

The purpose of this section is to disclose and analyze the potential impacts to agricultural and forest resources associated with the development of the proposed project. This section also discusses the potential conflicts between proposed uses at The Cannery project site and ongoing agricultural activities in the vicinity of the project site. Comments were received during the public review period or scoping meeting for the Notice of Preparation regarding this topic from the following: BJ Klosterman (April 10, 2012). Each of the comments related to this topic are addressed within this section. Information in this section is derived primarily from the following:

- City of Davis General Plan (City of Davis, May 2001, Amended through 2013)
- Soil Survey of Yolo County, California (USDA, 1972)
- Yolo County 2030 Countywide General Plan (Yolo County, 2009)
- California Department of Conservation, Farmland Mapping and Monitoring Program

3.2.1 ENVIRONMENTAL SETTING

EXISTING SITE CONDITIONS

The project site consists of approximately 100.1 acres of land located at 1111 East Covell Boulevard, within the incorporated limits of the City of Davis. The site was annexed and previously developed by the Hunt Wesson division for food processing and warehousing products more than fifty years ago. The cannery was constructed in 1961 and operated for 38 years before closing in 1999. The obsolete canning facilities were demolished and a few building foundations remain in the southern portion of the project site. The northern portion of the project site, once intended for facilities plant expansion, remains undeveloped.

The southern portion of the project site is not currently used for agricultural purposes, and agricultural operations (crop production or other farming activities) have not occurred on this portion of the project site in the last 60+ years. The northern portion of the project site is vacant land that has historically been used for agricultural production, however, this portion of the site is not currently in active agricultural production. The project site is currently designated Industrial by the Davis General Plan Land Use Map, and the site is currently zoned Planned Development-Industrial (PD-1-00).

According to the Initial Arborist Report and Tree Inventory Summary (Sierra Nevada Arborists, April 2012), which is attached as Appendix B, there are 384 trees measuring five inches in diameter at breast height (DBH) and larger within and/or overhanging the project site. As shown in the above-referenced report, there are 29 species of trees on and/or overhanging the project site. The most prevalent tree species is the Valley Oak (111 trees over 5 inches DBH), followed by Black Acacia (88 trees over 5 inches DBH). The majority of the trees on the project site are located in the southern portion of the project site, along the southern, eastern and western project site boundaries.

ADJACENT AGRICULTURAL USES

Lands to the west and south of the project site are within the City of Davis, and are developed with primarily residential land uses with areas of commercial and office uses. Lands to the north and east of the project site are within Yolo County and currently used for agricultural purposes, although the parcels immediately adjacent to the project site are designated Industrial Limited by the Yolo County General Plan. The lands to the north and east of the project site are designated as Prime Farmland and Farmland of Statewide Importance, as shown on Figure 3.2-1.

YOLO COUNTY AGRICULTURE

Although the project site is located within the Davis city limits, it is immediately adjacent to active agricultural operations in Yolo County. Agriculture is a major activity within the undeveloped portions of Yolo County. According to the 2010 Yolo County Agricultural Report, published by the Yolo County Department of Agriculture and Weights and Measures, the gross value of Yolo County's agricultural production for 2010 was \$443,541,692. Processing tomatoes were the top agricultural commodity grown in the County in 2010, with production values near \$88 million.

As described in the County of Yolo 2030 Countywide General Plan, 92 percent of the land surface in Yolo County is off-limits to residential, commercial, and industrial development uses that are not consistent with the County's agricultural designation. Additionally, 67 percent of the unincorporated area of the County is protected under Williamson Act contracts.

CALIFORNIA AGRICULTURE

The California Department of Conservation Farmland Mapping and Monitoring Program identifies lands that have agriculture value and maintains a statewide map of these lands called the Important Farmlands Inventory (IFI). IFI classifies land based upon the productive capabilities of the land, rather than the mere presence of ideal soil conditions.

The suitability of soils for agricultural use is just one factor for determining the productive capabilities of land. Suitability is determined based on many characteristics, including fertility, slope, texture, drainage, depth, and salt content. A variety of classification systems have been devised by the state to categorize soil capabilities. The two most widely used systems are the Capability Classification System and the Storie Index. The Capability Classification System classifies soils from Class I to Class VIII based on their ability to support agriculture with Class I being the highest quality soil. The Storie Index considers other factors such as slope and texture to arrive at a rating. The IFI is in part based upon both of these two classification systems.

Soil Capability Classification System

The Soil 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 increases, yields and profits are more difficult to obtain. A general description of soil classifications, as defined by the Natural Resources Conservation Service (NRCS) is provided in Table 3.2-1 below.

TABLE 3.2-1: SOIL CAPABILITY CLASSIFICATION

<i>CLASS</i>	<i>DEFINITION</i>
I	Soils have slight limitations that restrict their use.
II	Soils have moderate limitations that restrict choice 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 plans and restrict their use to recreation, wildlife habitat, water supply, or aesthetic purposes.

SOURCE: USDA SOIL CONSERVATION SERVICE, SOIL SURVEY OF YOLO COUNTY, CALIFORNIA, 1972.

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 3.2-2.

