

4.2 AGRICULTURE AND FOREST RESOURCES

This section describes the level and type of existing agricultural and forestry resources on-site and in the area surrounding the project site, including identification of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. It also addresses the potential for implementation of the Nishi Gateway project to result in the conversion of agricultural lands to other uses or loss of forestry resources.

4.2.1 Environmental Setting

Agriculture is an important industry in Yolo County and has been a key aspect of the county's identity, character, and economy since 1850. Over 85 percent of county land is currently used for farming, and the county emphasizes farming and compact communities in its economic development planning (Yolo County 2009a). Top agricultural commodities produced in the county, as determined by gross value, are tomatoes for processing, wine grapes, almonds, walnuts, and rice (Yolo County 2013).

As described in Section 4.10, "Land Use," the Nishi site is zoned Agricultural Intensive (A-N) by Yolo County. A-N is typically applied to agricultural lands that are less dependent on high soil quality and available water for irrigation and can be used for grazing and dry farming activities. Minimum lot size for newly created parcels designated as A-N is 160 acres for dry land farming and 320 acres for rangeland. As noted in Chapter 3, "Project Description," the Nishi site was first developed as part of a 450-acre orchard in the 1800s. Following that time, the site was primarily used to produce corn, wheat, and tomatoes. Farming activities on the Nishi site were discontinued between 2005 and 2012; however, unirrigated winter wheat is currently grown at the Nishi site.

West Olive Drive and the properties to the north and west of the project site are developed for commercial and public (university) uses, and no agricultural uses or designated lands are present within this portion of the project site. The land south of Interstate 80 (I-80) is currently in agricultural production and is zoned Exclusive Agriculture (A-40) by Solano County.

FARMLAND CLASSIFICATION

The State of California maps and classifies farmland through the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP). Classifications are based on a combination of physical and chemical characteristics of the soil and climate that determine the degree of suitability of the land for crop production. The classifications under the FMMP are as follows:

- ▲ Prime Farmland—land that has the best combination of features for the production of agricultural crops;
- ▲ Farmland of Statewide Importance—land other than Prime Farmland that has a good combination of physical and chemical features for the production of agricultural crops, but that has more limitations than Prime Farmland, such as greater slopes or less ability to store soil moisture;
- ▲ Unique Farmland—land of lesser quality soils used for the production of the state's leading agricultural cash crops;
- ▲ Farmland of Local Importance—land of importance to the local agricultural economy;
- ▲ Grazing Land—existing vegetation that is suitable for grazing;
- ▲ Urban and Built-Up Land—land occupied by structures in density of at least one dwelling unit per 1.5 acres;

- ▲ Land Committed to Nonagricultural Use—vacant areas; existing land that has a permanent commitment to development but has an existing land use of agricultural or grazing lands; and
- ▲ Other Land— land not included in any other mapping category, common examples of which include low-density rural developments, brush, timber, wetland, and vacant and nonagricultural land surrounded on all sides by urban development.

CEQA Section 21095 and CEQA Guidelines Appendix G, together, define Prime, Unique, and Farmland of Statewide Importance as “Important Farmland,” whose conversion may be considered significant. Local jurisdictions can further consider other classifications of farmland as important, and can also utilize an agricultural land evaluation and site assessment (LESA) model to determine farmland importance and impacts from conversion.

The 46.9-acre Nishi site is largely classified as grazing land (Figure 4.2-1), which is land on which the existing vegetation is suited to the grazing of livestock, but a small portion within the northern half of the Nishi site is designated as urban and built-up land. West Olive Drive, in its entirety, is also designated as urban and built-up land. The land northwest of the project site is designated urban and built-up land. The nearest farmland that is considered Important Farmland is located south of the project site, across I-80; it is classified as prime farmland, indicating that it has the best combination of physical and chemical features to sustain long-term agricultural production.

SOIL CHARACTERISTICS: LAND CAPABILITY CLASSIFICATION AND STORIE INDEX

As stated above, soils are an important factor in determining the suitability of a site for agriculture. The Natural Resources Conservation Service, a department of the U.S. Department of Agriculture, maintains the Soil Survey Geographic Database that contains information collected about soils by the National Cooperative Soil Survey. The Soil Survey Geographic Database indicates that the Nishi site is 65 percent Yolo Loam. The northern 35 percent of the Nishi site and all of West Olive Drive are Sycamore Silty Clay Loam (NRCS 2015).

