

3.6 Land Use and Agricultural Resources

This section describes the existing land uses and agricultural resources in the action area, and the federal, state, and local regulations that apply to the North Bay Water Recycling Program (NBWRP). This section evaluates the potential land use and agricultural resource impacts that could result from implementation of the NBWRP. The Impacts and Mitigation Measures section defines significance criteria used for the impact assessment and presents a discussion of potential project-related impacts. Determination of significance of impacts in this EIR/EIS apply only to CEQA, not to NEPA.

3.6.1 Affected Environment/Setting

General Setting

Marin, Sonoma, and Napa Counties are located north of the San Francisco Bay Area, California. This area has a diverse and unique physical setting, including mountain ridges, hills, and valleys, which are replete with forests, oak woodlands, stream corridors, and tidal and fresh water marshes.

Land uses in the action area include urban residential and commercial developments, light industrial development, low density rural communities, agriculture and viticulture, grazing land, and open space. Currently, nearly half of the land in this region consists of open space, parks, and rural, agricultural and grazing lands. The most intensive farming occurs in Napa and Sonoma Counties. Only a small percentage of land has been developed, primarily along the transportation corridor (Highway 101) and within associated cities. Other land uses include golf course/cemetery/parks/ landscaping, government-developed land, unimproved/vacant land, miscellaneous/unknown, and completed and planned wetlands restoration.

Individual land use designations from existing land use data were grouped into the major categories mentioned above. “Urban landscaping” is covered under the golf course/cemetery/parks/landscaping designation. “Miscellaneous/unknown land” includes areas not surveyed or not allowed to be surveyed, utility-owned land, mining rights, private roads, and well and tank sites. “Government developed land” includes federal, state, and local buildings, military installations, hospitals, government utility property, state colleges and schools, and municipal shops and yards. “Unimproved/vacant lands” consist of vacant land, vacant municipal land, native vegetation, barren lands, and wasteland.

Agricultural Setting

Agricultural land uses constitute much of the action area. Categories of agricultural land uses include irrigated farmland, dry farm property, dairy/pasture, vineyard, and orchard. “Irrigated farm property” includes rice and field, truck, nursery, and berry crops. “Dairy/pasture” consists of dairies, dairies with residences, and semi-agricultural areas. The “orchard” category groups deciduous fruits and nuts, and citrus and subtropical trees. The primary agricultural land uses in

the southern Sonoma, Napa, and Petaluma Valleys are vineyards and hay fields. Vineyards exist mainly in the hillside ranges and upland areas adjacent to the diked baylands. Oat hay exists mainly on the diked baylands, and some farmers double-crop the lands with beans. In the past, farmers have grown other crops such as barley and legumes, but changes in market conditions have decreased profitability for these crops given their high production costs (BCDC, 1999). Secondary land uses include dairy farming, row crops, orchards, the farming of other livestock, and grassland, which includes irrigated pastureland.

Important Farmland in the Action Area

As described in **Appendix 3.6**, important farmlands are divided into five categories based on their suitability for agriculture, Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance and Grazing Land. **Figures 3.6-1** through **3.6-4** show important farmland classifications for land in the action area including land under Williamson Act Contract. Further information on each project facility, including the type and number of acres of agricultural land affected, are more fully described in subsection 3.6.3, Environmental Consequences, below.

Farmland Conversion

Table 3.6-1 provides a summary of recent changes to agricultural land within the action area, in Napa County, Sonoma County and Marin County respectively. All three counties experienced a net loss of agricultural land between 2004 and 2006. In all three Counties, the most significant net losses were in Unique Farmland.

**TABLE 3.6-1
RECENT FARMLAND CONVERSIONS IN NAPA, SONOMA AND MARIN COUNTIES**

Land Use Category	Total Acres Inventoried		2004–2006 Acreage Changes		
	2004	2006	Acres Lost	Acres Gained	Net Loss
Prime Farmland	66,257	64,264	2,582	589	-1,993
Farmland of Statewide Importance	28,859	27,872	1,357	370	-987
Unique Farmland	51,367	48,840	3,727	1,200	-2,527
Farmland of Local Importance	161,415	162,761	2,410	3,756	1,346
Grazing Land	690,167	688,835	2,352	1,020	-1,332
Agricultural Land Subtotal	998,065	992,572	12,428	6,935	-5,493

