

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 to urban uses under the Proposed Action and its alternatives. Potential indirect impacts from the development of the Proposed Action on nearby agricultural areas are also addressed. The following sources were used to prepare this section:

- Placer County Agricultural Crop Report (Placer 2008);
- Farmland conservation 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);
- Agricultural preservation policies maintained by the Placer County Local Agency Formation Commission (Placer LAFCO undated);
- Agricultural policies listed in the Placer County General Plan (Placer 1994);
- Placer County Right-to-Farm Ordinance (Placer 1999); 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 General Plan 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

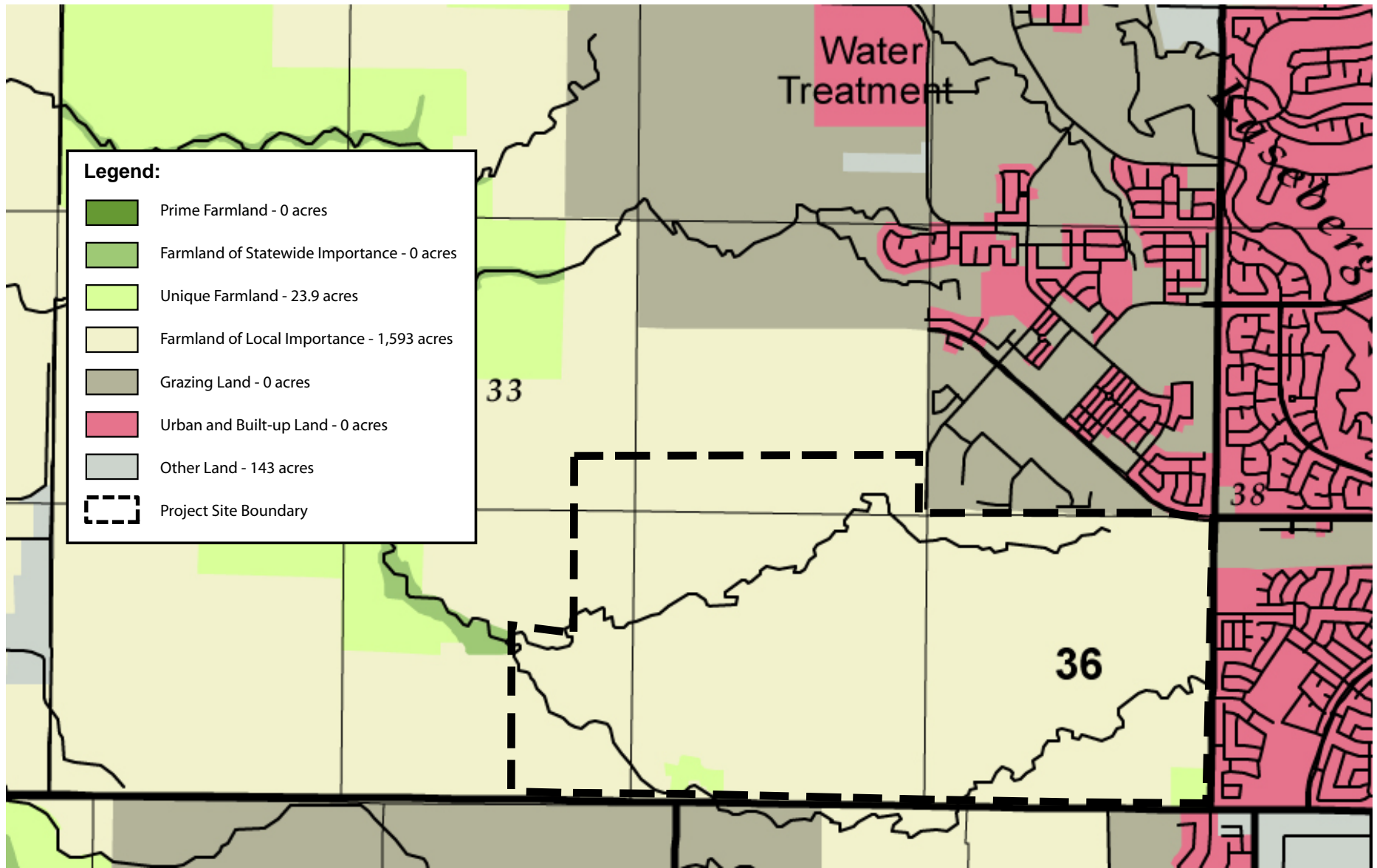
The amount of agricultural land converted to other uses has been monitored in California since 1984 by the DOC based on information reported by the County Agricultural Commissioner. Placer County has typically not been among the highest-ranking Counties for conversion of agricultural land to urban uses. 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).

