agricultural land, especially in areas presently farmed or having Class 1, 2, 3 or 4 soils. As can be seen in Table 4.1-3, all project site soil types are within this classification range.

The City of Davis General Plan Update EIR (p. 5A-33) states that the City would require preservation of agricultural land on a two-to-one (2:1) basis to mitigate for the conversion of prime agricultural land to urban uses, and that this requirement would reduce the adversity of the impact. However, the EIR states that the conversion of prime agricultural land to urban uses remains a significant and unavoidable impact. Therefore, the loss of Prime Farmland associated with implementation of the proposed project would be considered a *significant* impact.

Mitigation Measure(s)

The following mitigation measure would reduce the magnitude of the impact. However, because the majority of the Prime Farmland and Farmland of Local Importance on the project site would be permanently lost, consistent with the General Plan Update EIR, the impact would remain *significant and unavoidable*.

4.1-3 *The project applicant shall set aside in perpetuity active agricultural acreage at a minimum ratio of 2:1 based on the total project footprint of 25.79 acres, through granting a farmland conservation easement, a farmland deed restriction, or other farmland conservation mechanism to or for the benefit of the City and/or a qualifying entity approved by the City. The mitigation acreage shall be set aside prior to recordation of the final map(s). The location and amount of active agricultural acreage for the proposed project would be subject to the review and approval of the City Council.*

4.1-4 Incompatibilities between future residential uses on the project site and surrounding uses.

The City of Davis has expressed the intent to support and encourage agricultural operations both within the City and in Yolo County (2001 General Plan, Policies AG 1.1 and AG 1.2). In addition, the City of Davis has adopted its own Right-to-Farm and Farmland Preservation Ordinance.

Development of the proposed project would result in the placement of residential uses adjacent to existing agricultural operations east of the project site. The eastern boundary of the project site is directly adjacent to agricultural lands in Yolo County. Placement of residential uses in a largely agricultural area could potentially result in conflicts with the existing agricultural operations. Such conflicts could include trespassing by residents into the nearby agricultural fields, as well as increased traffic hazards for farm workers moving agricultural equipment on local roadways. In addition, agricultural operations may result in conflicts with residential uses, because of the production of dust and noise.

However, between the eastern boundary of the project site and the proposed on-site residential areas is the existing 135-foot Davis agricultural/habitat buffer. An additional 2.26 acres (65 feet in width) would be added to the existing Davis agricultural/habitat buffer. The expanded buffer would be 200 feet wide and would include the 100-foot existing fenced habitat area, the existing gravel bike path in the current 35-foot greenbelt, and the additional 65-foot greenbelt land dedication with an east-west 10-foot wide bike path.

The Yolo County Agricultural Commissioner has indicated that County farmers are required to submit applications once a year for the approval of operations, including application of pesticides.⁹ As part of this process, the County restricts farmers from aerial applications within 500 feet of any sensitive receptors, which includes residential areas. Therefore, aerial application of pesticides would not be allowed within 500 feet of the Wildhorse Ranch project. County requirements do allow ground spraying of restricted pesticides within 100 feet of residential areas, unless the farmer has orchard crops with an air blast sprayer, in which case a 300-foot restriction is enforced. However, given the proposed 200-foot agricultural/habitat buffer, the distance between future residential areas and spraying locations would effectively be increased.

The project site is also bordered by residential uses to the north, south, and west. The project includes an open space area near the western border of the property where trees would be planted in an orchard style, providing additional buffer space to the existing neighborhood, as well as providing routing for storm water quality swales and a passive open space area. The orchard area would be privately owned and maintained as part of the community amenities. The orchard is intended to be planted with non-fruit-bearing trees that would require typical landscaping maintenance. Typical maintenance includes the use of fertilizer and weed control products. However, should fruit-bearing trees be planted, typical tree maintenance would occur and the use restricted pesticides would require a permit from the Yolo County Agricultural Commissioner.