TABLE 3.2-2: STORIE INDEX RATING SYSTEM

<i>GRADE</i>	<i>INDEX RATING</i>	<i>DEFINITION</i>
1	80 - 100	Few limitations that restrict their use for crops
2	60 – 80	Suitable for most crops, but have minor limitations that narrow the choice of crops and have a few special management needs
3	40 – 60	Suited to a few crops or to special crops and require special management
4	20 – 40	If used for crops, severely limited and require special management
5	10 – 20	Not suited for cultivated crops, but can be used for pasture and range
6	Less than 10	Soil and land types generally not suited to farming

SOURCE: USDA SOIL CONSERVATION SERVICE, SOIL SURVEY OF YOLO COUNTY, CALIFORNIA, 1972.

In addition to soil suitability, other factors for determining the agricultural value of land include whether soils are irrigated, the depth of soil, water-holding capacity, and physical and chemical characteristics. Areas considered to have the greatest agricultural potential are designated as Prime Farmland or Farmland of Statewide Importance.

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

3.2 AGRICULTURAL AND FOREST RESOURCES

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 Soil 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.

PRIME FARMLAND

Prime farmland is farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

FARMLAND OF STATEWIDE IMPORTANCE

Farmland of statewide importance is farmland with characteristics similar to those of prime farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

UNIQUE FARMLAND

Unique farmland is farmland 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. Land must have been cropped at some time during the four years prior to the mapping date.

FARMLAND OF LOCAL IMPORTANCE

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.

GRAZING LAND

Grazing land is land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.

URBAN AND BUILT-UP LAND

Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

OTHER LAND

Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

PROJECT SITE SOILS AND FARMLAND CHARACTERISTICS

The project site encompasses approximately 100.1 acres. The site is bordered by developed urban uses to the west and south, and undeveloped agricultural uses to the north and east. According to the California Department of Conservation's Farmland Mapping and Monitoring Program the southern half of the project site is designated as Urban and Built-Up Land, and the northern half of the project site is designated as Farmland of Local Importance, as shown in Figure 3.2-1.

The Soil Survey of Yolo County (1972) shows that the project site contains Capability Class I, IV, and VI soils, as shown in the table below. None of the soils on the project site are irrigated, therefore, the Soil Capability Classifications presented in Table 3.2-2 below reflect the project site's soil classifications for non-irrigated soils. Soils present on the project site are shown in Figure 3.2-3.

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TABLE 3.2-3: ON-SITE SOIL CAPABILITY CLASSIFICATIONS AND STORIE INDEX RATING

SOIL MAP SYMBOL AND NAME	SOIL CAPABILITY CLASSIFICATION	STORIE INDEX
Sycamore silty clay loam, drained (St)	I-1	77
Yolo silty clay loam (Yb)	IVc-1	90
Rincon silty clay loam (Rg)	IVs	73
Pescadero silty clay, saline-alkali (Pb)	VIw	14
Yolo silt loam (Ya)	IVc	100

SOURCE: USDA SOIL CONSERVATION SERVICE, SOIL SURVEY OF YOLO COUNTY, CALIFORNIA, 1972.

Sycamore silty clay loam (St) is found in the extreme southern portion of the project site, and is considered Prime Farmland if irrigated. However, this area of the project site is not irrigated. This 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 Capability unit is I-1, irrigated and non-irrigated.

Yolo silty clay loam (Yb) is found in the southern portion of the project site, and is considered Prime Farmland if irrigated. However, this area of the project site is not irrigated. This soil is similar to Yolo silt loam, except that its texture is silty clay loam throughout the profile. Permeability of this Yolo soil is moderately slow. Available water holding capacity is 10.0 to 12.0 inches. This soil is used mainly for almonds, walnuts, sugar beets, tomatoes, and alfalfa. Other uses include dryfarmed barley, urban development, wildlife habitat, and recreation. The Capability unit is I-1, irrigated; and IVc-1, non-irrigated.

Rincon silty clay loam (Rg) is found in the northern and central portion of the project site, and is considered Prime Farmland if irrigated. However, this area of the project site is not irrigated. This soil occurs on alluvial fans with slopes of less than one percent. This soil is slowly permeable, surface runoff is very slow, and the erosion hazard is none to slight. Available water holding capacity is 7.0 to 9.0 inches, and effective rooting depth is more than 60 inches. Natural fertility is high, and this soil is used mainly for sugar beets, tomatoes, and alfalfa. Other uses include dryfarmed barley, irrigated pasture, almonds, rice, wildlife habitat, and recreation. The Capability unit is IIIs-3, irrigated; and IVs, non-irrigated.

Pescadero silty clay, saline-alkali (Pb) is found in the northeastern portion of the project site, and is not classified as either Prime Farmland or Farmland of Statewide Importance. The Pb soil series occupies basins, and slopes are less than one percent. The Pb soil series is slowly permeable, surface runoff is very slow, and the erosion hazard is none to slight. The available water holding capacity is 4.0 to 6.0 inches in areas that have been drained. Effective rooting depth is 20 to 36 inches and is restricted by a high water table, and natural fertility is moderately high. The exchangeable sodium percentage is greater than 20 percent; the high content of sodium accounts for the lower water-holding capacity. This soil is used mainly for dryland pasture; other uses

include rice, sugar beets, wildlife habitat, and recreation. The Capability unit is IVw-6, irrigated; and VIw, non-irrigated.

Yolo silt loam (Ya) is found in the northwestern corner of the project site, and is considered Prime Farmland if irrigated. However, this area of the project site is not irrigated. This soil occurs on alluvial fans with slopes of less than one percent. This soil is moderately permeable, surface runoff is very slow, and the erosion hazard is none to slight. Available water holding capacity is 9.0 to 11.0 inches. Effective rooting depth is more than 60 inches and natural fertility is high. This soil is used mainly for the production of almonds, walnuts, corn, sugar beets, tomatoes, alfalfa, and melons; other uses include dry-farmed barley, wildlife habitat, and recreation. The Capability unit is I-I for irrigated soils and IVc for non-irrigated soils.

