3.2 AGRICULTURAL RESOURCES

3.2.1 INTRODUCTION

This section analyzes the potential direct, and indirect, impacts to agricultural resources within the project site and surrounding vicinity, as a result of converting undeveloped land to urban uses under the Proposed Action and the alternatives. This section also evaluates the potential impacts on agricultural resources from the implementation of the Applicant's proposed compensatory wetlands mitigation plan that includes wetland restoration activities on three off-site mitigation properties.

The following sources were used to prepare this section:

- Amoruso Ranch Specific Plan (ARSP) EIR by the City of Roseville (City of Roseville 2016);
- City of Roseville General Plan 2035 (City of Roseville 2016b);
- Placer County Agricultural Crop Report (Placer County 2016);
- Farmland conversion reports prepared by the State Department of Conservation Farmland Mapping and Monitoring Program; and
- Important Farmland Map for Placer County prepared by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP 2015).

3.2.2 AFFECTED ENVIRONMENT

3.2.2.1 Regional Setting

The project site and off-site mitigation properties are located in western Placer County, within the city limit of Roseville. Compared to other Central Valley counties, where agriculture is a major sector of the economy, agricultural income and employment form a smaller portion of the economy of Placer County. Agricultural production largely occurs in the western portion of the County.

As indicated in **Table 3.2-1, Monetary Value of Placer County Agricultural Commodities by Industry 2016**, the majority of agricultural activities in the county, based on the monetary value of the product, are related to livestock and poultry production (32 percent) and field crops (29 percent). Nursery products comprise about 13 percent of the monetary value of Placer County's agricultural products. Fruit and nut crops comprise about 15 percent, while timber products comprise about 7 percent. Overall, gross revenues from the sales of agricultural commodities (including timber) in the county were approximately $65.2 million in 2016 (Placer County 2016).

As shown in **Table 3.2-2, Top Agricultural Products in Placer County (2016)**, the top five agricultural products in the county, based on monetary value are; rice, livestock (excluding cattle), cattle and calves, nursery stock, and walnuts (Placer County 2016).

Table 3.2-1
Monetary Value of Placer County Agricultural Commodities by Industry 2016

Industry	Total Value
Fruit & Nut Crops	$9,779,000
Field Crops	$19,122,000
Vegetable Crops	$1,750,000
Livestock/Poultry	$20,580,000
Livestock/Poultry Products	$1,500,000
Nursery Products	$8,154,000
Apiary Products	$62,000
Subtotal	$60,947,000
Gross Timber Harvest	$4,259,000
Grand Total	**$65,206,000**

Source: Placer County Agricultural Crop Report, 2016

Table 3.2-2
Top Agricultural Products in Placer County 2016

Crop	Total Value
Rice	$12,635,000
Other Livestock	$10,765,000
Cattle and Calves	$8,330,000
Nursery Stock	$8,154,000
Walnuts	$5,629,000

Source: Placer County Agricultural Crop Report, 2016

3.2.2.2 Classification of Farmland in California

The California Department of Conservation (DOC) and the California Association of Resource Conservation Districts translate soil survey data from the Natural Resources Conservation Service (NRCS) into maps of "Important Farmland Series" for the state's agricultural counties. The purpose of the DOC's Farmland Mapping and Monitoring Program (FMMP), which updates the maps biennially, is to provide land use conversion information for decision makers to use in the planning for the present and future of California's agricultural land resources. Thus, these classifications focus only on those lands that have been recently farmed. Land not recently farmed does not show up on the FMMP maps. Before removing unfarmed land from the maps, the DOC now waits two mapping cycles (four years) rather than one to make it easier for the DOC to track changes.

The Important Farmland maps and the advisory guidelines for the FMMP identify five agriculture-related categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land. The mapping also includes Other Land, which designates land that does not fall in any of the above categories. Each FMMP category is described 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 similar to Prime Farmland but has 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. Also, it includes farmlands that produce crops that are not listed under Unique Farmland but are important to the economy of the County or City.

Grazing Land

Grazing land is land on which the existing vegetation is suited to the grazing of livestock. The minimum mapping unit for this category is 40 acres.