Land capability classifications are used to assess the suitability of soils for most kinds of field crops. Soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. Groupings are designated 1 through 8, with the numbering indicating progressively greater limitations and narrower choices for practical use. Yolo Loam is a Class 1 soil. There are slight restrictions to use. Sycamore Silty Clay Loam is Class 3, indicating that there are severe limitations that restrict the choice of plants or require special conservation practices, or both.

The Storie Index is a semi-quantitative method of rating soils that is used mainly for irrigated agriculture. It is based on crop productivity data collected from major California soils in the 1920s and 1930s, and assesses the productivity of a soil based on: the degree of soil profile development; surface texture; slope; and other soil and landscape conditions including drainage, alkalinity, fertility, acidity, erosion, and microrelief. Yolo Loam has a Storie Index rating of 100 out of a possible 100. Sycamore Silty Clay Loam has a Storie Index rating of 73.

Additional information about site soils is provided in Section 4.6, “Geology, Soils, and Mineral Resources.”

YOLO COUNTY LAND EVALUATION AND SITE ASSESSMENT

The Yolo County Local Agency Formation Commission developed a LESA model to assist in planning decisions related to the relative significance of agricultural land uses in Yolo County. Land evaluation factors include information on the U.S. Department of Agriculture’s Land Capability Classification and Storie Index Rating for soils mapped within the Yolo County Soil Survey, as well as a measure of irrigation availability derived from the Important Farmland Map for Yolo County developed under the FMMP, surrounding land uses, separation between agriculture and urban uses, zoning and other factors.

The land evaluation component of LESA has a maximum score of 50, as does the site assessment component, for a total maximum score of 100. The LAFCo considers a score of 75 or higher as representative of Tier 1 Agricultural Resources, the “very highest agricultural importance.” A score of 60-74 represents Tier 2, which is considered “high agricultural importance”; 40-59 represents Tier 3, “moderate agricultural importance”; and less than 40, Tier 4, “moderate agricultural importance.”

A preliminary assessment of the site resulted in a Land Evaluation and Site Assessment score of 69.8 out of 100, indicating the site is Tier 2, high agricultural importance (refer to Appendix B). The site scored high for soil type and size parameters, but is less valuable as farmland because of lack of irrigation and the presence of development, including I-80 around the site boundary.

4.2.2 Regulatory Setting

FEDERAL

There are no federal regulations related to agriculture that apply to the Nishi Gateway project.

STATE

California Department of Conservation Farmland Mapping and Monitoring Program

As noted above, Important Farmland in California is classified and mapped according to the California Department of Conservation’s FMMP. Authority for the FMMP comes from Government Code Section 65570(b) and Public Resources Code Section 612. Government Code Section 65570(b) requires the Department of Conservation to collect or acquire information on the amount of land converted to or from agricultural use for every mapped county and to report this information to the Legislature. Public Resources Code Section 612 requires the department to prepare, update, and maintain Important Farmland Series Maps and other soils and land capability information.

The California Land Conservation Act of 1965

The California Land Conservation Act of 1965, or Williamson Act, preserves agricultural and open space lands through property tax incentives and voluntary restrictive use contracts. Private landowners voluntarily restrict their land to agricultural and compatible open-space uses under minimum 10-year rolling term contracts. In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value.

The project site and adjacent properties are not under Williamson Act contract (Yolo County 2009a).

LOCAL

Yolo County Local Agency Formation Commission’s Agricultural Conservation Policy

The Yolo County Local Agency Formation Commission (LAFCo) is an independent agency responsible for the implementation of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code, Section 56000 et seq.). Yolo County LAFCo is empowered to review, approve, or deny boundary changes; city annexations; consolidations; special district formations; incorporations for cities and special districts; and to establish local spheres of influence. Such decisions significantly impact the availability of agricultural lands for productive agricultural use.