3.2.2 REGULATORY SETTING

FEDERAL

Farmland Protection Program

The Natural Resource Conservation Service (NRCS) administers the Farmland Protection Program (FPP). This is a program that is designed to conserve productive farmland. The NRCS provides funds to agencies for the purchase of conservation easements that meet the specific requirements of the program. Landowners that are interested in the program must agree to conserve their farmland for a minimum period of 30 years.

STATE

Williamson Act

The California Land Conservation Act of 1965, commonly known as the Williamson Act, was established based on numerous State legislative findings regarding the importance of agricultural lands in an urbanizing society. Policies emanating from those findings include those that discourage premature and unnecessary conversion of agricultural land to urban uses and discourage discontinuous urban development patterns, which unnecessarily increase the costs of community services to community residents.

The Williamson Act authorizes each County to establish an agricultural preserve. Land that is within the agricultural preserve is eligible to be placed under a contract between the property owner and County that would restrict the use of the land to agriculture in exchange for a tax assessment that is based on the yearly production yield. The contracts have a 10-year term that is automatically renewed each year, unless the property owner requests a non-renewal or the contract is cancelled. If the contract is cancelled the property owner is assessed a fee of up to 12.5 percent of the property value.

The Cannery Project site is not under a Williamson Act contract, nor are any of the parcels that are located immediately adjacent to the project site (see Figure 3.2-2).

Farmland Security Zones

In 1998 the state legislature established the Farmland Security Zone (FSZ) program. FSZs are similar to Williamson Act contracts, in that the intention is to protect farmland from conversion. The main difference however, is that the FSZ must be designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance. The term of the contract is a minimum of 20 years. The property owners are offered an incentive of greater property tax reductions when compared to the Williamson Act contract tax incentives; the incentives were developed to encourage conservation of prime farmland through FSZs. The non-renewal and cancellation procedures are similar to those for Williamson Act contracts. The project site and the immediately adjacent parcels are not within the FSZ program.

Forest Practices Rules

The California Department of Forestry and Fire Protection (CalFire) implement the laws that regulate timber harvesting on privately-owned lands. These laws are contained in the Z'berg-Nejedly Forest Practice Act of 1973 which established a set of rules known as the Forest Practice Rules (FPRs) to be applied to forest management related activities (i.e., timber harvests, timberland conversions, fire hazard removal, etc.). They are intended to ensure that timber harvesting is conducted in a manner that will preserve and protect fish, wildlife, forests, and streams. Under the Forest Practices Act, a Timber Harvesting Plan (THP) is submitted to CalFire by the landowner outlining what timber is proposed to be harvested, harvesting method, and the steps that will be taken to prevent damage to the environment. If the landowner intends to convert timberland to non-timberland uses, such as a winery or vineyard, a Timberland Conversion Permit (TCP) is required in addition to the THP. It is CalFire's intent that a THP will not be approved which fails to adopt feasible mitigation measures or alternatives from the range of measures set out or provided for in the Forest Practice Rules, which would substantially lessen or avoid significant adverse environmental impacts resulting from timber harvest activities. THPs are required to be prepared by Registered Professional Foresters (RPFs) who are licensed to prepare these plans (CalFire, 2007). For projects involving TCPs, CalFire acts as lead agency under CEQA, and the County acts as a responsible agency.

California Public Resources Code Section 4526

"Timberland" means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis.

California Public Resources Code Section 12220(g)

"Forest land" is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

LOCAL

City of Davis General Plan

The City's General Plan includes goals, policies, standards, and actions that strive to preserve agricultural resources and minimize conflicts between agricultural and urban uses. The following General Plan goals, policies, standards, and actions are relevant to the proposed project.

Policy AG 1.1, Action C: Establish a 150-foot minimum agricultural buffer around the City. Require dedication from developers of lands to make up the buffer concurrently with any peripheral development.

Policy AG 1.1, Action F: Define land development guidelines for new projects proposed adjacent to existing agricultural activities, operations, or facilities. Such guidelines may include, but are not limited to, specific mitigation measures such as sound walls, landscaping, berms, and construction standards.

Policy AG 1.2, Action F: Support the establishment of projects to teach urban residents about the agricultural industry and to provide a forum for dialogue between urban residents and farmers.

City of Davis Municipal Code

Section 40A.01: Right to Farm

One 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 to 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 achieve 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 a 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.

Section 40A.02.010: Properly Operated Farm not a Nuisance

This section of the Davis Municipal Code 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.

3.2 AGRICULTURAL AND FOREST RESOURCES

Section 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 non-agricultural land and for discretionary land use approvals that would change an agricultural use to a non-agricultural use.

The proposed project is not subject to the requirements of this section of the Municipal Code since the project site is not currently designated or zoned for agricultural uses, and there are no existing agricultural operations on the project site.

Section 40A.01.050: Agricultural Buffer Requirements

This section of the Municipal Code 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.