Other Land

This is land not included in any of the other mapping categories listed above, for example, low density rural development, brush and timber, wetlands and riparian areas not suitable for livestock grazing, confined livestock, poultry or aquaculture facilities, strip mines and borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

3.2.2.3 Natural Resources Conservation Service Land Capability Classification

NRCS's Land Capability Classification System is based on the limitations of soils for irrigated field crops, the risk of damage if soils are used for crops, and the way soils respond to management. Land capability

classes for irrigated lands are designated by the numbers I through VII, indicating progressively greater limitations and narrower choices for agricultural use.

3.2.2.4 Storie Index

The NRCS has rated the suitability of soils in California for agriculture using the Storie Index. This index consists of six grades ranging from excellent (1) to unsuitable (6). The numerical system expresses the relative degree to which soil can support general agriculture. The rating is based on soil characteristics and is obtained by evaluating soil depth, surface texture, subsoil characteristics, drainage, salts and alkali, and relief.

3.2.2.5 Conversion of Farmland in Placer County

The amount of agricultural land converted to other uses has been monitored in California since 1984 by the DOC based on information reported by the County Agricultural Commissioner. Placer County has typically not been among the highest-ranking counties for conversion of agricultural land to urban uses. FMMP data from 1998 through the most recent DOC farmland report is presented below in **Table 3.2-3, 1998–2014 Placer County Land Use Summary**.

Based on FMMP data, the total amount of agricultural land within the county declined approximately 1 percent during the 16-year period from 1998 to 2014. During this time, about 2,344 acres of Prime Farmland, about 1,191 acres of Farmland of Statewide Importance, about 4,780 acres of Unique Farmland, and about 15,851 acres Farmland of Local Importance were converted to other uses. Overall, approximately 28,172 acres of farmland were converted, including land used for grazing. The annual rate of farmland conversion during this period was about 1,761 acres each year (FMMP 2015).

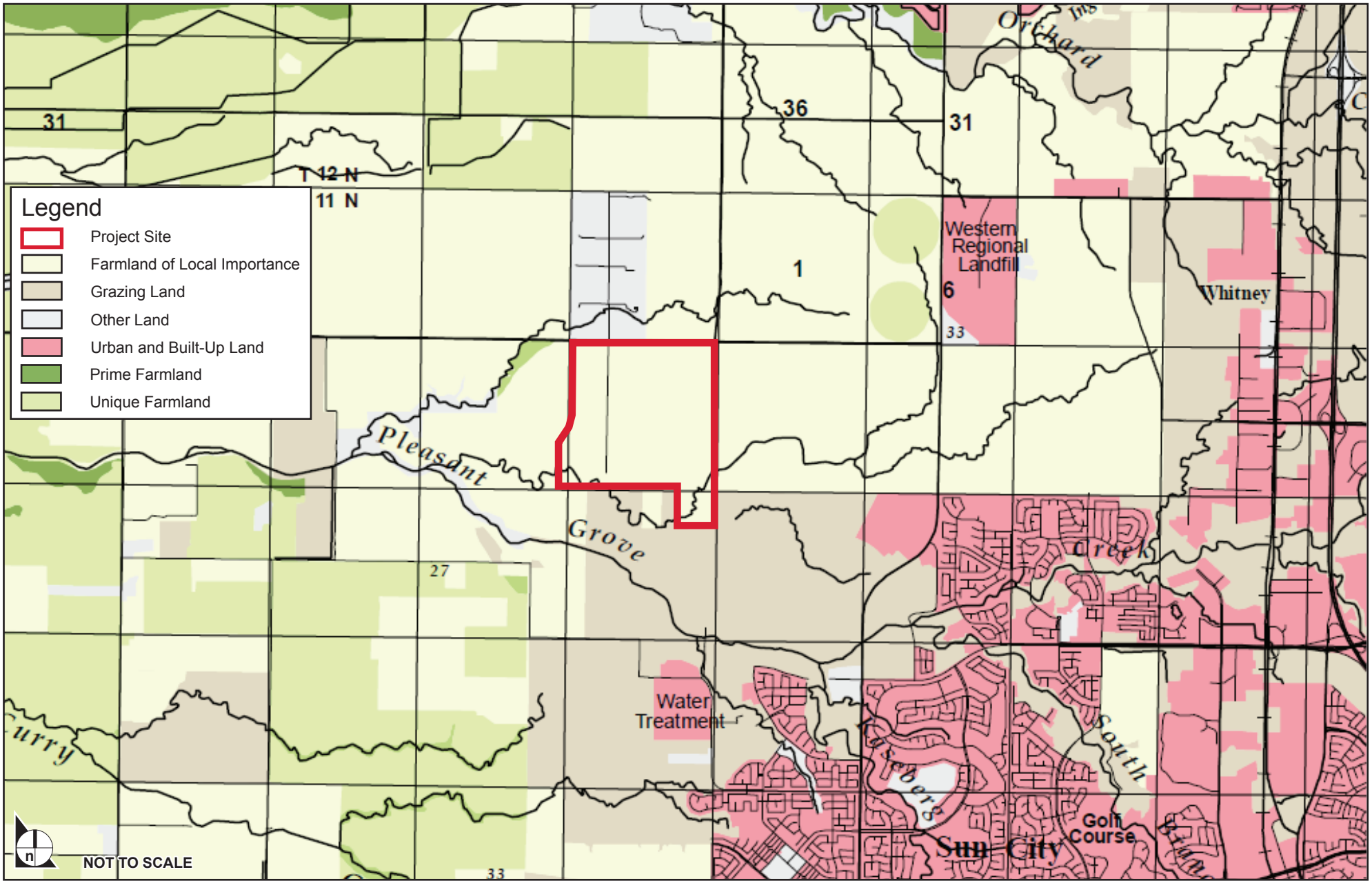
3.2.2.6 Project Site – Existing Agricultural Uses