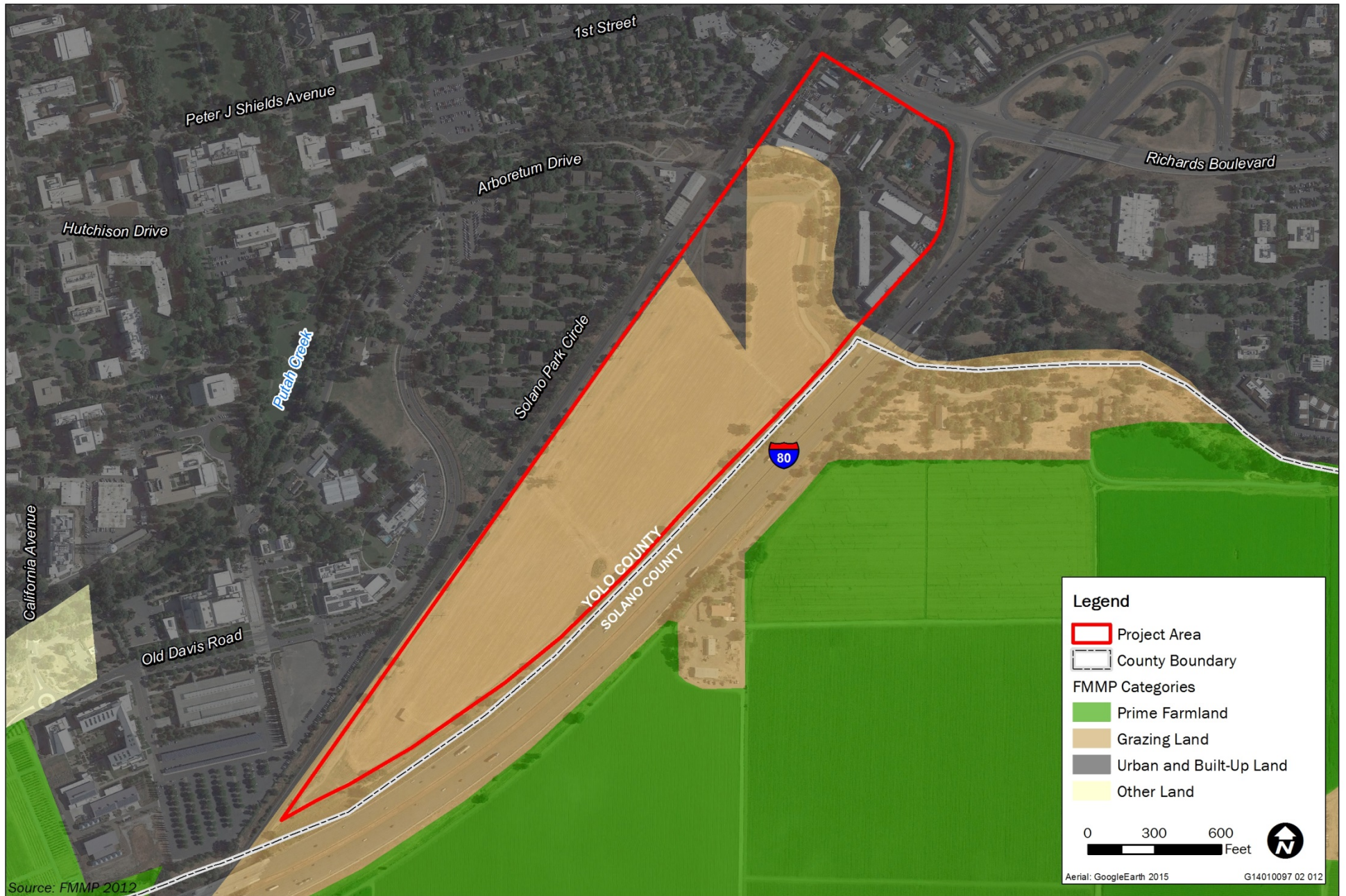


Figure 4.2-1

Farmland Classification



California Government Code Section 56377 mandates that LAFCoS consider the following factors in reviewing and approving or disapproving proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses.

- ▲ Development or use of land for other than open space uses shall be guided away from existing prime agricultural lands in open space use toward areas containing non-prime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.
- ▲ Development of existing vacant or non-prime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved to allow for or lead to the development of existing open-space lands for non-open-space uses that are outside of the existing jurisdiction of the local agency or outside of the existing sphere of influence of the local agency.

The Yolo County LAFCo Agricultural Conservation Policy includes six considerations against which all proposals are reviewed. It emphasizes that, where feasible, non-prime land should be annexed before prime land and requires that a land's current zoning, pre-zoning, or land use designations are considered in determining whether mitigation will be required for the loss of agricultural land. This policy enforces preservation of agricultural lands for productive agricultural uses to the greatest extent feasible.