3.2.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Consistent with Appendix G of the CEQA Guidelines, the proposed project will have a significant impact on agricultural or forest resources if it will:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Important Farmlands), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- Conflict with existing zoning for agricultural use, or a Williamson Act contract;
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));
- Result in the loss of forest land or conversion of forest land to non-forest use;
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

IMPACTS AND MITIGATION MEASURES

Impact 3.2-1: Project implementation may result in the conversion of Farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, to non-agricultural uses (Less than Significant)

The project site is not zoned or designated for agricultural uses. The project site is currently designated Industrial by the Davis General Plan Land Use Map, and is zoned Planned Development-Industrial (PD-1-00). There are no existing active agricultural operations or activities occurring on the project site. As described in greater detail of Section 2.0 of this Draft EIR, the project site was the previous home to the Hunt-Wesson Tomato Cannery, which operated from 1961 to 1999. The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

The northern half of the project site is designated as Farmland of Local Importance by the Farmland Mapping and Monitoring Program, as shown in Figure 3.2-1. While this portion of the project site is designated as Farmland of Local Importance by the California Department of Conservation, the entire project site is identified for urban uses by the City of Davis General Plan Land Use Map. Davis General Plan Policy AG 1.1 states: *“Protect agricultural land from urban development except where the general plan land use map has designated the land for urban uses.”* As stated above, the Davis General Plan Land Use Map designates the entire project site, including

the northern portion of the project site, as Industrial land, which is an urban land use. Therefore, per the policies in the Davis General Plan, the project site is not considered agricultural land that requires protection from urban development.

Given that the project site is not irrigated, has not been recently used for agricultural purposes, and is designated for urban uses by the Davis General Plan Land Use Map, implementation of the proposed project would not result in the conversion of important farmlands to non-agricultural uses. This is considered a **less than significant** impact and no mitigation is required.

Impact 3.2-2: Project implementation may conflict with existing zoning for agricultural use or a Williamson Act Contract or otherwise result in land use conflicts with adjacent agricultural lands (Less than Significant with Mitigation)

The project site is not under a Williamson Act Contract, nor are any of the parcels immediately adjacent to the project site under a Williamson Act Contract. Therefore, implementation of the proposed project would not conflict with a Williamson Act Contract. The project site is not currently zoned or designated for agricultural land uses by the City of Davis.

Lands to the north and east of the project site are within Yolo County and are currently used for agricultural operations. These lands are the location of the previously proposed Covell Village Project, which is designated Specific Plan by the Yolo County General Plan Land Use Map and is zoned Limited Industrial (M-L). While not designated for agricultural use by the Yolo County General Plan or Zoning Code, the Covell Village site is currently used for active agricultural operations (most recently tomatoes and wheat).

Implementation of the proposed project has the potential to result in indirect impacts to the existing farming activities that occur on the adjacent lands to the north and east of the project site. The City of Davis has numerous ordinances and programs in place that are aimed at reducing potential land use conflicts between urban and agricultural lands. The proposed project has been designed to comply with all applicable buffer and setback requirements between urban and agricultural lands.

Specifically, the Cannery Project includes a multi-use agricultural buffer along the northern edge of the project site. The buffer would include a stormwater detention basin area with water quality functions, habitat area and a greenbelt. The detention basin would be designed to receive flows from the bio-swale on the west side of the project and, in storm events, detain and treat stormwater flows. The basin would be heavily naturalized with vegetation and gentle side slopes. On the south side of the detention basin, a twenty-foot wide greenbelt would include natural and edible landscaping and a 10-foot wide multi-use path with seating and interpretive signage. Landscaping and the multi-use path would separate the detention area from rear yards of adjacent single-family residential lots.

Along the project's east edge, a 150-foot agricultural buffer is proposed, consisting of a 100-foot buffer with an approximately 7.4-acre urban farm and a 50-foot urban/agricultural transition area.

North of Loop C (North), the 150-foot agricultural buffer would include a portion of the stormwater detention basin, habitat areas and a greenbelt. The greenbelt would include shade trees, natural and edible landscaping and a 10-foot wide multi-use path with seating and interpretive exhibits. North of Loop C (North), the 10-foot wide multi-use path would be located along the west edge of the 50-foot urban/ag transition area. Southeast of Loop C (North), the eastern 120 feet of the buffer area would contain a 7.4-acre urban farm. South of Loop C (North), the 50-foot urban/agricultural transition area would contain a portion of the urban farm, the 10-foot bioswale, 10-foot multi-use path and 7-foot landscape parkway with parallel parking along east edge of Loop C (East). Farm operations would extend east to the property line. These buffers would comply with the agricultural buffer requirements specified in Section 40A.01.050 of the Davis Municipal Code.

The juxtaposition of agricultural lands next to residential and commercial uses can be a land-use compatibility issue. For example, agricultural activities may result in noise, dust, or odors that may be perceived as nuisances by nonagricultural neighbors. Agricultural practices, such as chemical applications, may also be a public health issue for residents and businesses, should they affect air or water quality. These are **potentially significant** impacts. Some of the proposed agricultural practices in the urban farm area may be incompatible with residential uses within the Project, and conducting farm activities within the 150-foot buffer area has the potential to narrow the distance separating these uses compared to a scenario where no agricultural uses are conducted within the buffer area. The mitigation measure listed below includes guidelines for agricultural practices that would ameliorate the potential for public health impacts due to chemical applications, dust migration, mosquito breeding, and disease vectors.

Additionally, as required by Section 40A.01 of the Davis Municipal Code (the Right to Farm Ordinance) 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.