The project site is currently undeveloped and consists of annual grassland with areas of scattered ephemeral wetlands. There are approximately 140 acres of irrigated pasture present in the northeastern corner which consist of three 40-acre parcels that are rotated between irrigation, vacant growth cycle, and grazing. Approximately 50 to 100 head of cattle currently graze on the project site. The DOC classifies types of farmland by examining the farming use of the land and the area's suitability for farming based on soil rating and classifies the entire 694.4-acre project site as Farmland of Local Importance, which signifies land of importance to the local agricultural economy (see **Figure 3.2-1, Farmland Classification – Project Site**) (DOC 2016). However, according to the NRCS land capability system, soils on the project site range from Class III to Class IV, indicating moderate to severe limitations that restrict the choice of crops and require moderate to careful management considerations. In addition, the Storie Index rating for a majority of the soils on the site is Grade 3 (fair) and Grade 4 (poor) (City of Roseville 2016).

Table 3.2-3
1998–2014 Placer County Land Use Summary (in acres)

Year	Prime Farmland	Farmland of Statewide Importance	Unique Farmland	Farmland of Local Importance	Grazing	Subtotal Agriculture	Urban and Built-Up Land	Other Land	Water Area	Total Area
1998	9,750	5,195	22,727	114,452	31,695	183,819	37,608	185,057	5,047	411,531
2000	9,768	6,089	22,686	102,658	39,208	180,409	41,446	184,648	5,027	411,530
2002	9,481	5,513	22,166	102,838	35,447	175,445	46,854	184,204	5,027	411,530
2004	9,236	5,510	23,283	86,235	46,000	170,264	52,183	184,058	5,027	411,532
2006	8,525	5,020	22,792	101,847	28,692	166,876	55,772	183,873	5,011	411,532
2008	7,894	4,823	20,195	101,011	24,448	158,371	58,622	189,458	5,011	411,462
2010	7,340	4,068	18,060	103,273	24,193	156,934	58,714	190,803	5,011	411,462
2012	7,330	4,046	17,894	99,238	27,883	156,391	59,707	190,356	5,011	411,465
2014	7,406	4,004	17,947	98,601	27,689	155,647	60,437	190,370	5,011	411,465
Net Acreage Changed	-2,234	-1,191	-4780	-15,851	-4006	-28,172	22,829	5,313	-36	-66
Annual Avg.	-147	-74	-299	-991	-250	-1761	1427	332	-2	-4

Source: Department of Conservation, Farmland Conversion Reports, 1998-2014.



