
3.2 AGRICULTURAL RESOURCES

3.2.1 INTRODUCTION

This section evaluates direct impacts associated with converting existing agricultural and vacant land located within the project site and alternative site to urban uses under the Proposed Action and its alternatives. Potential indirect impacts from the development of the Proposed Action and alternatives on nearby agricultural areas are also addressed. The following sources were used to prepare this section:

- Placer County Agricultural Crop Report (Placer County 2010);
- Farmland conversion reports prepared by the State Department of Conservation Farmland Mapping and Monitoring Program;
- Important Farmland Map for Placer County prepared by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP 2008); and
- Sierra Vista Specific Plan EIR by the City of Roseville (City of Roseville 2010).

3.2.2 AFFECTED ENVIRONMENT

3.2.2.1 Regional Setting

The project site is 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 (Placer County 1994).

As indicated in **Table 3.2-1, Monetary Value of Placer County Agricultural Commodities by Industry (2010)**, the majority of agricultural activities in the County, based on the monetary value of the product, are related to field crops (52 percent), and livestock and poultry production and the products associated with them (22 percent). Nursery products comprise about 8 percent of the monetary value of Placer County's agricultural products. Fruit and nut crops comprise about 10 percent while timber products comprise about 7 percent. Overall, gross revenues from the sales of agricultural commodities (including timber) in the County were approximately \$65.7 million in 2010 (Placer County 2010).

As shown in **Table 3.2-2, Top Agricultural Products in Placer County (2010)**, the top five agricultural products in the County based on monetary value are rice, cattle and calves, nursery stock, timber production, and walnuts (Placer County 2010).

**Table 3.2-1
Monetary Value of Placer County Agricultural Commodities by Industry (2010)**

Industry	Total Value
Fruit & Nut Crops	\$6,419,206
Field Crops	\$34,213,673
Vegetable Crops	\$800,000
Livestock/Poultry	\$12,908,482
Livestock/Poultry Products	\$1,600,000
Nursery Products	\$5,048,712
Apiary Products	\$39,601
<i>Subtotal</i>	\$61,029,674
Gross Timber Harvest	\$4,659,958
Grand Total	\$65,689,632

Source: Placer County Agricultural Crop Report 2010

**Table 3.2-2
Top Agricultural Products in Placer County (2010)**

Crop	Total Value
Rice	\$27,354,363
Cattle and Calves	\$8,015,225
Nursery Stock	\$5,048,712
Timber Production	\$4,659,958
Walnuts	\$2,675,195

Source: Placer County Agricultural Crop Report 2010

3.2.2.2 Storie Index

The Natural Resource Conservation Service (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.

3.2.2.3 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 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.

3.2.2.4 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 1992 through the most recent DOC farmland report is presented below in **Table 3.2-3, 1992–2008 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 1992 to 2008. During this time, about 2,625 acres (1,062 hectares) of Prime Farmland, about 725 acres (293 hectares) of Farmland of Statewide Importance, about 3,800 acres (1,538 hectares) of Unique Farmland and about 12,450 acres (5,038 hectares) Farmland of Local Importance were converted to other uses. Overall, approximately 31,450 acres (12,727 hectares) of farmland were converted, with about one third of this acreage involving grazing lands. The annual rate of farmland conversion during this period was about 1,975 acres (799 hectares) each year (California Department of Conservation 1998 through 2008).

**Table 3.2-3
1992–2008 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
1992	10,523	5,546	23,975	113,464	36,297	189,805	31,462	185,067	5,292	411,626
1994	10,458	5,608	23,848	113,505	35,853	189,272	32,563	184,577	5,118	411,530
1996	9,867	5,546	23,301	114,270	33,694	186,678	35,002	184,804	5,047	411,531
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	9,538	5,493	22,105	87,832	50,478	175,446	46,853	184,202	5,027	411,528
2004	9,236	5,510	23,283	86,235	46,000	170,264	52,183	184,058	5,027	411,532
2006	8,524	5,021	22,793	101,846	28,692	166,876	55,770	183,874	5,011	411,531
2008	7,894	4,822	20,194	101,012	24,448	158,370	58,623	189,456	5,011	411,460
Net Acreage Changed	-2,629	-724	-3,781	-12,452	-11,849	-31,435	27,161	4,389	-281	-166
Annual Avg.	-164	-45	--236	-778	-740	-1,965	1,698	274	-18	-10

Source: Department of Conservation, Farmland Conversion Report 1992–2008

3.2.2.5 Project Site – Existing Agricultural Uses On-Site and in its Vicinity

The DOC classifies the entire project site as Farmland of Local Importance. **Figure 3.2-1, Proposed Action Farmland Map**, shows the distribution of this category of farmland on the project site. **Table 3.2-4, Agricultural Land**, presents the acreage of farmland on the project site.