Given the recent growth pressures to develop lands adjacent to the project site, notwithstanding approval of the proposed Cannery Project, and the project's compliance with the City's buffer and agricultural setback requirements, implementation of the proposed project would not result in indirect pressure to convert agricultural lands to a non-agricultural use. The proposed project has been designed to be compatible with existing agricultural operations in the vicinity of the project site. Therefore, the proposed project would not result in the direct or indirect conversion of agricultural lands, nor would it adversely impact any existing agricultural operations. These are **less than significant** impact, and no mitigation is required.

However, with respect to potential land use incompatibilities associated with agricultural uses on the urban farm being conducted in relative proximity to urban uses, the following mitigation measure is proposed to reduce this potential impact to a **less than significant** level.

3.2 AGRICULTURAL AND FOREST RESOURCES

Mitigation Measure 3.2-1: *Agricultural activities on the urban farm shall comply with the following measures:*

- 1. Organic farming practices and the use of “organic” pesticides and fertilizers are encouraged. Pesticide application shall be in accordance with all applicable regulations. Pesticides shall be applied by hand pump equipment, small tractor-pulled sprayers, or by hand-held applicators (backpack sprayers). Pesticides shall not be applied by aerial spraying, or when air movement could cause offsite drift.*
- 2. Soil tilling, earth moving, and fertilizer and pesticide application shall not be permitted when wind conditions would result in offsite drift of fugitive dust, fertilizer or pesticides.*
- 3. Application of organic fertilizer (manure or compost), if used, shall be performed in a manner that minimizes significant odor impacts on nearby residential parcels.*
- 4. The use of mechanical equipment for agricultural purposes shall be limited to between the hours of 6:00 a.m. to 10:00 p.m.*
- 5. Agricultural areas shall be maintained to provide drainage and minimize the collection of standing surface water.*
- 6. Commercial composting of materials (composting for sale of compost material for use off-site) will be prohibited.*

Impact 3.2-3: Project implementation may lead to the indirect conversion of adjacent agricultural lands to non-agricultural uses (Less than Significant)

As described above, lands to the north and east of the project site are within Yolo County and are currently used for agricultural operations. These lands are the location of the previously proposed Covell Village Project, which is designated Specific Plan by the Yolo County General Plan Land Use Map and is zoned Limited Industrial (M-L). While not designated for agricultural use by the Yolo County General Plan or Zoning Code, the Covell Village site is currently used for active agricultural operations (most recently tomatoes and wheat).

On June 21, 2005, the Davis City Council approved a General Plan Amendment and Development Agreement for the Covell Village applications. Final actions, including the resolutions calling for an election on the applications, were taken on June 28, 2005. The Covell Village project proposed development of approximately 414 acres with a mixed-use project that included over 1,400 proposed residential units. Pursuant to Measure J, now renewed and called Measure R, (see Davis Municipal Code Chapter 41) the project required voter approval. The Covell Village Project was submitted to the city voters as Measure X in November 2005, and did not pass. Therefore, the Covell Village project applications were not approved. There are no current applications for development of the Covell Village site with either the City of Davis or Yolo County.

Approval of the proposed Cannery project would not directly result in the approval of development on the adjacent Covell Village site. As described above, the Covell Village site is located outside of the Davis city limits, but is adjacent to urban development within the City of Davis. There is no urban development within Yolo County immediately adjacent to the Covell Village site. Therefore, in order for the Covell Village site to develop, it is likely that it would require annexation into the City of Davis in order to receive key public services such as water, sewer, police protection and fire protection. Pursuant to Article 41 of the Davis Municipal Code, annexation of the Covell Village site into the City of Davis would require voter approval. As described previously in this section, a ballot measure seeking approval of the annexation of the Covell Village site into the City failed in November 2005. It is conceivable that a future ballot measure seeking approval of annexation of the Covell Village site into the City could receive Davis voter approval.

As described in Article 41.01.010 of the Davis Municipal Code:

(b) Findings. The city council and the voters of the city hereby incorporate all of the recitals set forth above and, in addition, find that:

(1) The protection of existing agricultural and open space lands, natural habitats and reserves surrounding the City of Davis, and within the Davis planning area, is of critical importance to the present and future residents of the City of Davis. Agriculture has been and remains a major contributor to the local and regional economy, directly and indirectly creating employment for many people, and providing valuable food crops distributed worldwide.

(2) Continued urban encroachment into agricultural and open space lands, natural habitats and reserves impairs agriculture and threatens the public health, safety, and welfare by causing increased traffic congestion, associated air pollution, and potential adverse impacts to the quantity and quality of available water resources. Continued urban encroachment into agricultural lands also requires significant new public infrastructure and facilities and places additional stresses on existing public infrastructure and facilities.

(3) The unique character of the City of Davis and the quality of life enjoyed by city residents depend on the protection of agricultural, open space lands, and natural habitats and reserves on its periphery. The protection of such lands aids the continued viability of agriculture, defines urban/rural boundary, and brings mental and physical benefits from the broad vistas at the urban edge onto open space and agricultural lands. It also contributes to the protection of wildlife including rare, endangered, or threatened species, environmentally sensitive areas, and irreplaceable natural resources.

(4) The general plan contains policies for compact urban form, and protection of agricultural lands from urban development including a policy that prohibits new urban development on open space and agricultural lands. The general plan further calls for the use of all available mechanisms to preserve open space and agricultural lands and provides for the implementation of growth management systems.