SOURCE: Impact Sciences, Inc., 2017

FIGURE **3.2-1**

IMPACT SCIENCES

Farmland Classification - Project Site

1189.002•08/17

The California Land Conservation Act, also known as the Williamson Act, encourages the preservation of the state's agricultural lands and prevents its premature conversion to urban uses by allowing a county or city to charge a lower tax rate on agricultural land as opposed to its unrestricted market value. In return, the owners guarantee that these properties would remain under agricultural production for a 10-year period. No land within the project site is under a Williamson Act Contract.

Toad Hill Ranches, a rural residential subdivision, is located adjacent to the northwestern boundary of the project site and agricultural land is located adjacent to the northeastern boundary of the project site. The proposed Placer Ranch Specific Plan (PRSP) project site, located in the County's Sunset Industrial Area (SIA), lies to the east and is currently used for cattle grazing. However, the site may be developed in the future as part of an update to the SIA plan, which would involve the construction of residential, commercial, and light industrial uses, as well as a California State University campus. Creekview Specific Plan (CSP) area and the West Roseville Specific Plan (WRSP) area are to the south and southwest of the project site, respectively, and are within the City of Roseville limits. The CSP covers approximately 500 acres of land and would include over 2,000 residential units, commercial development, parks and open spaces, and a school at buildout while WRSP covers approximately 4,000 acres of land and would include about 8,600 residential units, commercial and industrial development, parks and open space and schools. Both plan areas include the designation of open space, but do not include any agricultural uses. West of the project site are the Al Johnson Wildlife Area (AJWA), zoned as open space with no active agricultural uses, and the Gleason Ranch property, which is currently utilized for cattle grazing. It is expected that current uses of rural land in the Al Johnson Wildlife Area and Gleason Ranch will be maintained, and heavy agricultural uses, such as cultivating row crops, will not be implemented in the foreseeable future (City of Roseville 2016).

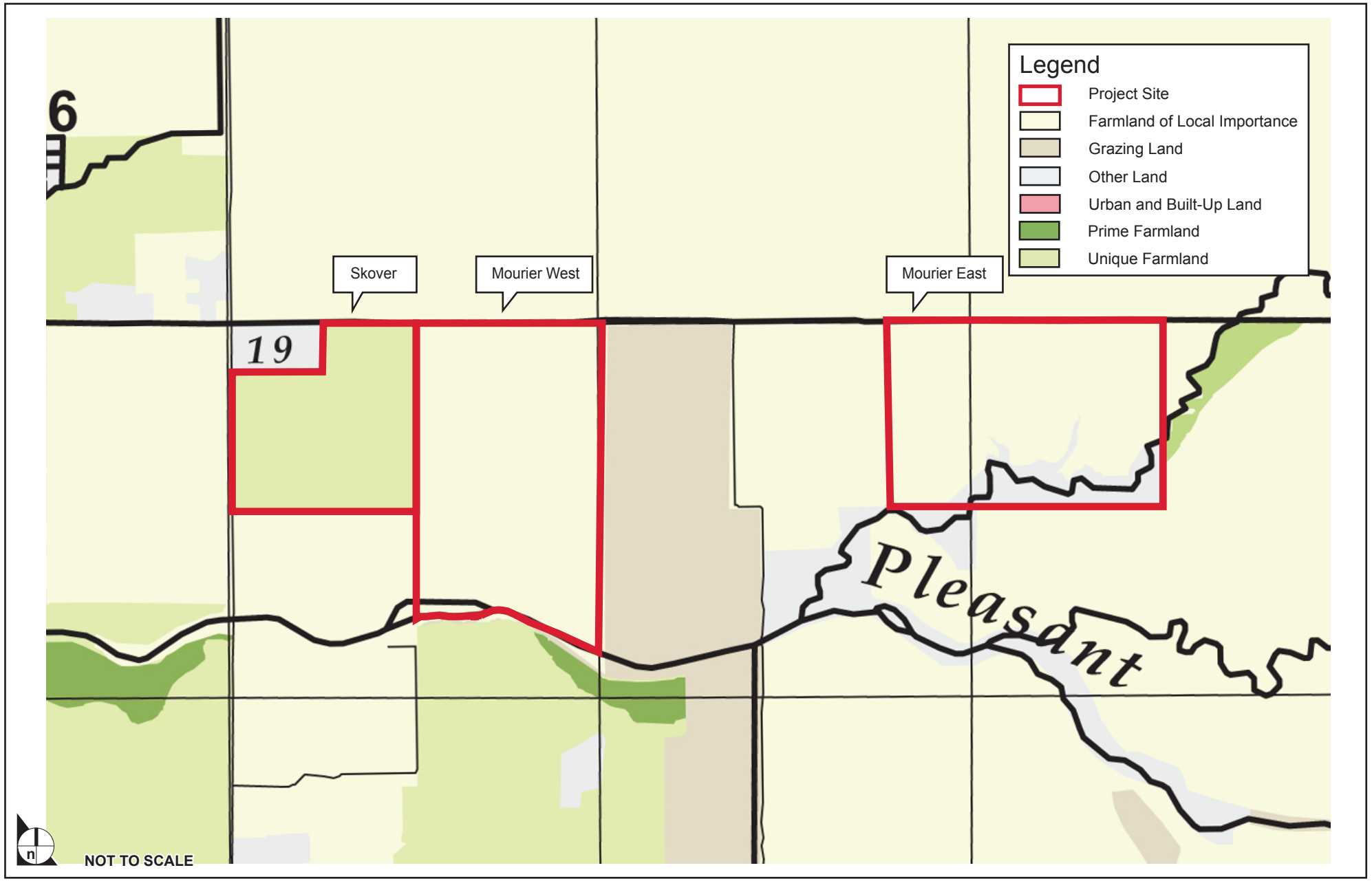
3.2.2.7 Off-site Mitigation Properties – Existing Agricultural Uses