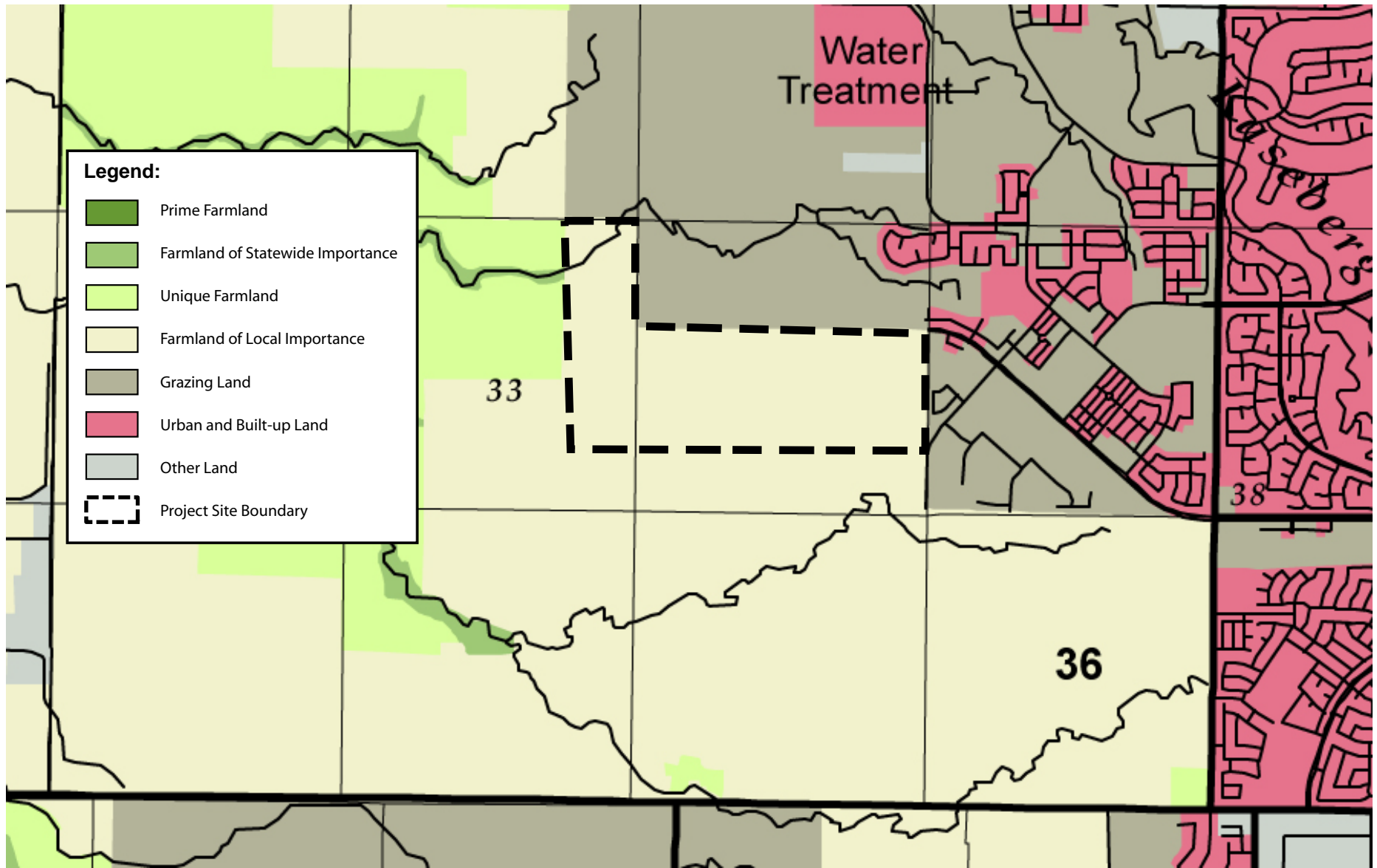
**Table 3.2-4
Agricultural Land**

Type of Farmland	Project Site (acres)	Off-Site Alternative Site (acres)	Off-Site Alternative Infrastructure Corridor (acres)
Prime Farmland	0	0	0
Farmland of Statewide Importance	0	0	0
Unique Farmland	0	0	0
Farmland of Local Importance	397.4	184.0	7.5
Grazing Land	0	211.7	8.0
Urban and Built-Up Land	0	10.0	2.5
Other Land	0	0	0
Water	0	0	0
Total	397.4	405.7	18.0

Source: California Department of Conservation 2008

Based on the Storie Index ratings, the project site contains soils rated as Grade 4 which are soils that are poorly suited for agriculture. Based on the land capability classification system, most of the soils in the area are Class III and IV, which severely limits agricultural production of crops. The soils are clayey and poorly drained (NRCS 2011). Given the soil quality, the project site is used only for cattle grazing. No land within the project site is under a Williamson Act Contract, as describes in **Subsection 3.2.3**.