Yolo County Agricultural Conservation Easement Program

Through its Agricultural Conservation Easement Program, Yolo County provides an opportunity for landowners to conserve and protect lands in a natural, rural, or agricultural condition through the issuance of an agricultural conservation easement. An agricultural conservation easement is a voluntary, legally-recorded deed restriction that is placed on a specific property used for agricultural production that restricts future use of the property to agricultural uses. Public agencies or conservation organizations such as a land trust acquire and hold the easements and manage them over time.

Under this ordinance, Yolo County also requires mitigation when farmland is converted to nonagricultural uses for development purposes. The ordinance requires dedication of 1 acre of proximate and equivalent agricultural land for each acre of agricultural land converted. The ordinance outlines the soil, irrigation, and other requirements of land that can qualify as agricultural mitigation. Yolo County does not allow for payment of a fee in lieu of land and/or easement acquisition except for conversions totaling 5 acres or less.

Eligible lands for this mitigation must:

- ▲ have comparable or better soil than the land being converted to non-agricultural use;
- ▲ have a comparable or better water supply, and any associated water rights must remain within the mitigation land; and
- ▲ be located in Yolo County within a 2-mile radius of the land being converted to non-agricultural use or, if outside the 2-mile radius, must be of equal or better conservation easement market value to the lands inside the two mile radius area.

Land previously encumbered by any other agricultural conservation easement shall not qualify, but overlapping habitat easements may qualify.

City of Davis General Plan

The City of Davis General Plan contains the following goals and policies that are relevant to agricultural resources:

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

- ▲ **Policy AG 1.1:** Protect agricultural land from urban development except where the general plan land use map has designated the land for urban uses.
- ▲ **Policy AG 1.2:** Promote and enhance local agriculture.
- ▲ **Policy AG 2.1:** Foster the growth of environmentally friendly agricultural business and industry in Davis.

City of Davis Municipal Code

Article 40A.01 is intended to preserve and encourage agricultural land use in Yolo and Solano counties and reduce potential conflicts between agricultural and nonagricultural land uses by promoting a good neighbor policy and informing prospective purchasers and tenants of the potential effects of living near agricultural land, as well as requiring new development adjacent to agricultural lands to create a buffer.

Pursuant to Article 40A.03, the city requires agricultural mitigation as a condition of approval for any development project that would change the general plan designation or zoning from agricultural land to nonagricultural land and for discretionary land use approvals that would change an agricultural use to a nonagricultural use.

Requirements and incentives are established in this article to direct mitigation to areas that are under threat of conversion. Total mitigation for a development project shall not be less than a ratio of 2 acres of protected agricultural land for each acre converted from agricultural land to nonagricultural land.

In recognizing the importance of the location of mitigation, the city has identified two general categories of agricultural mitigation: (1) adjacent mitigation; and (2) remainder mitigation. Developments abutting a limited access public road, such as I-80, are exempt from the adjacent mitigation requirements. These projects are subject to remainder mitigation, which is not required to be located at the non-urbanized perimeter of the project. Location and configuration of the mitigation land must be approved by the city council. In lieu of conserving land, up to 50 percent of the remainder mitigation requirement may be satisfied by payment of a fee.

4.2.3 Impacts and Mitigation Measures

SIGNIFICANCE CRITERIA

Based on Appendix G of the State CEQA Guidelines, the project would result in a potentially significant impact on agriculture and forest resources if it would:

- ▲ convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Important Farmlands), as shown on the maps prepared pursuant to the FMMP of the California Resources Agency or as otherwise designated by a LESA model, to non- agricultural use;
- ▲ conflict with existing zoning for agricultural use or a Williamson Act contract;

- ▲ conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));
- ▲ result in the loss of forest or agricultural land or conversion of forest land to non-forest or non-agricultural use;
- ▲ involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use; or
- ▲ conflict, or create an inconsistency, with any applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects related to agricultural and forest resources.

METHODS AND ASSUMPTIONS

Components of the Nishi Sustainability Implementation Plan That Could Affect Project Impacts

The goals, policies, and implementing actions of the Nishi Sustainability Plans are not applicable to the evaluation of impacts to agricultural resources because the goals and objectives are related to land use compatibility, reductions in energy use, multi-modal transportation improvements, and reductions in carbon emissions associated with mixed-use development of the project site.