Mourier East

The property is currently undeveloped pasture land and consists of annual grassland with seasonal wetlands scattered throughout the site. The property is currently used for cattle grazing and is not under a Williamson Act contract. According to the DOC, the entire 240-acre mitigation site is classified as Farmland of Local Importance (see **Figure 3.2-2, Farmland Classifications – Off-site Mitigation Properties**). However, according to the NRCS land capability system, soils on the project site range from Class III to Class IV, indicating moderate to severe limitations that restrict the choice of crops and require moderate to careful management considerations. Additionally, the Storie Index rating for a majority of the soils on the site is Grade 3 (fair) to Grade 4 (poor).

Mourier West

Historically, the northern and western portions of the property were leveled and bermed for rice production, but are now fallow. The fallow rice fields, and relatively undisturbed areas, in the southern and eastern portions of the property are comprised of annual grassland. Riparian woodland is present along Pleasant Grove Creek, which represents the southern boundary of the site. The property is not currently used for



SOURCE: Impact Sciences, Inc., 2018

FIGURE **3.2-2**

IMPACT SCIENCES

Farmland Classification - Off-Site Mitigation Properties

1189.002•05/18

cattle grazing and is not under a Williamson Act contract. According to the DOC, the entire 265-acre mitigation site is classified as Farmland of Local Importance (see **Figure 3.2-2**). However, according to the NRCS land capability system, soils on the project site are classified as Class IV, indicating severe limitations that restrict the choice of crops and require careful management considerations. Additionally, the Storie Index rating for a majority of the soils on the site is Grade 3 (fair) to Grade 4 (poor).

Skover

A majority of the property has been historically leveled and is currently farmed for cultivated rice (*Oryza sativa*) production, but is not under a Williamson Act contract. Irrigation water is mechanically pumped onto the site and is used to flood irrigate all of the fields, which are connected by culverts and/or ditches. The fields typically remain flooded until the late summer/fall harvest when each field is drained into man-made ditches. Individual fields are separated by small upland checks or larger levees, some of which are used as access roads. The vegetation communities present on-site include cultivated rice, ruderal vegetation, and annual grassland. According to the DOC, the entire 139-acre mitigation site is classified as Unique Farmland (see **Figure 3.2-2**). However, according to the NRCS land capability system, soils on the project site are classified as Class IV, indicating severe limitations that restrict the choice of plants and require careful management considerations. Additionally, the Storie Index rating for the entire site is Grade 3 (fair).