With respect to the lands that surround the project site, land to the north and east of the project site in the West Roseville Specific Plan area is designated as Other Land by the DOC. Land to the south of the project site in the Sierra Vista Specific Plan (SVSP) area generally consists of Farmland of Local Importance and grazing land. Land to the west of the project site up to the Sutter County line generally consists of Farmland of Local Importance and Unique Farmland (FMMP 2008). Existing agricultural uses on the lands to the west of the project site include rice production and cattle grazing while existing agricultural uses on the lands to the south of the project site include cattle grazing.



NOT TO SCALE

SOURCE: California Department of Conservation - 2008

FIGURE 3.2-1

Proposed Action Farmland Map

3.2.2.6 Alternative Site – Existing Agricultural Uses On-Site and in its Vicinity

As shown in **Table 3.2-4** above, the alternative site consists of Farmland of Local Importance and Grazing Land (FMMP 2008). **Figure 3.2-2, Off-Site Alternative Farmland Map**, shows the distribution of these categories of farmland on the alternative site. The site contains mostly soils rated as Grades 6 and 4 using the Storie Index, which indicate these soils are poorly suited or unsuitable for agriculture (NRCS 2011). The majority of the site is used for grazing. Other uses on the site consist of roads, electrical infrastructure, and an intermittent stream.

Lands to the west and north of the alternative site are open rangelands. Lands to the east of the alternative site are developed with industrial uses associated with Placer County’s Sunset Industrial Area while lands to the south of the alternative site are developed with residential uses associated with the City of Roseville’s North Industrial Plan area and the North Roseville Specific Plan area.

The lands within the off-site infrastructure corridor required to serve the alternative site consist of Farmland of Local Importance and Grazing Land (FMMP 2008). Lands adjacent to the off-site infrastructure corridors between Industrial Boulevard to the east and Fiddymment Road to the west consist of grazing land. Lands adjacent to the off-site infrastructure corridor along Fiddymment Road consist of roadways while lands along the off-site infrastructure corridor west of Fiddymment Road mainly consist of a riparian corridor associated with Pleasant Grove Creek.

3.2.3 REGULATORY FRAMEWORK – APPLICABLE LAWS, REGULATIONS, PLANS, AND POLICIES

This section summarizes relevant federal laws and state laws that pertain to farmland protection and conservation.

3.2.3.1 Farmland Protection Policy Act

The Farmland Protection Policy Act (FPPA) was enacted in 1981 to minimize the conversion of the nation’s farmland to non-agricultural uses under Federal projects and programs. The Act ensures that—to the extent possible—federal programs are administered to be compatible with state and local units of government, and private programs and policies to protect farmland. The FPPA does not authorize the federal government to regulate the use of private or nonfederal land or in any way affect the property rights of owners.

For the purpose of FPPA, farmland includes prime farmland, unique farmland, and land of statewide or local importance. The Natural Resources Conservation Service (NRCS), which is an agency of the U.S. Department of Agriculture, oversees the FPPA and maintains an inventory of farmland in the U.S. The NRCS delegates the responsibility for designating farmland to appropriate local and state officials. The California FMMP is a supporting program that maps farmland in the State of California.

3.2.3.2 Williamson Act

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 its premature conversion to urban uses. In order to preserve these uses, this act established an agricultural preserve contract procedure by which any county or city within the state taxes landowners at a lower rate using a scale based on the actual use of the land for agricultural purposes, 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. This contract is renewed automatically unless a notice of non-renewal is filed by the owner. In this manner, each agricultural preserve contract (at any given date) is always operable at least nine years into the future. As part of the Williamson Act, the state provides subventions to local participating governments. Subventions provide fiscal assistance to local governments to take part in the land preservation program. None of the parcels within the project area are restricted to agricultural use under the Williamson Act (City of Roseville 2010).