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

The DOC classifies a majority of the site of the Proposed Action as Farmland of Local Importance with two small parcels classified as Unique Farmland (FMMP 2008). **Figure 3.2-1, Proposed Action Farmland Map**, shows the distribution of these two categories of farmland on the project site. **Table 3.2-4, Agricultural Land**, presents the acreage of farmland on the project site.

Based on the Storie Index ratings, the project site contains soils rated as Grades 4 and 5 which are soils that are poorly suited for agriculture. No Grade 1 soils exist in the project site. 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 2010). Existing agricultural uses on the project site include cattle grazing and cultivation of strawberries on two strawberry patches located adjacent to Baseline Road.



NOT TO SCALE

SOURCE: California Department of Conservation - 2010

FIGURE 3.2-1

Proposed Action Farmland Map

**Table 3.2-3
1992–2008 Placer County Land Use Summary**

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	2,629	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.

**Table 3.2-4
Agricultural Land**

Type of Farmland	Project Site (acres)	Alternative 4 Site (acres)
Prime Farmland	0	0
Farmland of Statewide Importance	0	0
Unique Farmland	23.9	507
Farmland of Local Importance	1,593.1	1,748
Grazing Land	10	0
Urban and Built-Up Land	0	0
Other Land	0	143
Water	0	0
Total	1,627	2,397

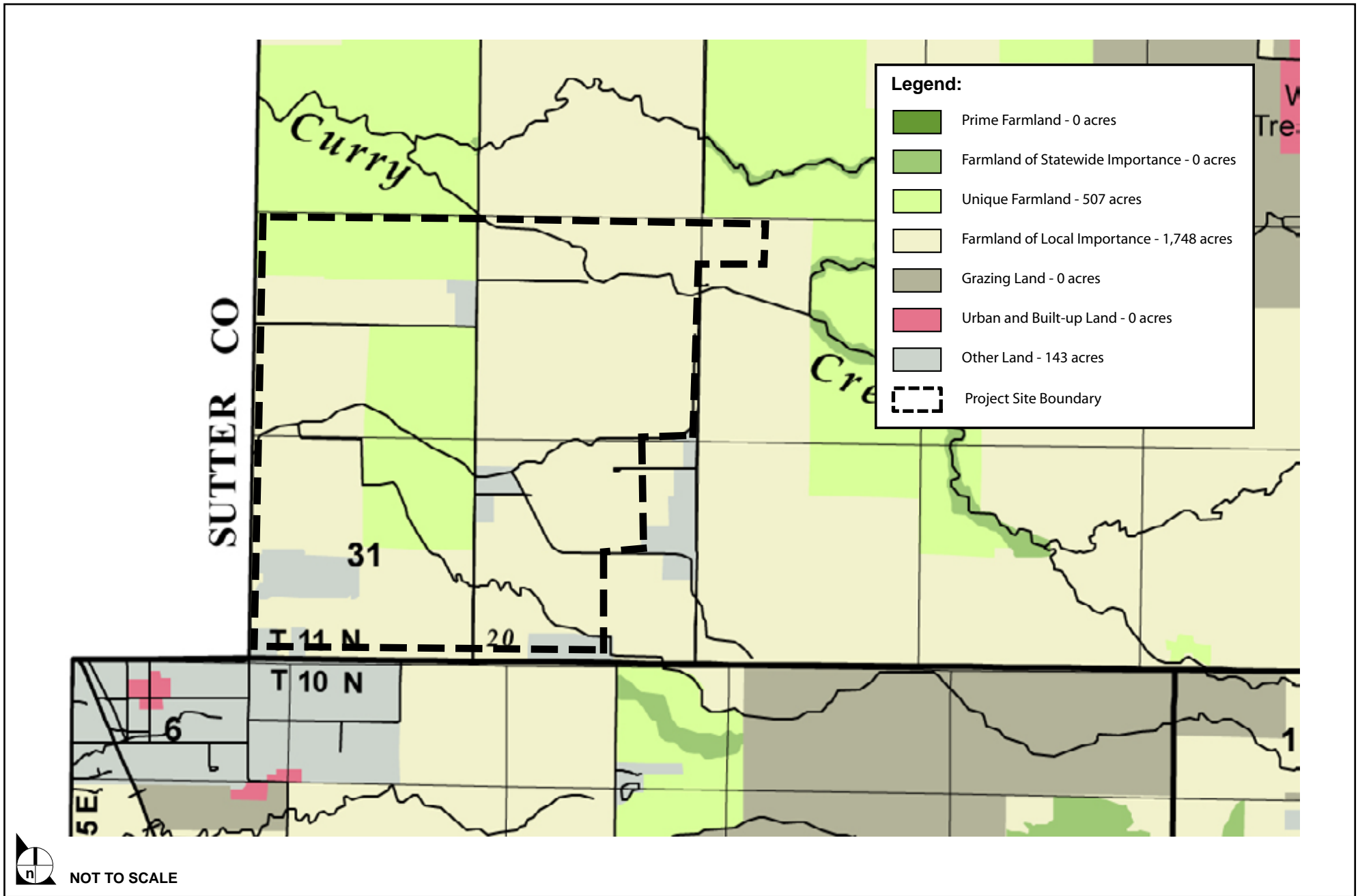
Source: California Department of Conservation 2008