3.2.3 SIGNIFICANCE THRESHOLDS AND ANALYSIS METHODOLOGY

3.2.3.1 Significance Thresholds

Council on Environmental Quality (CEQ) guidance requires an evaluation of a proposed action's effect on the human environment. The Corps has determined that the Proposed Action, or an alternative, would result in a significant effect related to agricultural resources if it would:

- result in the conversion of Important Farmland or land in active intensive agricultural production to non-agricultural uses;
- place incompatible uses adjacent to existing agricultural uses; or
- result in a substantial unmitigated cumulative loss of Important Farmland.

Important Farmland is defined as land that is designated as prime farmland, unique farmland, and land of statewide or local importance under the FMMP and excludes land designated as grazing land.

3.2.3.2 Analysis Methodology

Impacts were assessed based on information contained in a variety of sources. Farmland status of the project site and the mitigation sites was obtained from the California DOC's FMMP. As noted above, the entire 694-acre project site qualifies as Farmland of Local Importance under the FMMP. Although development of the Proposed Action is anticipated to occur over a period of time, this analysis assumes that ultimately all farmland within the development footprint of each alternative, would be eventually converted to non-agricultural uses. The development footprint of the Proposed Action, and each alternative, was superimposed on the FMMP map for the project site to estimate the acres of farmland that would be converted to urban uses. The estimated acres are presented in **Table 3.2-5, Farmland Impacts,** below.

Table 3.2-5
Farmland Impacts at the Project Site (Acres)

Alternative	Farmland of Local Importance converted to Urban Uses
No Action Alternative	317
Proposed Action	517
Alternative 1 - South Avoidance	484
Alternative 2 - North Avoidance	511
Alternative 3 - Distributed Avoidance	529

Source: Impact Sciences 2018

3.2.4 ENVIRONMENTAL CONSEQUENCES AND MITIGATION MEASURES

Impact AG-1 Conversion of Agricultural Land

No Action Alt. The soils within the project site are classified as Class III and IV soils based on the NRCS land capability classification system, which have severe limitations for agricultural production (NRCS 2016). Similarly, based on the NRCS Storie Index, a majority of the project site consists of Grade 4 soils, which are poorly suited for agriculture (NRCS 2016). Because of the limitation of the site soils, the project site is almost entirely used for cattle grazing and is not suitable for agricultural production. However, the entire project site is classified as Farmland of Local Importance under the FMMP. Farmland of Local Importance qualifies as Important Farmland.

The No Action alternative would develop 317 acres of land on the site with urban uses and preserve about 308 acres as open space; thus, this alternative would result in the conversion of approximately 317 acres of Important Farmland to urban uses. Lands preserved as open space would continue to be used as grazing land. While the project site does not provide opportunities for prime agricultural production due to its poor soils, the No Action alternative would preclude any grazing or agricultural use of about 317 acres in the future. The loss of this Important Farmland would be a **significant direct** effect.

Mitigation Measure AG-1 would require the Applicant to preserve one acre of open space within Placer County for each acre of agricultural/grazing land impacted within the project site. This shall be accomplished through the recordation of conservation easements that result in the formation of preserve lands (each a "mitigation property or "preserve site" and collectively, "mitigation lands" or "preserve lands"). This measure is essentially the same as Mitigation Measure 4.1-1 in the ARSP EIR and is highly likely to be imposed and enforced by the City of Roseville to reduce this effect. Pursuant to this mitigation measure, the Applicant would preserve 317 acres of agricultural/grazing land, at an off-site location, to reduce adverse effects to agricultural resources. **No indirect** effects on agricultural resources were identified.

As no wetland mitigation would be necessary under the No Action alternative, there would be no temporary or permanent impact on agricultural resources at the three wetland mitigation sites. **No direct** or **indirect** effects related to agricultural resources were identified for the mitigation sites.

Proposed Action

The Proposed Action would construct a large-scale, mixed-use development on the project site and would convert 517 acres of Farmland of Local Importance to urban use and preserve about 108 acres of open space. Based on the significance criteria listed above, and for the reasons discussed under the No Action alternative; **direct** effects to agricultural resources under the Proposed Action would be **significant**.