3.2.4 SIGNIFICANCE THRESHOLDS AND ANALYSIS METHODOLOGY

3.2.4.1 Significance Thresholds

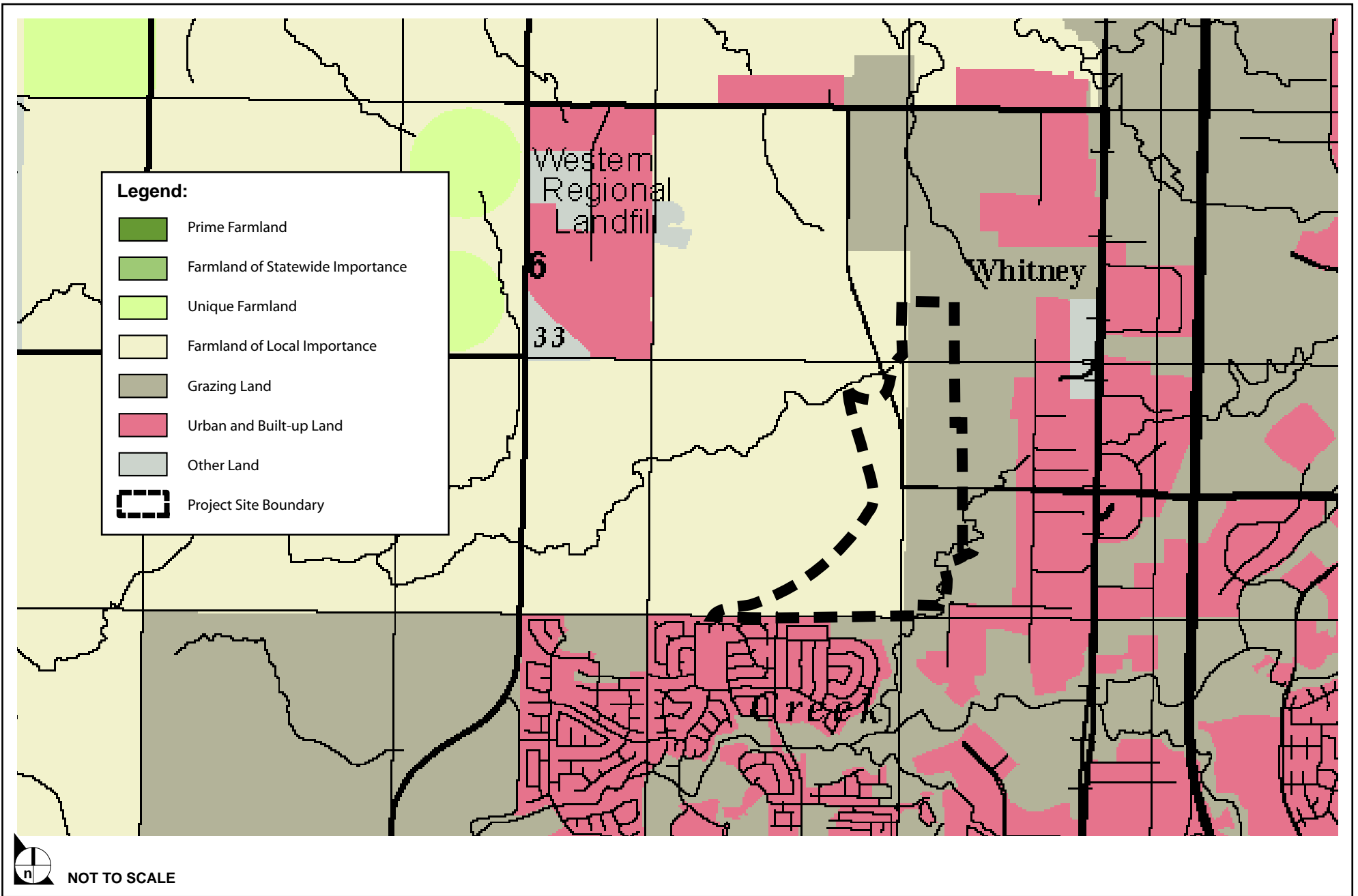
Council on Environmental Quality (CEQ) guidance requires an evaluation of a proposed action's effect on the human environment. The U.S. Army Corps of Engineers (USACE) has determined that the Proposed Action or its alternatives would result in significant effects related to agricultural resources if the Proposed Action or an alternative 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.

3.2.4.2 Analysis Methodology

Impacts were assessed based on information contained in a variety of sources. Farmland status of the project site and alternative site was obtained from the California DOC's 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 the Proposed Action or an alternative would be eventually converted to non-agricultural uses. The development footprint of the Proposed Action and the alternatives 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.



SOURCE: California Department of Conservation - 2008

FIGURE 3.2-2

Off-Site Alternative Farmland Map

**Table 3.2-5
Farmland Impacts (Acres)**

Alternative	Farmland of Local Importance
Proposed Action	361
Alternatives 1 through 3	271
Alternative 4	236
Alternative 5	223
Alternative 6 (Off-Site)	170
No Action Alternative	275

Source: Impact Sciences 2012

3.2.5 ENVIRONMENTAL CONSEQUENCES AND MITIGATION MEASURES

Impact AG-1 Conversion of Agricultural Land

No Action Alt. The No Action Alternative would result in the conversion of approximately 276 acres (112 hectares) of Important Farmland, which would be a **significant direct** effect. Mitigation is proposed which would reduce this **direct** effect to **less than significant**.

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 2011). Similarly, based on the NRCS Storie Index, the project site consists of Grade 4 soils, which are poorly suited for agriculture (NRCS 2011). 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 (397 acres [161 hectares]) is classified as Farmland of Local Importance under the FMMP as shown in **Table 3.2-4**. Farmland of Local Importance qualifies as Important Farmland.

The No Action Alternative would develop 276 acres (112 hectares) of land on the site with urban uses and preserve about 122 acres (49 hectares) in open space. Areas that are preserved as open space would continue to be available for grazing. However, implementation of this alternative would result in the conversion of approximately 276 acres (112 hectares) of Important Farmland to urban uses. 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 the land in the future. The loss of this Important Farmland would be a **significant direct** effect.