Impact Analysis Methodology

As noted in Chapter 3, “Project Description,” this EIR evaluates development of the Nishi site at a project level and potential redevelopment that may occur within West Olive Drive as a result of rezoning/redesignation at a programmatic level. To evaluate the potential impacts of the project on agricultural and forestry resources, the type and degree of agricultural and forestry resources that would be lost/converted were considered in relation to the City General Plan, FMMP designations of lands within the project site, the Yolo County LESA model, and Yolo County policies and programs related to the preservation of agricultural resources. In determining the level of significance, the analysis assumes that the project would comply with relevant, federal, state, and local laws, regulations, and ordinances.

ISSUES NOT EVALUATED FURTHER

Williamson Act Contracts

The project site and adjacent properties are not under Williamson Act contract. Potential conflicts with Williamson Act contracts are not evaluated further.

Forest Resources

The project site and surrounding land uses are not forest or timber-production lands, and there are no forestry resources that could be affected by project implementation. This issue is not evaluated further. The potential removal of existing trees on the Nishi site is discussed in Section 4.4, “Biological Resources.”

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 4.2-1: Convert Important Farmlands to non-agricultural use, or involve changes in the existing environment that could result in conversion of Important Farmland to non-agricultural use.

Nishi Site

The Nishi site is not designated as Prime, Unique, or Farmland of Statewide importance by the FMMP. However, development of the site would result in a loss of farmland that was determined to be of high agricultural importance per the LESA model. Further, development of the site could include decommissioning of the existing well that supplies water to the residence associated with the prime farmland south of I-80, which could indirectly influence conversion of Important Farmlands. As a result, this is a **significant** impact.

The Nishi site is not designated as Important Farmland by the FMMP. Development of this property for residential, commercial, and open space uses would not directly result in conversion of designated Important Farmlands to non-agricultural uses. However, per the LESA model evaluation conducted for the project site, the Nishi site qualifies as Tier 2 agricultural lands, land of high agricultural importance (i.e., of high agricultural importance). Thus, its conversion would result in the loss of approximately 43.5 acres of high agriculture importance farmland, excluding the acreage associated with the Putah Creek channel. The project applicant would, through compliance with City Municipal Code Article 40A.03, be required to purchase and set aside, in perpetuity, active agricultural land at a ratio of 2:1 compared to what is converted to urban uses. Nonetheless, the project would represent a net loss of agricultural land as a result of conversion from agricultural uses to urban uses, which would be considered significant.

The agricultural property south of I-80 is prime farmland. Development of the Nishi site would not indirectly convert Important Farmland to non-agricultural uses because of the physical and planning boundaries provided by I-80 and the Yolo County line. There would not be additional public access to, or utility service provided on, the prime farmland south of I-80 as a result of project implementation. However, depending on final development plans, the existing well located on the Nishi property could be decommissioned, capped, and closed as part of the project. This well currently supplies irrigation water to the farmland on the south side of I-80. An alternative source of water has not been established at present, however per the current grant deed for the Nishi site, the applicant may opt to remove the existing well on the Nishi site and install a new well south of I-80. Because the existing well that would be removed as part of the project supports agricultural production within Important Farmland south of I-80, decommissioning of the well would directly affect agricultural operations if it is not replaced.

*The project would convert 43.5 acres of agricultural land that is considered to be of high agricultural importance to urban uses. Additionally, decommissioning the well on the Nishi site could result in direct effects on agricultural operations south of I-80 because the irrigation supply would be eliminated. This would result in a **significant** impact related to the conversion of important farmland to non-agricultural use. Because Nishi is physically separated from agricultural land to the south, it would not result in land use conflicts that could result in indirect pressure to convert this land to urban uses.*

Mitigation Measures

Mitigation Measure 4.2-1: Prior to removal of the existing well on the Nishi site, the applicant shall install an alternative potable water source (i.e. a new groundwater well) south of I-80, proximate to and with a direct connection to the existing farmland associated with the existing well at the Nishi site, as allowed by the current Grant Deed for the Nishi site. The applicant shall be responsible for procurement of all permits and well installation.

Significance after Mitigation

Implementation of Mitigation Measure 4.2-1 would reduce potential indirect impacts to off-site Important Farmland by ensuring that existing water supplies to the off-site Prime Farmland are not affected by project

implementation. Nonetheless, development of the Nishi site, as part of the project, would result in a net loss of high-value agricultural land, even with adherence to City Municipal Code Section 40A.03 and the required 2:1 purchase and preservation of agricultural land. No feasible mitigation measure is available to reduce the above impact to less than significant. As a result, this impact would remain **significant and unavoidable**.