Mitigation Measure AG-1, as discussed above, is the same as Mitigation Measure 4.1-1 in the ARSP EIR and has been imposed on the Proposed Action by the City. This measure requires the Applicant to compensate for converting Important Farmland by preserving one acre of open space within Placer County for each acre of agricultural/grazing land impacted within the project site. Pursuant to this measure, the Applicant would preserve 517 acres of agricultural/grazing land, at an off-site location, to reduce adverse effects on agricultural resources under the Proposed Action. **No indirect** effects on agricultural resources were identified.

The construction of seasonal wetlands and/or wildlife habitat within the mitigation sites would involve grading and land modification activities. After construction, grazing would occur on each of the mitigations sites, which is a requirement under the Applicant's draft permittee-responsible compensatory wetlands mitigation plan. As result, each of the mitigation sites would retain its farmland classification although the farmland classification on the Skover site may change from Unique Farmland to Farmland of Local Importance as rice production would cease on the site. For this reason, **no direct** or **indirect** effects related to agricultural resources were identified for the mitigation sites.

Alts. 1, 2, 3

Alternatives 1, 2, and 3 would also construct large-scale, mixed-use developments on the project site and convert approximately 484 to 529 acres of Important Farmland to urban use and preserve about 92 to 142 acres of open space. Based on the significance criteria listed above, and for the same reasons discussed under the No Action alternative, this **direct** effect would be **significant**.

Mitigation Measure AG-1, as discussed above, is highly likely to be imposed and enforced by the City of Roseville to reduce this effect of Alternatives 1 through 3. It would require the Applicant to compensate for converting Important Farmland by preserving one acre of open space within Placer County for each acre of agricultural/grazing land impacted within the project site. Pursuant to this measure, the Applicant would preserve 484 to 529 acres of agricultural/grazing land, at an off-site location, to reduce adverse effects on agricultural resources under Alternatives 1, 2, and 3. **No indirect** effects on agricultural resources were identified.

The construction of seasonal wetlands and/or wildlife habitat within the mitigation sites would involve grading and land modification activities. Based on the significance criteria listed above, and for the same reasons discussed under the No Action alternative, **no direct** or **indirect** effects related to agricultural resources were identified for the mitigation sites.

Mitigation Measure AG-1: Agricultural Compensation (*Applicability – No Action, Proposed Action, and Alternatives 1, 2, and 3*)

One acre of open space shall be preserved within Placer County for each acre of agricultural/grazing land impacted within the Specific Plan area. This is to be accomplished through the recordation of conservation easements that result in the formation of preserve lands (each a "mitigation property or "preserve site" and collectively, "mitigation lands" or "preserve lands"). For purposes of mitigation, the term "open space" shall include any and all undeveloped land proposed to be preserved by conservation easement or otherwise required by any governmental agency to be preserved for any reason, specifically including all lands preserved for habitat or agricultural mitigation as set forth below and lands in agricultural use. No additional agricultural mitigation is required beyond the 1:1 open space requirement noted above, as long as a substantial portion of the mitigation lands acquired, as determined by the Planning Director, are: (1) in agricultural production, (2) are undeveloped and have an NRCS soils classification of the same or greater value than lands being affected within the Specific Plan (i.e., Amoruso Ranch project) property at issue, or (3) are undeveloped and have the same or higher value California Department of Conservation categorization as lands being affected within the specific plan property at issue. In-kind mitigation is not required for agricultural land developed within the ARSP project site.

Impact AG-2 Compatibility with Adjacent Agricultural Uses

No Action Alt. Development of the project site under the No Action alternative would result in **no direct** effects on adjacent agricultural lands as no improvements would be constructed outside of the project site boundaries. Although there would be potential for indirect effects, **no indirect** effects associated with the No Action alternative were identified for the reasons presented below:

Northern Boundary of Project Site

To the north, Sunset Boulevard West serves as an approximately 90-foot wide divider between proposed residential uses on the project site and the properties across the street. The Toad Hill Ranches residential subdivision that borders the northwestern portion of the project site does not contain any agricultural land uses. Agricultural uses that border the northeastern portion of the project site would be separated from the project site by West Sunset Boulevard. Additionally, residential units along the northern border of the project site would be placed a minimum 20 feet from the property line and would be shielded from the road by a wall approximately 7 feet high. Additionally a 15- to 25-foot landscape corridor would be provided along the Sunset Boulevard West southern right-of-way.