Urbanized land associated with the West Roseville Specific Plan is located to the north of the project site while urbanized land associated with the North Roseville Specific Plan is located to the east. Land to the south of the project site up to the Sacramento County line 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 and south of the project site include cattle grazing. Rice crops are grown on the lands approximately 0.5 mile (0.8 kilometer) west of the project site.

3.2.2.6 Alternative 4 Site – Existing Agricultural Uses

As shown in **Table 3.2-4** above, the Alternative 4 site consists of Farmland of Local Importance, Unique Farmland, and Grazing Land (FMMP 2008). **Figure 3.2-2, Alternative 4 Farmland Map**, shows the distribution of these categories of farmland on the Alternative 4 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. The site contains approximately 35 acres (14 hectares) of soils rated Grade 1 on the portion of the site closest to Baseline Road (NRCS 2011). The majority of the site is used for agricultural production, approximately half of which is rice production (Placer County 2009).

Lands to the west, north, and east of the Alternative 4 site are either in active rice fields or are fallow rice fields and grazing land. To the south, the lands are developed with rural residential uses or are open rangeland.



SOURCE: California Department of Conservation - 2010

FIGURE 3.2-2

Alternative 4 Farmland Map

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

This subsection summarizes relevant federal laws, state laws, LAFCO policies, County regulations, and policies contained in the Placer County General Plan.

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 US Department of Agriculture, oversees the FPPA and maintains an inventory of farmland in the US. 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 (Roseville 2010).

3.2.3.3 Placer County Right-to-Farm Ordinance

Right-to-farm ordinances have been adopted by several California counties to protect farmers in established farming areas from legal action that new residents in nearby urban settings may take against nuisances such as odor, noise, and dust associated with normal day-to-day farming activities. Placer County has adopted a right-to-farm ordinance that states that residents moving into areas where there are existing agricultural activities should be prepared to experience discomfort or inconveniences arising from typical agricultural operations which could include dust, smoke, noise, or odors. The right-to-farm ordinance promotes understanding and cooperation between urban residents and agricultural operators (Placer 1999). Section 5.24.040 of the Placer County Code states the following:

1. No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than one year if it was not a nuisance at the time it began.
2. Each prospective buyer of property in unincorporated Placer County shall be informed by the seller or his/her authorized agent of the right-to-farm ordinance. The seller or his/her authorized agent will keep on file a disclosure statement signed by the buyer with the escrow process.

3.2.3.4 Placer County General Plan Policies

The following is a list of Placer County's goals, objectives, and policies found in the Land Use Chapter of the Placer County General Plan as they relate to the Proposed Action area.

- Goal 1.H:** To designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Placer County's agricultural economy.
- Policy 1.H.1:** The County shall maintain agriculturally designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.
- Policy 1.H.2:** The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.
- Policy 1.H.3:** The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:
- a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;
 - b. The project will not conflict with adjacent agricultural operations; and
 - c. The project will not hamper or discourage long-term agricultural operations either on-site or on adjacent agricultural lands.
- Policy 1.H.4:** The County shall allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.
- Policy 1.H.5:** The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.
- Policy 1.H.6:** The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public

entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

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 US 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; or
- place incompatible uses adjacent to existing agricultural uses.