3.2 AGRICULTURAL AND FOREST RESOURCES

(5) *The city has actively promoted both the preservation of agricultural lands and habitat and the availability of affordable housing within the city through the existing policies in the city's general plan and the city's implementing activities, including but not limited to the right to farm ordinance, the city's acquisition of open space, agricultural lands and habitat, the city's participation in the agricultural lands stewardship program, the city's affordable housing ordinance, the redevelopment plan and the redevelopment pass-through agreement and other city programs and policies designed to promote agricultural preservation and/or affordable housing.*

(6) *This citizens' right to vote on future use of open space and agricultural lands ordinance implements the general plan and is consistent with the city's adopted general plan and furthers and implements the policies of the general plan. The city finds that this ordinance will provide for a balance between the preservation of agricultural lands and open space and the housing needs of the city. (Ord. 2008 § 3, 2000; Ord. 2350 § 3, 2010)*

In order for the Covell Village site to be annexed and developed with urban uses, the following must first occur, as required by Article 41.01.020(a)(2) of the Davis Municipal Code:

(A) *Establishment of baseline project features and requirements such as recreation facilities, public facilities, significant project design features, sequencing or phasing, or similar features 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.

The detailed requirements of Article 41 of the Davis Municipal Code establish procedures and protocols that must be followed prior to the approval of annexation of the adjacent Covell Village site and the development of urban uses on this site. The approval of the proposed Cannery project would not negate or remove any of these requirements, nor would approval of the proposed Cannery project increase the likelihood of voter approval of a ballot measure to approve annexation and development of the Covell Village site. While it is conceivable that development and annexation of the Covell Village site may be approved by Davis voters sometime in the future, these actions would be subject to a comprehensive and detailed CEQA review process, which would assess the potential loss and conversion of agricultural lands to a non-agricultural use.

As described above, approval of the proposed Cannery project would not directly or indirectly lead to the conversion of adjacent agricultural lands to non-agricultural uses. The provisions of Article 41 of the Davis Municipal Code provide a clear and detailed process that must be followed prior to the approval of any urban development on the adjacent Covell Village site. Therefore, this is a **less than significant** impact and no mitigation is required.

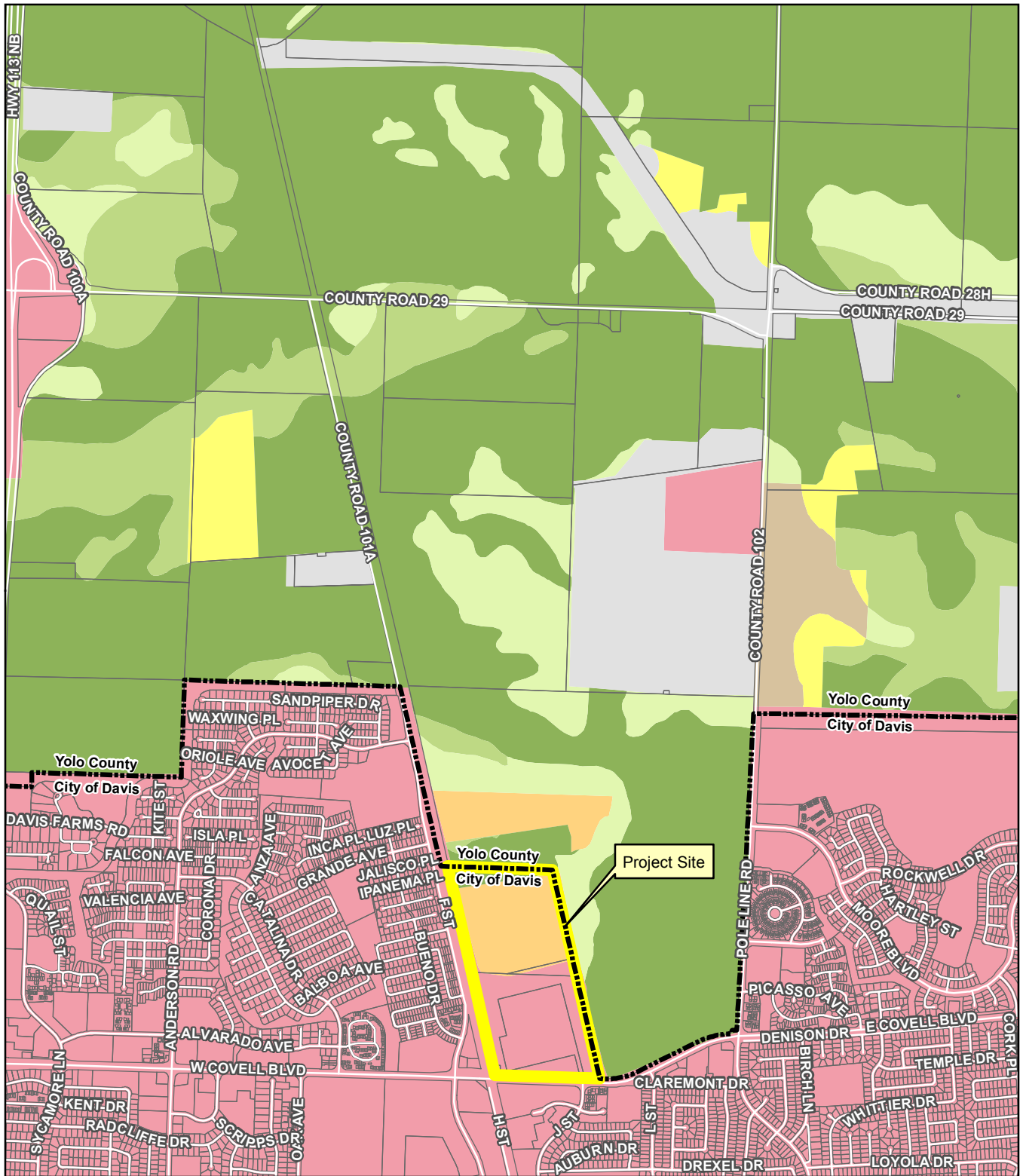
Impact 3.2-4: Project implementation may result in the conversion of forest lands or timber lands, nor would it result in conflicts with forest or timber zoning (No Impact)