The plan includes 73 detached single-family units and 78 attached townhome units located in three areas within the property. These detached and attached single-family units would be mixed and dispersed along the eastern site of the property. To minimize the impact on the adjacent homeowners on Caravaggio, the single-family detached homes would be located on the eastern side of the property, separated by a generous open space buffer. The detached single-family lots would be approximately 3,500 square feet (SF). The townhomes would consist of two and three-story units.

The affordable housing site for very low and low income residents would be located along East Covell Boulevard to maintain compatibility with the surrounding homes and locate affordable housing close to transit and bike trails. The location of affordable housing enables residents to utilize public transit or commute to employment by walking or biking. In addition, the location of the affordable housing near transit would satisfy tax credit financing goal. The affordable site is approximately 1.92-acres, and is anticipated to be dedicated to the City. The affordable housing site density, if intended to be dedicated, would be based on 21 units per acre. The dedication would be inconsistent with the Affordable Housing Ordinance (AHO) which requires 15 units per acre. However, a Project Individualized Affordable Housing Plan (PIP) is being proposed to address the inconsistency with the AHO. The PIP will be submitted at the time of Tentative Map submittal, at which time it will be reviewed by the Community Development Director. If found not to comply with the AHO the PIP will be revised accordingly. This land dedication would fulfill the City's 25 percent low/mod requirement for the project, with the inclusion of a density bonus for the project's affordability provision. Design guidelines would be developed to ensure architectural quality and compatibility.

The middle income units would be located within the town home areas and mixed within buildings to create a seamless look. The middle income units would be for-sale units and would be designed architecturally and structurally similar to surrounding units, although potentially varying in size. Locations and interior features would be the basis for price differentiation within the types of units.

It should be noted that the City of Davis is preparing an environmental document for the Davis Sports Park. The Mace Covell Gateway property, immediately adjacent and east of Wildhorse Ranch, is one of the three locations proposed for the Davis Sports Park. The Davis Sports Park is anticipated to introduce new sources of light and glare and noise. However, the proposed project would be separated from the Davis Sports Park by the 200 foot agricultural buffer. During a portion of the year, deciduous trees within the agricultural buffer would reduce the effects of light and glare from the Davis Sports Park to proposed residential units. In addition, the Davis Sports Park is subject to environmental review which would determine the potential impacts as well as necessary mitigation to minimize adverse impacts.

The proposed site design would ensure that the proposed project would not result in incompatibilities with residential uses located to the north, south, and west. Although health impacts associated with adjacent agricultural operations would not be expected to

occur should all applicable City and County policies be complied with, a **significant** impact could occur if future on-site residents are not properly notified of the temporary disturbances associated with ongoing agricultural operations east of the project.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the impact to a *less-than-significant* level.

- 4.1-4(a) *Consistent with Action AG 1.1(g) of the General Plan and the Davis Right-to-Farm Ordinance, the applicant/developer shall inform and provide recorded notice to prospective buyers within 1,000 feet of agricultural land in writing and prior to purchase, as prescribed by the City's Right to Farm Ordinance, about existing and on-going agricultural activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that Davis and Yolo County are agricultural areas and residents of the property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, and from pursuit of agricultural operations, including, but not limited to cultivation, irrigation, plowing, spraying, aerial application, pruning, harvesting, crop protection, and agricultural burning which occasionally generate dust, smoke, noise, and odor. The language and format of such notification shall be reviewed and approved by the Community Development Director prior to recording final maps. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.*
- 4.1-4(b) *Prior to the use of pesticides on the orchard, the Home Owner's Association and contractor(s) shall obtain a permit and comply with all regulations from the Yolo County Agricultural Commissioner. In addition, signage shall be posted at the perimeter of the orchard notifying the public that pesticides have been recently applied. The signage shall remain posted for the appropriate length, as determined during the permit process.*
- 4.1-4(c) *Prior to recordation of final map(s), in the event the Davis Sports Park is constructed adjacent and east of the proposed project, the applicant shall prepare and submit a disclosure statement for the review and approval of the Community Development Director which shall disclose the operations associated with the Davis Sports Park Project which will include ballfield lights, weekly games, tournaments etc. Language shall be included on the final map(s) to ensure that the disclosure of the Sports Park runs with the land, and is therefore provided to all prospective buyers of property.*

Cumulative Impacts and Mitigation Measures

The cumulative context for land use and agricultural impacts is other development projected in the City of Davis General Plan and in Yolo County.