West Olive Drive

The development of West Olive Drive as part of the project would not result in the direct or indirect conversion of Important Farmlands to non-agricultural use. **No impact** would occur.

West Olive Drive is currently developed for commercial uses. Redevelopment of this area would not result in conversion of Important Farmlands to non-agricultural uses.

*Redevelopment of West Olive Drive that may occur as a result of rezoning and redesignation of the area as part of the project would not result in the direct or indirect conversion of Important Farmlands to non-agricultural use. **No impact** would occur.*

Mitigation Measures

No mitigation measures are required.

Impact 4.2-2: Conflict with existing zoning for agricultural use or result in the loss or conversion of agricultural land to non-agricultural use.

Nishi Site

The development of the Nishi site as part of the project would result in the conversion of agricultural land to non-agricultural uses. The project would require an amendment to the City of Davis General Plan, rezoning of the site to a non-agricultural use, and annexation into the City of Davis. The project would be required to comply with City Municipal Code Article 40A.03 that requires the purchase of compensatory agricultural lands at a 2:1 ratio compared to those lost/converted. However, because the project would result in the conversion of active agricultural land to urban uses, this is a **significant** impact.

The Nishi site is within the City of Davis' Sphere of Influence and currently zoned for agricultural use by Yolo County. As part of the project approvals required for implementation, the zoning of the site would be changed from County Agriculture-Intensive (A-N) to City Planned Development (P-D). This zoning designation allows for project-specific regulations to enable a diverse mix of non-agricultural uses. However, development of the project site would result in the conversion of currently active agricultural land to urban uses. The project would be subject to City Municipal Code Article 40A.03, which requires the purchase of compensatory lands equal or greater to a ratio of two acres of protected agricultural land for each acre converted from agricultural land to nonagricultural land. Therefore, through regulatory compliance, the applicant would obtain remainder land mitigation, the location and configuration of which must be approved by the City Council. In lieu of conserving land, up to 50 percent of the remainder requirement may be satisfied by payment of a fee. Compensatory lands may be located anywhere within the City Planning Area, subject to approval by the City Council, with a credit factor based on location of the mitigation property. Nonetheless, the project would result in the net loss of agricultural land associated with the conversion of on-site agricultural uses to urban uses.

*Development of the Nishi site, as part of the project, would result in a net loss of high-value agricultural land, even with adherence to City Municipal Code Section 40A.03. As a result, this impact would be **significant***

Mitigation Measures

No feasible mitigation measures are available.

Significance after Mitigation

As no feasible mitigation is available to reduce the potential impact associated with a net loss of 43.5 acres of agricultural land, impacts would be **significant and unavoidable**.

West Olive Drive

There are no agricultural resources associated with West Olive Drive. Redevelopment of this portion of the project site would have **no impact** associated with potential conflict or inconsistency with regulations adopted for the purpose of avoiding or mitigating environmental effects related to agricultural resources.

There are no agricultural resources or related activities in the West Olive Drive area. Therefore, potential redevelopment pursuant to the rezoning and redesignation of West Olive Drive would not result in the loss of existing or designated agricultural lands.

*The proposed General Plan Amendment and zoning change associated with redevelopment of West Olive Drive would not conflict with any designations or existing uses related to agricultural uses. **No impact** would occur.*

Mitigation Measures

No mitigation measures are required.

Impact 4.2-3: Conflict, or create an inconsistency, with any applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects related to agricultural resources.

Nishi Site

The development of the Nishi site as part of the project would result in the conversion of agricultural land to non-agricultural uses. The project would require amendment to the City of Davis General Plan, rezoning of the site, and annexation into the City of Davis. These actions require approvals by the Yolo County LAFCo and the City of Davis. This is a **less-than-significant** impact.

The Nishi site is within the City of Davis's Sphere of Influence and is currently zoned for agricultural use by Yolo County. As part of the project approvals required for implementation, the zoning of the site would be changed from County Agriculture-Intensive (A-N) to City Planned Development (P-D). This zoning designation allows for project-specific regulations to enable a diverse mix of uses that promote the project vision, goals, and policies. The project also includes an amendment to the City of Davis General Plan that would change the land use designation for the Nishi site from Agriculture to Mixed Use Innovation District. Table 4.2-5 includes a discussion of the relevant Davis General Plan agricultural policies and a corresponding discussion of the project's consistency with each.