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

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 4 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 agricultural land within the project site or the alternative site would be eventually converted to non-agricultural uses.

3.2.5 ENVIRONMENTAL CONSEQUENCES OF PROPOSED ACTION AND ALTERNATIVES

Impact AG-1 Conversion of Agricultural Land

Proposed Action The Proposed Action would result in the conversion of approximately 1,617 acres (654 hectares) of Important Farmland, which would be a **significant** effect. Mitigation is proposed that would reduce this 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 and 5 soils, which are poorly suited for agriculture (NRCS 2011). However, the majority of the project site (1,594 acres [645 hectares]) is classified as Farmland of Local Importance under the FMMP as shown in **Table 3.2-4**. Two strawberry fields (a total of 24 acres [10 hectares]), one located on the northwest corner of Fiddymment Road and Baseline Road and the other located in the central portion of the project site along Baseline Road where Curry Creek re-enters the project site, are classified as Unique Farmland. No land within the project site is under a Williamson Act Contract. 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, with the exception of the two strawberry fields.

The Proposed Action would develop 1,370 acres (554 hectares) of land on the site with urban uses and preserve about 257 acres (104 hectares) in open space. Areas that are preserved as open space would continue to be available for grazing. However, project implementation would result in the conversion of approximately 1,617 acres (654 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 Proposed Action would preclude any grazing or agricultural use of the land in the future. The loss of this Important Farmland would be a **significant** effect.

Mitigation Measure AG-1 is proposed that would require the Applicants to compensate for converting Important Farmland. This measure is the same as Mitigation Measure 4.1-2 in the Sierra Vista Specific Plan EIR and was adopted by the City of Roseville at the time of project approval and will be enforced by the City. Pursuant to this mitigation measure, the Applicants would preserve 1,300 acres of agricultural/grazing land either on site or off site to reduce effects. Therefore, the Sierra Vista Specific Plan EIR concluded that this mitigation measure would reduce the effect to less than significant. The USACE agrees with the conclusion in the Sierra Vista Specific Plan EIR and finds that this effect would be **less than significant** after mitigation.

**No Action
Alt.**

The No Action Alternative would develop 1,135 acres (459 hectares) on the project site with urban uses and preserve 492 acres (199 hectares) as open space. Although this alternative would preserve somewhat more open space throughout the project site, based on the significance criteria listed above and for the same reasons presented above for the Proposed Action, the conversion of Important Farmland to non-agricultural uses would be a **significant** effect. **Mitigation Measure AG-1** is proposed to address this effect. This measure is the same as Mitigation Measure 4.1-2 in the Sierra Vista Specific Plan EIR. The USACE assumes that the City of Roseville would impose this mitigation measure on the No Action Alternative to address this effect. Because an equivalent acreage of agricultural/grazing land would be preserved either on site or off site to reduce effects pursuant to this mitigation measure, the USACE finds that this effect would be **less than significant** after mitigation.

**Alts. 1, 2, 3
(On Site)**

All of the on-site alternatives would construct a mixed-use development on the project site and would result in the conversion of 1,027 to 1,150 acres (416 to 465 hectares) of Important Farmland to urban uses. Based on the significance criteria listed above and for the same reasons presented above for the Proposed Action, this 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 Sierra Vista Specific Plan EIR. The USACE assumes that the City of Roseville would impose the same mitigation measure on Alternatives 1, 2 and 3 to address this effect. Because an equivalent acreage of agricultural/grazing land would be preserved either on site or off site to reduce effects pursuant to this mitigation measure, the

USACE finds that this effect would be **less than significant** after mitigation.

**Alt. 4
(Off Site)**

The alternative site contains 507 acres (205 hectares) of unique farmland and 1,593 acres (645 hectares) of farmland of local importance. Alternative 4 would construct a project broadly similar to the Proposed Action on the alternative site, resulting in the conversion of about 1,435 acres (581 hectares) of Important Farmland to urban uses. Alternative 4 site includes approximately 35 acres (14 hectares) of land with high quality soils currently under rice production. Conversion of 1,435 acres (581 hectares) of Important Farmland, including land with high quality soils and that is currently under production, would be permanent and would be a **significant** effect based on the significance criteria listed above and for the same reasons presented above for the Proposed Action. Off-site improvements associated with this alternative (water, sewer, and recycled water pipelines) would also involve construction of pipelines in areas that are in active agricultural production. However, the pipelines would follow existing roads where possible and once placed underground, would not interfere with agricultural operations. Therefore conversion of Important Farmland as a result of off-site improvements would be minimal.