Mitigation Measure AG-1 is proposed that would require the Applicant to compensate for converting Important Farmland. This measure is the same as Mitigation Measure 4.1-2 in the SVSP EIR. The USACE assumes that the City of Roseville would impose the same mitigation measure on the No Action Alternative to address this effect. Pursuant to this

mitigation measure, the Applicant would preserve 276 acres (112 hectares) of agricultural/grazing land off-site to reduce effects. Because an equivalent acreage of agricultural/grazing land would be preserved off-site to reduce the effect pursuant to this mitigation measure, the USACE finds that this **direct** effect would be **less than significant** after mitigation.

**Proposed
Action**

The Proposed Action would construct a moderate scale, mixed-use development on the project site and would result in the conversion of 361 acres (146 hectares) of Important Farmland to urban uses and the preservation of about 36 acres (15 hectares) of open space. Based on the significance criteria listed above and for the same reasons presented above for the No Action Alternative, this **direct** effect would be **significant**. **Mitigation Measure AG-1** is proposed to address this effect. This measure is the same as Mitigation Measure 4.1-2 in the SVSP EIR, was adopted by the City of Roseville at the time of project approval, and will be enforced by the City. Because an equivalent acreage of agricultural/grazing land would be preserved to reduce the effect pursuant to this mitigation measure, the SVSP EIR concluded that that this mitigation measure would reduce the effect to less than significant. The USACE agrees with the conclusion in the SVSP EIR and finds that this **direct** effect would be **less than significant** after mitigation.

**Alts. 1
through 5**

All of the on-site alternatives would construct a mixed-use development on the project site and would result in the conversion of 223 to 271 acres (90 to 110 hectares) of Important Farmland to urban uses and the preservation of 126 to 174 acres (51 to 70 hectares) of open space. Based on the significance criteria listed above and for the same reasons presented above for the No Action Alternative, this **direct** effect would be **significant**. **Mitigation Measure AG-1** is proposed to address this effect. This measure is the same as Mitigation Measure 4.1-2 in the SVSP EIR. The USACE assumes that the City of Roseville would impose the same mitigation measure on all of the on-site alternatives to address this effect. Because an equivalent acreage of agricultural/grazing land would be preserved to reduce effects pursuant to this mitigation measure, the USACE finds that this **direct** effect would be **less than significant** after mitigation.

Off-Site Alt.

The alternative site contains approximately 184 acres (74 hectares) of Farmland of Local Importance which qualify as Important Farmland and about 212 acres (86 hectares) of Grazing Land. The Off-Site Alternative would construct a project broadly similar to the Proposed Action on the alternative site, resulting in the conversion of about 170 acres (69 hectares) of Important Farmland to urban uses. Conversion of 170 acres (79 hectares) of Important Farmland would be permanent and would be a **significant direct** effect based on the significance criteria listed above. Off-Site improvements associated with this alternative (water, sewer, and recycled water pipelines) would involve construction of pipelines in areas that are not in active agriculture but qualify as Important Farmlands and therefore approximately 8 acres (3 hectares) of additional farmland would be temporarily affected under this alternative although the disturbed areas would be restored after the

pipelines are put in place and there would not be a permanent conversion of Important Farmland due to the off-site improvements.

Implementation of **Mitigation Measure AG-1** would address the effect of the conversion of Important Farmland on the alternative site. This measure is the same as Mitigation Measure 4.1-2 in the SVSP EIR. The USACE assumes that the City of Roseville would impose the same mitigation measure on the Off-Site Alternative to address this effect. Because an equivalent acreage of agricultural/grazing land would be preserved to reduce effects pursuant to this mitigation measure, the USACE finds that this **direct** effect would be **less than significant** after mitigation.

Mitigation Measure AG-1: Agricultural Compensation
(Applicability – Proposed Action and All Alternatives)

One acre of open space will be preserved within Placer County for each acre of open space impacted within the Specific Plan (i.e., Westbrook project) 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 the purposes of assessing impacts associated with a specific development project, “open space” impacts shall include all land proposed to be developed for urban uses. For purposes of mitigation for the specific development project, 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, as determined by the Planning Director, of the mitigation lands acquired 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., Westbrook project) property at issue, or (3) are undeveloped and have the same or higher value CDC categorization as lands being affected within the Specific Plan (i.e., Westbrook project) property at issue.

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, the **indirect** effect of the No Action Alternative from developing urban uses near agricultural uses would be **less than significant**. Mitigation is proposed which would further reduce the effects related to compatibility with adjacent agricultural uses.

Eastern Boundary of Project Site

As discussed in **Subsection 3.2.2**, urbanized land associated with the West Roseville Specific Plan is located to the east of the project site. Therefore urban development along the eastern boundary of the project site would not abut existing agricultural uses and there

would be no potential for incompatibility of project uses with agricultural uses. However, the issue of potential incompatibility between on-site residential uses and adjacent agricultural uses would occur along the northern, southern, and western boundaries of the project site.