The proposed development of the Nishi site would also be consistent with the smart growth principles of the Yolo County and City of Davis general plans because they would promote development within, and adjacent to, existing developed areas near an existing community. Yolo County planning documents consider loss of farmland adjacent to established communities to be preemptive because: it relieves pressure for growth in places where there are greater constraints and less net community value; it keeps the small towns healthy and helps them thrive; it encourages commercial investment; it reinforces the County's policy of maintaining a hard urban edge; and it allows for important agricultural economic investment (Yolo County 2009b: 198).

The project is also consistent with Yolo County LAFCo's Agricultural Conservation Policy. As discussed above, the Yolo County LAFCo Agricultural Conservation Policy includes six considerations against which all proposals are reviewed:

1. Existing developed areas should be maintained and renewed.
2. Vacant land within developed areas should be developed before agricultural land is annexed for non-agricultural purposes.
3. Land substantially surrounded by existing agency boundaries should be annexed before other lands.
4. Urban development should be restricted in agricultural areas. For example, agricultural land should not be annexed for non-agricultural purposes when feasible alternatives exist.
5. The continued productivity and viability of agricultural land surrounding existing communities should be promoted, by preventing the premature conversion of agricultural land to other uses and, to the extent feasible, minimizing conflicts between agricultural and other land uses.
6. Development near agricultural land should not adversely affect the economic viability or constrain the lawful, responsible practices of the agricultural operations.

The Nishi site is not prime agricultural land. The Nishi site is not developed, but it is bounded by developed areas and major transportation corridors. The property is adjacent to the City of Davis' jurisdictional boundaries and is within its sphere of influence. Development of the Nishi site would not conflict with adjacent agricultural uses and may promote continued productivity of agricultural land elsewhere in the county by locating growth within an established commercial area.

*As demonstrated above and in Table 4.2-1, development of the Nishi site, while it would result in the conversion of agricultural land to non-agricultural use, is considered to be consistent with applicable plans, policies, and regulations related to agricultural resources. Impacts would be **less than significant**.*

Mitigation Measures

No mitigation measures are required.

West Olive Drive

There are no agricultural resources associated with West Olive Drive. As a result, redevelopment that may occur within this portion of the project site would not conflict or create an inconsistency with regulations adopted for the purpose of avoiding or mitigating environmental effects related to agricultural resources. **No impact** would occur.

There are no agricultural resources or related activities in the West Olive Drive area. As a result, potential redevelopment of this portion of the project site would not result in any conflicts or potential inconsistencies with regulations, plans, or policies related to agricultural resources.

*The proposed General Plan Amendment and zoning change associated with redevelopment of West Olive Drive would not conflict with any regulations established for the protection of agricultural use. **No impact** would occur.*

Mitigation Measures

No mitigation measures are required.

Table 4.2-1 City of Davis General Plan Policy Consistency

Policy	Project Consistency
<p>Policy AG 1.1: Protect agricultural land from urban development except where the general plan land use map has designated the land for urban uses.</p>	<p>While the Nishi site is currently designated agricultural by the City and Yolo County, the project applicant would comply with Article 40A.03 of the City Municipal Code, which would provide compensatory lands at a ratio of 2:1 compared to those converted, thereby protecting agricultural land from further development. In addition, the Nishi site is currently dry-farming land but represents approximately one-quarter the minimum parcel size for dry farming operations recommended by Yolo County. Therefore, it is considered an isolated remnant parcel, and the preservation of approximately 90 acres of farmland through regulatory compliance as part of the project would be consistent with this policy.</p>
<p>Policy AG 1.2: Promote and enhance local agriculture.</p>	<p>As noted above under the consistency discussion for Policy AG 1.1, the project applicant would comply with Article 40A.03 of the Davis Municipal Code, which would protect twice the amount of agricultural land to be converted as part of the project. In addition, as noted above, additional community garden space would be provided on-site for residents. As a result, the project is consistent with this policy.</p>
<p>Policy AG 2.1: Foster the growth of environmentally friendly agricultural business and industry in Davis.</p>	<p>The project site would provide on-site localized gardening possibilities for residents to grow and harvest their own food. In addition, as UC Davis has a large Agriculture and Environmental Sciences college, the additional R/D space may be utilized by agriculturally-oriented businesses to develop new environmental friendly technologies consistent with this policy.</p>

Source: City of Davis General Plan 2007; Ascent Environmental 2015