The project site is not zoned or designated for forest or timber resource uses. There are no forest lands on the project site or in the vicinity of the project site, as defined by Public Resources Code Section 12220(g), nor are there any timber lands on the project site or in the vicinity of the project site, as defined by Public Resources Code Section 4526.

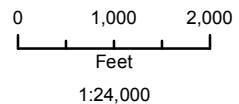
There are trees located on the project site that would be removed as a result of project implementation. However, these trees do not constitute a commercial timber resource, nor do they meet the State definitions of forest lands or timber lands. Potential impacts to plant and animal species that may result from tree removal are addressed in the Biological Resources section of this EIR.

The proposed project would have **no impact** on forest lands or timber lands, and no mitigation is required.

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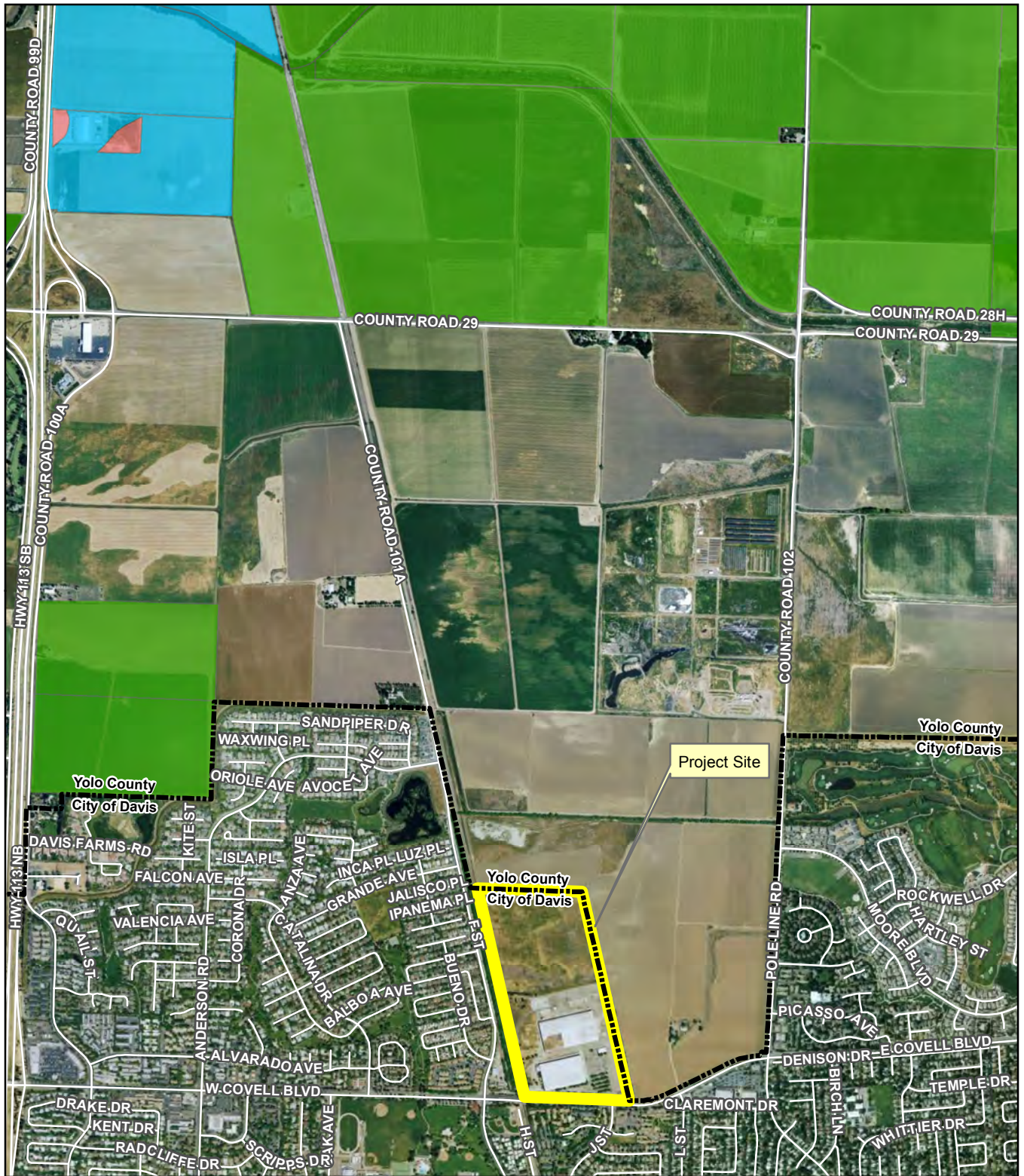
City of Davis: The Cannery Project
Figure 3.2-1: Important Farmlands



- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Grazing Land
- Farmland of Local Importance
- Farmland of Local Potential
- Other Land
- Urban and Built-Up Land

Data sources: California Department of Conservation, Farmland Mapping and Monitoring Program, Yolo County 2010; City of Davis GIS; Yolo County GIS. Map date: July 17, 2012.