Northern Boundary of Project Site

Land to the north is planned for development under the West Roseville Specific Plan while land to the south is planned for development under the SVSP. However, these lands are currently undeveloped and are used for cattle grazing. The lands to the north of the project site have been approved for development and it is reasonable to assume that they would be urbanized in the future; therefore, in the long-term, no incompatibilities with agricultural land are likely to occur. However, in the short-term, these lands would continue to be used for cattle grazing. Although cattle grazing can produce dust, noise, and odors locally, this agricultural use is not so intense as to cause a serious conflict with residential uses. Furthermore, project site residential areas will be fenced and separated from adjacent grazing lands by Pleasant Grove Boulevard. Therefore, the project site urban uses would not lead to the discontinuation of the grazing practices on the adjacent lands and the **indirect** effect would be **less than significant**.

Southern Boundary of Project Site

With respect to the lands to the south of the project site, those lands are also planned for urban development under the SVSP although that development is not fully entitled at this time. For purposes of the EIS, it is assumed that the SVSP lands that adjoin the Westbrook project site would remain undeveloped and continue to be grazed as they are currently. As explained above, cattle grazing is not an intensive agricultural land use that can result in a conflict with residential land uses. Therefore, the project site urban uses would not lead to the discontinuation of the grazing practices on the adjacent lands and the **indirect** effect would be **less than significant**.

Western Boundary of Project Site

Lands to the northwest of the project site above Pleasant Grove Boulevard are planned for development under the Regional University and Community Specific Plan. Lands to the southwest of the project site below Pleasant Grove Boulevard are located in unincorporated Placer County and are not planned for development. Lands adjacent to the western boundary from the northern limit of the project site to about 1,000 feet (300 meters) below Pleasant Grove Boulevard are in active rice production. The remainder of the lands adjacent to the western boundary are utilized for cattle grazing.

Although the active rice fields along the northwestern boundary are also planned for urban development under the Regional University Specific Plan, that development is not fully entitled at this time. For purposes of the EIS, it is assumed that the Regional University

Specific Plan lands that adjoin the Westbrook project site would continue to be used for rice production as they are currently and incompatibilities of on-site uses with agricultural land uses could occur.

The No Action Alternative would place a lift station and commercial uses adjacent to the grazing land to the west. As a result, no conflicts between cattle grazing and land proposed land uses on the western boundary of the project site would occur under this alternative. The No Action Alternative would place high-density residential land uses, which would be located north of Pleasant Grove Boulevard, adjacent to rice fields, thus resulting in potential conflicts. However, a 120-foot (37-meter) roadway (Santucci Boulevard Extension) is proposed along the project site's western boundary which includes a 50-foot (15-meter) landscaped buffer, and this roadway would adequately separate on-site residential uses from nearby intensive agricultural operations. Therefore, there would be no conflict between the on-site high-density residential uses north of Pleasant Grove Boulevard and the agricultural operations on the adjacent rice lands, the project site urban uses would not lead to the discontinuation of the agricultural operations on the adjacent lands, and the **indirect** effect would be **less than significant**. In addition, **Mitigation Measure AG-2** would further reduce the less than significant effect related to compatibility with adjacent rice fields.

Mitigation Measure AG-2 is the same as Condition of Approval 4.1-3(a) in the SVSP EIR. The USACE assumes that the City of Roseville would impose the same mitigation measure on the No Action Alternative to address this effect. With deed disclosure requirements, this condition of approval would further reduce the effect with regard to incompatibility with adjacent agricultural uses.

**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. Although there would be potential for indirect effects, the **indirect** effect of the Proposed Action from developing urban uses near agricultural uses would be **less than significant**. Mitigation is proposed to further reduce the effect related to compatibility with adjacent agricultural uses.

The Proposed Action would place more residential land uses adjacent to grazing land and active agricultural uses than the No Action Alternative. Residential land uses would be located along almost the entire northern and southern boundaries of the project site. In addition, a high-density residential area north of Pleasant Grove Boulevard and a medium-density residential area south of Pleasant Grove Boulevard would be located adjacent to active rice fields to the west. As a result, more residential units would be exposed to the effects from adjacent agricultural practices.

As in the case of the No Action Alternative, grazing activities on land to the north and south of the project site would not be so intense a use as to cause serious conflict with

residential uses. In addition, non-residential uses would border grazing lands to the west similar to the No Action Alternative, and no adverse effects would occur. Concerning active agriculture to the west, Santucci Boulevard would separate residential areas located along the western boundary of the project site from the adjacent rice fields, and for the reasons that are presented above for the No Action Alternative, the **indirect** effect of the Proposed Action related to incompatibility with these active rice fields would be **less than significant**. In addition, **Mitigation Measure AG-2** would further reduce the effect related to compatibility with adjacent agricultural uses.