Compliance with Placer County General Plan Policy 1.H.6 and implementation of **Mitigation Measure AG-1** would address the effect of the conversion of Important Farmland on Alternative 4 site. The USACE assumes that Placer County would impose a mitigation measure similar to **Mitigation Measure AG-1** on Alternative 4. However, the USACE finds that compliance with the General Plan policy and implementation of this measure would not reduce the effect to less than significant as the site contains more unique farmland, soils of high quality, and is currently in agricultural production. In addition, while Mitigation Measure AG-1 would preserve agricultural land, implementation of Alternative 4 would still result in the farmland being permanently taken out of production. A residual **significant** effect would remain after mitigation. The USACE acknowledges that it has no authority to require **Mitigation Measure AG-1** and cannot guarantee that the County will impose this measure.

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 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 property at issue, or (3) are undeveloped and have the same or higher value CDC categorization as lands being affected within the Specific Plan property at issue.

Impact AG-2 Compatibility with Adjacent Agricultural Uses

Proposed Action The 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 from incompatibility with adjacent agricultural uses.

As discussed in **subsection 3.2.2**, urbanized land associated with the West Roseville Specific Plan is located to the north of the project site while urbanized land associated with the North Roseville Specific Plan is located to the east. Therefore urban development along the northeastern and 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. Although agricultural lands that are grazed are present along portions of the southern boundary of the project site, the designated land uses along the southern boundary are commercial and open space, uses that would not be affected by adjacent agricultural operation. Furthermore, they would be separated from the lands to the south by Baseline Road. Therefore, the issue of potential incompatibility between on-site residential uses and adjacent agricultural uses is limited to the northwestern portion of the project site.

Existing agricultural uses on the lands adjacent to the northwestern and western portion of the project site are limited to cattle grazing. 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. Cattle grazing is expected to continue on these lands until such time that they are converted to urban uses by other proposed projects. 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, residential areas will be fenced. Therefore, the effect would be **less than significant**. In addition, **Mitigation Measure AG-2** is proposed, which requires appropriate setbacks between residential and agricultural uses. This measure would further reduce effects from incompatibility with adjacent agricultural uses.

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

reduced by this mitigation.

No Action Alt. The effect of the No Action Alternative from developing urban uses near agricultural uses would be **less than significant**. Mitigation is proposed to further reduce the effect from incompatibility with adjacent agricultural uses.

The No Action Alternative would also develop residential uses in the northwestern portion of the project site such that residential uses would be placed adjacent to grazing lands. In addition, this alternative would develop residential uses along the project site's southwestern boundary. However, based on the significance criteria listed above and for the same reasons presented above for the Proposed Action, the effect related to incompatibility with agricultural uses would be **less than significant**. In addition, **Mitigation Measure AG-2** is proposed, which requires deed disclosures regarding the proximity and nature of neighboring agricultural uses for future residential units. This measure would further reduce the effect from incompatibility with adjacent agricultural uses.

Mitigation Measure AG-2 is the same as Condition of Approval 4.1-3a in the Sierra Vista Specific Plan EIR. The USACE assumes that the City of Roseville would impose the same mitigation measure on the No Action Alternative to address this effect. As noted above, with deed disclosure requirements included in this condition of approval, the less than significant effects that would occur with regard to incompatibility with adjacent agricultural uses would be further reduced. The USACE finds that these less than significant effects would be further reduced by this mitigation.

Alts. 1, 2, 3 (On Site) The effect of all of the on-site alternatives from developing urban uses near agricultural uses would be **less than significant**. Mitigation is proposed to further reduce effects from incompatibility with adjacent agricultural uses.