Eastern Boundary of Project Site

There is potential for temporary impacts along the eastern site boundary, as seasonal grazing occurs on the site of the proposed Placer Ranch Specific Plan. Placer Ranch is expected to be developed pursuant to an update to the SIA and the proposed land uses would be consistent with land use proposed under the No Action alternative. In addition, a masonry wall would be constructed to separate the two properties in the meantime.

Southern Boundary of Project Site

With respect to the lands to the south and southwest of the project site, those lands are part of the CSP and WRSP, respectively and would remain as open space, similar to the lands in the southern portion of the project site. There are no agricultural land uses included within the CSP and WRSP areas.

Western Boundary of Project Site

Land west of the project site consists of the Gleason Ranch and the Al Johnson Wildlife Area. Cattle grazing currently occurs on the Gleason Ranch property and is expected to continue for the foreseeable future. However, no residential development would be located along the project site's western boundary with Gleason Ranch under the No Action alternative and there would be no potential for conflict with adjacent agricultural uses.

In summary, the No Action alternative would place residential uses adjacent to agricultural land to the north and grazing land to the east. However, an adequate buffer would be placed between proposed residential uses and agricultural uses to the north and grazing that currently occurs along the eastern border of the project site is not intensive and would be separated from the project site by a masonry wall. As a result, no conflicts between agricultural uses and cattle grazing with land uses under the No Action alternative would occur, and the **no direct** or **indirect** effects of this alternative were identified

No wetland mitigation would be necessary under the No Action alternative. **No direct** or **indirect** effects related to land use conflicts with adjacent agricultural resources were identified.

Proposed Action

Similar to the No Action alternative, development of the project site under the Proposed Action would result in **no direct** effects on adjacent agricultural lands as no improvements would be constructed outside of the project site boundaries. With respect to indirect effects, the Proposed Action would place more residential land uses adjacent to grazing land and active agricultural uses than the No Action alternative. However, potential conflicts with on-going grazing activities on the Placer Ranch property would be avoided due to the construction of a masonry wall along the eastern property boundary. Although residential uses on the project site would be located adjacent to the western boundary, no residential lots would be placed within 100 feet of the western property line. The Gleason property would be separated from the development by a 60-foot wide open space parcel containing a 50-foot

wide drainage facility. Furthermore, cattle grazing does not require large agricultural machinery which reduces the dust and noise conflicts, and while operations on the Gleason cattle ranch occasionally include the aerial application of herbicides and fertilizers, any aerial application would be done in compliance with applicable federal and state laws. Therefore, the placement of urban uses on the project site would not lead to the discontinuation of grazing practices on adjacent lands. Based on the significance criteria listed above and for the reasons that presented above, the **indirect** effects of the Proposed Action related to incompatibility of agricultural activities were identified.

The construction of seasonal wetlands and/or wildlife habitat within the mitigation sites under the Proposed Action would not change the land use on the mitigation sites such that there could be conflicts with adjacent land uses. **No direct** or **indirect** effects related to land use conflicts with adjacent agricultural resources were identified.

Alts. 1, 2, 3

Similar to the No Action alternative and Proposed Action, Alternatives 1, 2, and 3 would result in **no direct** effects on adjacent farmlands. Alternatives 1, 2 and 3 would place residential uses in essentially the same areas and include roughly the same mix of residential, commercial, and open space land uses as the Proposed Action. Grazing activities on lands adjacent to the project site under these alternatives would not be so intense that they would cause serious conflicts with residential uses after the implementation of dividing walls and buffers. The aerial spraying at the Gleason property could affect residences under these alternatives in the same manner as the Proposed Action. Based on the significance criteria listed above, and for reasons discussed under the Proposed Action and No Action alternative; **no indirect** effects related to incompatibility of residential uses located adjacent to agricultural fields under Alternatives 1, 2, and 3 were identified.

The construction of seasonal wetlands and/or wildlife habitat within the mitigation sites under Alternatives 1 through 3 would not change the land use on the mitigation sites such that there could be conflicts with adjacent land uses. **No direct** or **indirect** effects related to land use conflicts with adjacent agricultural resources were identified.

3.2.5 REFERENCES

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