As noted above, **Mitigation Measure AG-2** is the same as Condition of Approval 4.1-3(a) in the SVSP EIR, was adopted by the City of Roseville at the time of project approval, and will be enforced by the City. The City determined that, with deed disclosure requirements, this condition of approval would reduce the significant effect with regard to incompatibility with adjacent agricultural uses to less than significant (City of Roseville 2010). The USACE agrees with the conclusions in the SVSP EIR and finds that this effect would be further reduced by this mitigation.

**Alts. 1
through 3**

Similar to the No Action and the Proposed Action, Alternatives 1 through 3 would result in **no direct** effects on adjacent farmlands. The **indirect** effect of Alternatives 1 through 3 from developing urban uses near agricultural uses would be **less than significant**. Mitigation is proposed to further reduce the effect related to compatibility with adjacent agricultural uses.

Alternatives 1 through 3 would place fewer residential land uses adjacent to grazing land and more residential land uses adjacent to active agricultural uses than the No Action Alternative. More open space would be located along the southern boundaries of the project site under Alternatives 1 through 3 than under the No Action Alternative, thus resulting in fewer residential land uses being located adjacent to grazing activities to the south. Roughly the same mix of residential, commercial, and open space land uses would be located along the northern boundary of the project site under Alternatives 1 through 3 as under the No Project Alternative. As in the case of the No Action Alternative, grazing activities on land to the north and south of the project site would not be so intense a use as to cause serious conflicts with residential uses.

Concerning the western boundary, non-residential uses would border grazing lands to the west similar to the No Action Alternative, and no long-term adverse effects would occur. In addition, a high-density residential area north of Pleasant Grove Boulevard would be located adjacent to active rice fields to the west under Alternatives 1 through 3 while a high-density residential area south of Pleasant Grove Boulevard would be located adjacent to active rice fields to the west under Alternative 1, and a medium-density residential area south of Pleasant Grove Boulevard would be located adjacent to active rice fields to the west under Alternative 2 and 3. As a result, more residential units would be exposed to the effects from adjacent rice fields under Alternatives 1 through 3 than under the No Action

Alternative. However, Santucci Boulevard would separate residential areas located along the western boundary of the project site from the adjacent rice fields under these alternatives. Based on the significance criteria listed above and for the reasons that are presented above for the No Action Alternative, the **indirect** effect related to potential incompatibility of residential uses located adjacent to these active rice fields would be **less than significant**. In addition, **Mitigation Measure AG-2** would further reduce the effect related to compatibility with adjacent agricultural uses.

As noted above, **Mitigation Measure AG-2** is the same as Condition of Approval 4.1-3(a) in the SVSP EIR. The USACE assumes that the City of Roseville would impose the same condition of approval on Alternatives 1 through 3 to address this effect. As noted above, with deed disclosure requirements, this condition of approval would further reduce the less than significant effects related to compatibility with adjacent agricultural uses. The USACE finds that the **less than significant indirect** effect would be further reduced by this mitigation.

Alts. 4 and 5

Similar to the No Action and the Proposed Action, Alternatives 4 and 5 would result in **no direct** effects on adjacent farmlands. The **indirect** effect of Alternative 4 – One Acre Fill and Alternative 5 – One Half Acre Fill from developing urban uses near agricultural uses would be **less than significant**. Mitigation would further reduce the effect related to compatibility with adjacent agricultural uses.

Alternatives 4 and 5 would place a similar amount of residential land uses adjacent to grazing land as the No Action Alternative and would place no residential land uses adjacent to active agricultural uses. More open space would be located along the southern boundaries of the project site under Alternatives 4 and 5 than under the No Action Alternative, thus resulting in fewer residential land uses being located adjacent to grazing activities to the south. However, more residential land uses would be located along the northern boundary of the project site under Alternatives 4 and 5 than under the No Action Alternative. As in the case of the No Action Alternative, grazing activities on land to the north and south of the project site would not be so intense a use as to cause serious short-term conflict with residential uses.

Concerning the western boundary, non-residential uses would border grazing lands to the west similar to the No Action Alternative, and no adverse effects would occur. In addition, no residential land uses would be located adjacent to active rice fields to the west. As a result, no residential units would be exposed to the effects from adjacent rice fields under Alternatives 4 and 5. Based on the significant criteria above, the **indirect** effect related to compatibility with adjacent agricultural fields would be **less than significant**. In addition, **Mitigation Measure AG-2** would further reduce the effect related to compatibility with adjacent agricultural uses.

As noted above, **Mitigation Measure AG-2** is the same as Condition of Approval 4.1-3(a) in

the SVSP EIR. The USACE assumes that the City of Roseville would impose the same condition of approval on all of the on-site alternatives to address this effect. As noted above, with deed disclosure requirements, this condition of approval would further reduce the less than significant effects related to compatibility with adjacent agricultural uses. The USACE finds that the **less than significant indirect** effects would be further reduced by this mitigation.