All of the on-site alternatives would place large areas along the western boundary of the project site in open space and would develop relatively limited areas along the northern boundary with residential uses. Therefore, a smaller portion of the project would adjoin grazing lands. Due to the limited area that could be exposed to effects from adjacent grazing activities and for the reasons that are presented above for the Proposed Action, the effect related to incompatibility with agricultural uses would be **less than significant**. In addition, **Mitigation Measure AG-2** is proposed, which requires deed disclosures regarding the proximity and nature of neighboring agricultural uses for future residential units. This measure would further reduce effects from incompatibility with adjacent agricultural uses.

As noted above, **Mitigation Measure AG-2** is the same as Condition of Approval 4.1-3a in the Sierra Vista Specific Plan 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. As noted above, with deed disclosure requirements, this condition of approval would further reduce the less than significant effects that would occur with regard to incompatibility with adjacent agricultural uses (City of Roseville 2010). The USACE finds

that these less than significant effects would be further reduced by this mitigation.

Alt. 4 (Off Site) The effect of the off-site alternative from developing urban uses near agricultural uses would be **significant**. Mitigation is proposed which would reduce this effect a **less than significant**.

The Alternative 4 site is surrounded on all sides by agricultural lands. Development along the site's eastern boundary would place some residential uses adjacent to grazing lands but an open space buffer or a roadway would separate the residential uses from off-site agricultural operations and potential conflicts would be minimized. Residential land uses in the northwestern portion of the site would be located adjacent to lands that are used as rice fields. A roadway is proposed along the site's northern boundary which would buffer the on-site uses from adjacent agricultural uses. However, neither the open space buffer on the eastern boundary nor the roadways would adequately separate on-site residential uses from nearby intensive agricultural operations because according to Placer County, the buffer should be at least 400 feet (122 meters) in width from rice fields. Therefore, there would be potential for a conflict between the on-site residential uses and the agricultural operations on the adjacent rice lands and the exposure of residents to agricultural nuisances would be a **significant** effect. Off-site improvements associated with this alternative (water, sewer, and recycled water pipelines and roadway improvements) would follow existing roads where possible and once placed underground (in the case of the pipelines), would not interfere with agricultural operations. Therefore, these improvements would not result in a conflict with agricultural uses in the area.

Mitigation Measure AG-2 is proposed to address the effect resulting from the conflict between the on-site residential uses and the nearby agricultural operations. The USACE assumes that Placer County would impose a mitigation measure similar to **Mitigation Measure AG-2** for the off-site alternative. The USACE finds that the measure would reduce the effect to **less than significant**. The USACE acknowledges that it has no authority to require **Mitigation Measure AG-2** and cannot guarantee that the County will impose this measure.

Mitigation Measure AG-2

Deed Disclosure regarding Agricultural Uses

(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 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

A residual **significant** effect would remain under Alternative 4 for **Impact AG-1** after mitigation. **Impact AG-2** would be **significant** under Alternative 4. All of the other effects would either be **less than significant** or be reduces **less than significant** by proposed mitigation.

3.2.7 REFERENCES

- California Department of Conservation. 2008. *California Farmland Conversion Report 2006–2008*.
- California Department of Conservation. 2006. *California Farmland Conversion Report 2004–2006*.
- California Department of Conservation. 2004. *California Farmland Conversion Report 2002–2004*.
- California Department of Conservation. 2002. *California Farmland Conversion Report 2000–2002*.
- California Department of Conservation. 2000. *California Farmland Conversion Report 1998–2000*.
- California Department of Conservation. 1998. *California Farmland Conversion Report 1996–1998*.
- California Department of Conservation. 1996. *California Farmland Conversion Report 1994–1996*.
- California Department of Conservation. 1994. *California Farmland Conversion Report 1992–1994*.
- California Department of Conservation. 2010. *Placer County Important Farmland 2008* (Map).
- City of Roseville. 2010. *Sierra Vista Specific Plan Final Environmental Impact Report*.
- County of Placer. 1994. *Placer County General Plan*.
- County of Placer. 1999. *Placer County Code*.
- Placer County Department of Agriculture. 2010. *Placer County Agricultural Crop Report 2010*.
- County of Placer. 2009. "Placer County Conservation Plan Land Cover Maps." <http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/PCCP/BackgroundData/Maps.aspx>.
- Placer County Local Agency Formation Commission. 2010. *Placer LAFCO Policies*.
- USDA Natural Resources Conservation Service (NRCS). 2011. Web Soil Survey. <http://websoilsurvey.nrcs.usda.gov/>