4.1-5 Long-term impacts to Prime Farmland from the proposed project in combination with existing and future developments in the Davis area.

The proposed project would contribute to the ongoing conversion of farmland to urban uses. Major areas of growth in the region include Woodland, West Sacramento, and the North Natomas area. Development in these areas would contribute to the loss of agricultural land.

As mentioned above, the General Plan Update EIR found that the conversion of prime farmland would be considered a significant and unavoidable impact even with the implementation of General Plan policies, including the provision of agricultural acreage at a minimum 1:1 ratio. In addition, because the project site is designated as Agriculture on “Figure 11b – Land Use” of the 2001 Davis General Plan, the project site has not been anticipated for urban development. Therefore, the conversion of the project site in addition to the cumulative loss of Prime Farmland elsewhere in the vicinity would result in a *significant* impact.

Mitigation Measure(s)

The following mitigation measure would reduce the magnitude of the impact. However, because the majority of the Prime Farmland and Farmland of Local Importance on the project site would be permanently lost, the impact would remain *significant and unavoidable*.

4.1-5 *Implement Mitigation Measure 4.1-3.*

4.1-6 Consistency with the City of Davis’ plans, policies, or ordinances.

As discussed above, because the proposed project is located on land that is currently designated Agriculture, the project has requested a General Plan Amendment to the land use designation to accommodate the project. However, as with the other entitlements requested for the proposed project, the final authority for determination of the proposed, or any future, General Plan amendments to this designation rests with the Davis City Council. Approval of this project or any potential future project application of a similar nature in the City of Davis is a discretionary action of the City Council. Future conversion of land designated for agricultural use to residential uses, if any, would undergo analysis and environmental review. Furthermore, pursuant to Measure J, should the project or any similar project be approved by the City Council the decision would be voted on by the residents of the City of Davis. It is also pertinent to note that the proposed project has been designed to be consistent with several General Plan goals and policies related to provision of needed housing and alternative modes of transportation. As a result, approval of the proposed project or any future project would require the

approval of both the City Council and the residents of Davis; therefore, a ***less-than-significant*** cumulative land use impact would result.

Mitigation Measure(s)

None required.

Endnotes

¹ City of Davis, *City of Davis General Plan*, May 2001.

² City of Davis, *City of Davis Zoning Ordinance*, 2001.

³ United States Department of Agriculture, National Resources Conservation Service, 2007. [website] Available at: <http://websoilsurvey.nrcs.usda.gov/app/>

⁴ California Department of Conservation, Division of Land Resource Protection, FMMP: *A Guide to the Farmland Mapping and Monitoring Program*. [website] Available at: http://www.consrv.ca.gov/DLRP/fmmp/pubs/fmmp_guide_2004.pdf, 2004.

⁵ California Department of Conservation, Division of Land Resource Protection, FMMP: *Yolo County 2002-2004 Land Use Conversion*, available at: http://www.consrv.ca.gov/DLRP/fmmp/pubs/2002-2004/conversion_tables/yolcon04.xls, 2007.

⁶ www-gis.yolocounty.org/website/yolo/viewer.htm, September 17, 2004.

⁷ U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of Yolo County, California*, June 1972.

⁸ California Department of Conservation, Farmland Mapping and Monitoring Program: *Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance*, 1995.

⁹ Personal Communication with Rick Landon, Yolo County Agricultural Commissioner, December 12, 2007.