Off-Site Alt. Similar to the No Action and the Proposed Action, the Off-Site Alternative would result in **no direct** effects on adjacent farmlands. Even though some off-site improvements would be constructed as part of this alternative, most of the improvements would be placed underground and all of the improvements would be located in an area that does not contain Important Farmlands. With respect to the **indirect** effect of the Off-Site Alternative from developing urban uses near agricultural uses, the effect would be **less than significant**. Mitigation would further reduce the effect related to compatibility with adjacent agricultural uses.

The alternative site is bordered by urban development to the east and south. Therefore residential development along the eastern and southern boundaries of the project site would not abut existing agricultural uses and there would be no potential for incompatibility of project uses with agricultural uses.

With respect to the western and northern boundaries of the site, there would be no incompatibility between the on-site uses and adjacent lands. Lands to the west and north are located in unincorporated Placer County and no development is planned for these lands at this time. It is assumed that these lands would remain undeveloped in the future. The proposed on-site industrial uses along the northern boundary of the alternative site are not a sensitive land use and would not conflict with adjacent agricultural uses. Existing agricultural uses on the lands adjacent to the western portion of the alternative site are limited to cattle grazing, which is not so intense as to cause a serious conflict with residential uses. No crops are grown on these lands at this time and based on the quality of soils it is unlikely that intensive agricultural uses, such as cultivation of row crops that would require spraying of pesticides or herbicides, would be conducted on these lands in the future.

Concerning off-site infrastructure, these improvements would not be incompatible with the existing grazing land to the east and west of the alternative site as these improvements would be located underground. Thus, the installation of off-site utilities would not preclude the land from continuing to be grazed. Therefore, the long-term **indirect** effect would be **less than significant**. In addition, **Mitigation Measure AG-2** is proposed, which would further reduce the effect related to compatibility with adjacent agricultural uses.

As noted above, **Mitigation Measure AG-2** is the same as Condition of Approval 4.1-3(a) in the SVSP EIR. The USACE assumes that the City of Roseville would impose the same

condition of approval on the Off-Site Alternative to address this effect. As noted above, with deed disclosure requirements, this condition of approval would further reduce the **less than significant indirect** effect related to compatibility with adjacent agricultural uses.

Mitigation Measure AG-2: Deed Disclosure regarding Agricultural Use
(Applicability – Proposed Action and All Alternatives)

In order to reduce potential conflicts between sensitive uses and agricultural uses, residential units within 100-feet of undeveloped parcels to the west of the SVSP area (i.e., Westbrook project) where agricultural uses exist shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of neighboring potential agricultural uses. This disclosure shall be applied at the tentative map state to the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor prior to the completion of the purchase or rental agreement, until such time that the uses are converted to urban development. The text of the disclosure language shall be approved by the City Attorney.

3.2.6 RESIDUAL SIGNIFICANT IMPACTS

The **direct** effects under **Impact AG-1** would be reduced to **less than significant** with mitigation. The **indirect** effects under **Impact AG-2** would be **less than significant** and would be further reduced by the proposed mitigation. There would be no residual significant effects for the Proposed Action and any of the alternatives.

3.2.7 CUMULATIVE IMPACTS

Cumulative Impact AG-1 Conversion of Important Farmland

No Action Alt., Proposed Action, Alts. 1 through 5 Within western Placer County, a majority of agricultural land has been identified as Farmland of Local Importance and Grazing Land. The vast majority of the project site is designated as Farmland of Local Importance.

All of the on-site alternatives, including the Proposed Action, in conjunction with other present and foreseeable future projects, would result in the conversion of agricultural land to non-agricultural uses. The contribution of the on-site alternatives and the Proposed Action to the cumulative loss in the study area is detailed in **Table 3.2-5** and ranges from 223 to 360 acres (90 to 146 hectares). Although the affected land on the project site is Farmland of Local Importance and not Prime Farmland and the project site is not in active agricultural use, because farmland is being lost to development throughout the region, the direct loss of farmland would be a significant cumulative impact. **Mitigation Measure AG-1** would address this effect and would provide substantial off-site mitigation for conversion of agricultural land. The USACE assumes that the same mitigation measure will be imposed by the City on the No Action Alternative and other on-site alternatives. Therefore, with mitigation, the contribution of the Proposed Action and all on-site alternatives to the cumulative impact would be rendered **less than significant**.

Off-Site Alt. As shown in **Table 3.2-5**, the cumulative contribution of the Off-Site Alternative to loss of agricultural land would be less than that of the No Action Alternative. This is because the alternative site contains less land that is designated Farmland of Local Importance than the project site and more than half the site acreage is grazing land. This alternative would also implement **Mitigation Measure AG-1**, which would reduce its contribution to the cumulative loss of agricultural land to **less than significant**.

3.2.8 REFERENCES

- California Department of Conservation, *California Farmland Conversion Report 2006–2008*, 2008.
- California Department of Conservation, *California Farmland Conversion Report 2004–2006*, 2006.
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