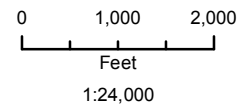
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City of Davis: The Cannery Project
Figure 3.2-2: Williamson Act Parcels

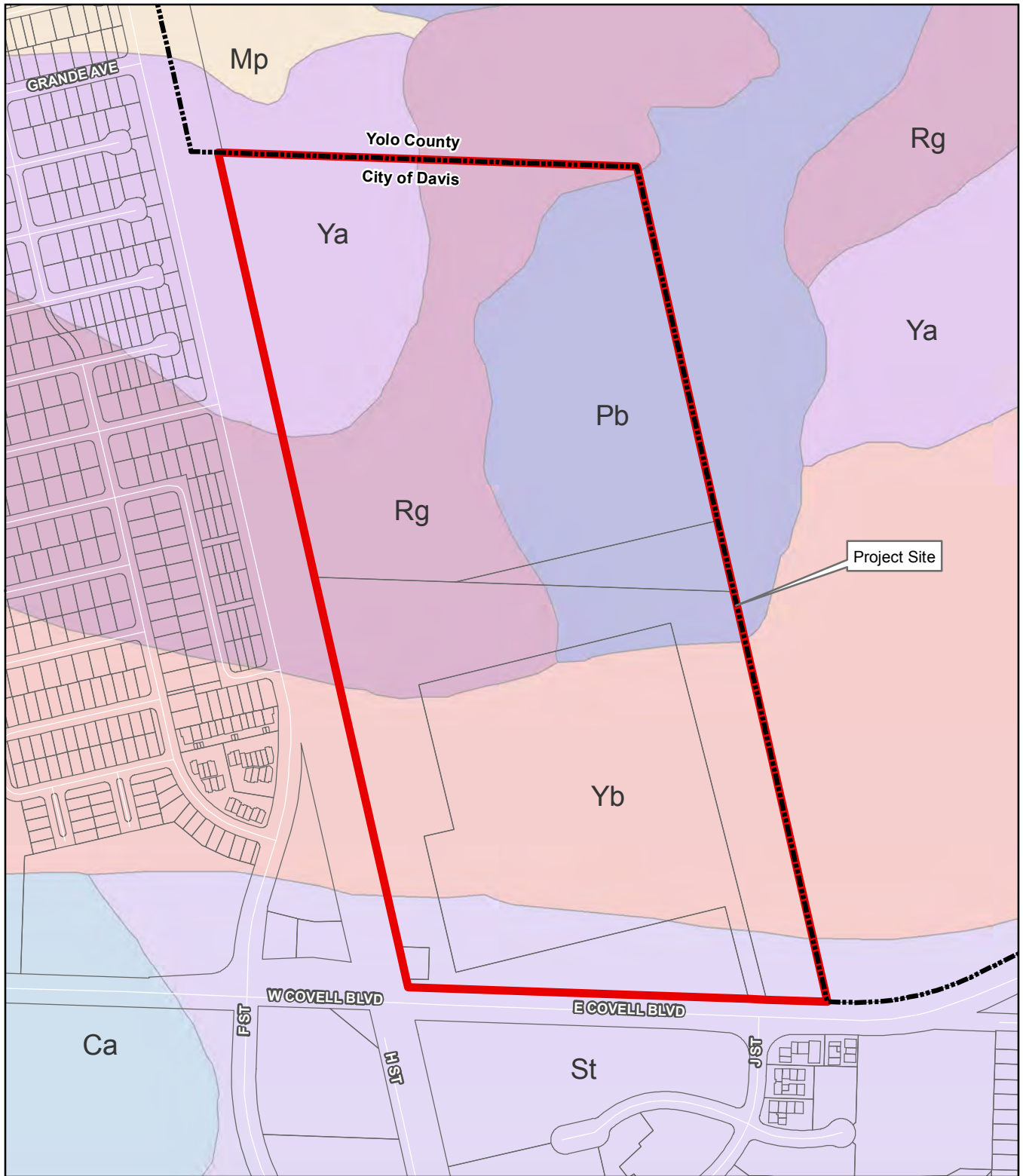
Williamson Act Class

- Prime Farmland
- Prime Farmland (Non-Renewal)
- Non-Prime Farmland (Non-Renewal)










Data sources: California Department of Conservation, Farmland Mapping and Monitoring Program, Yolo County 2009; City of Davis GIS; Yolo County GIS. Map date: July 17, 2012.

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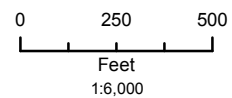
NRCS Soil Description

-  Ca: Capay silty clay
-  Mp: Merritt complex, saline-alkali
-  Pb: Pescadero silty clay, saline-alkali
-  Rg: Rincon silty clay loam
-  St: Sycamore silty clay loam, drained
-  Ya: Yolo silt loam
-  Yb: Yolo silty clay loam

Data sources: USDA Natural Resource Conservation Service Soil Data Mart, Yolo County; City of Davis GIS; Yolo County GIS. Map date: July 18, 2012.

City of Davis: The Cannery Project

Figure 3.2-3: Soils Map



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