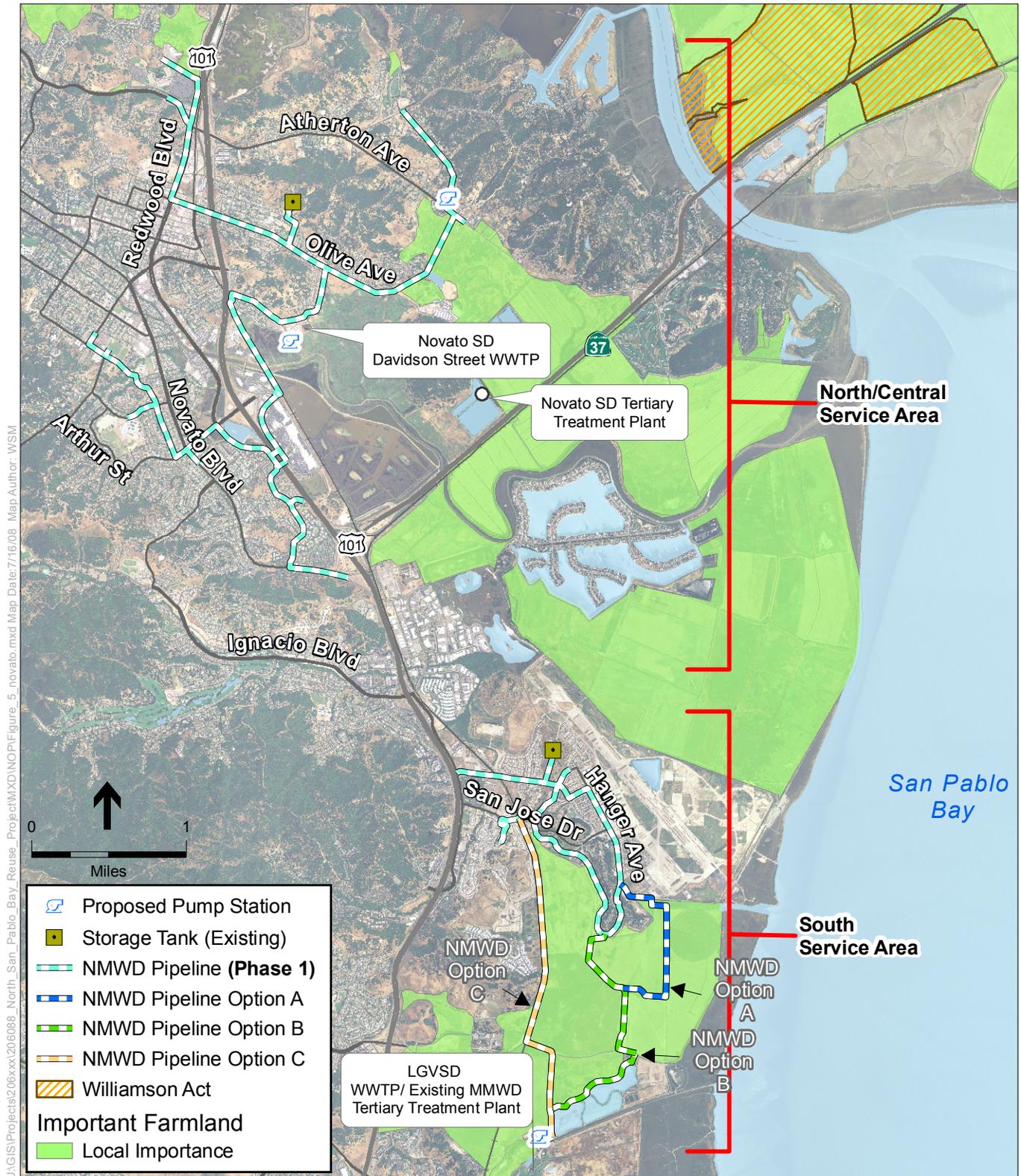
SOURCE: California CDC, 2009a, 2009b, 2009c (Table A-4).

Local Setting

LGVS

City of San Rafael

The second portion of the South Service Area for service to Peacock Gap, would be located in the City of San Rafael within Marin County. Incorporated in 1874 and later as a charter city in 1913,



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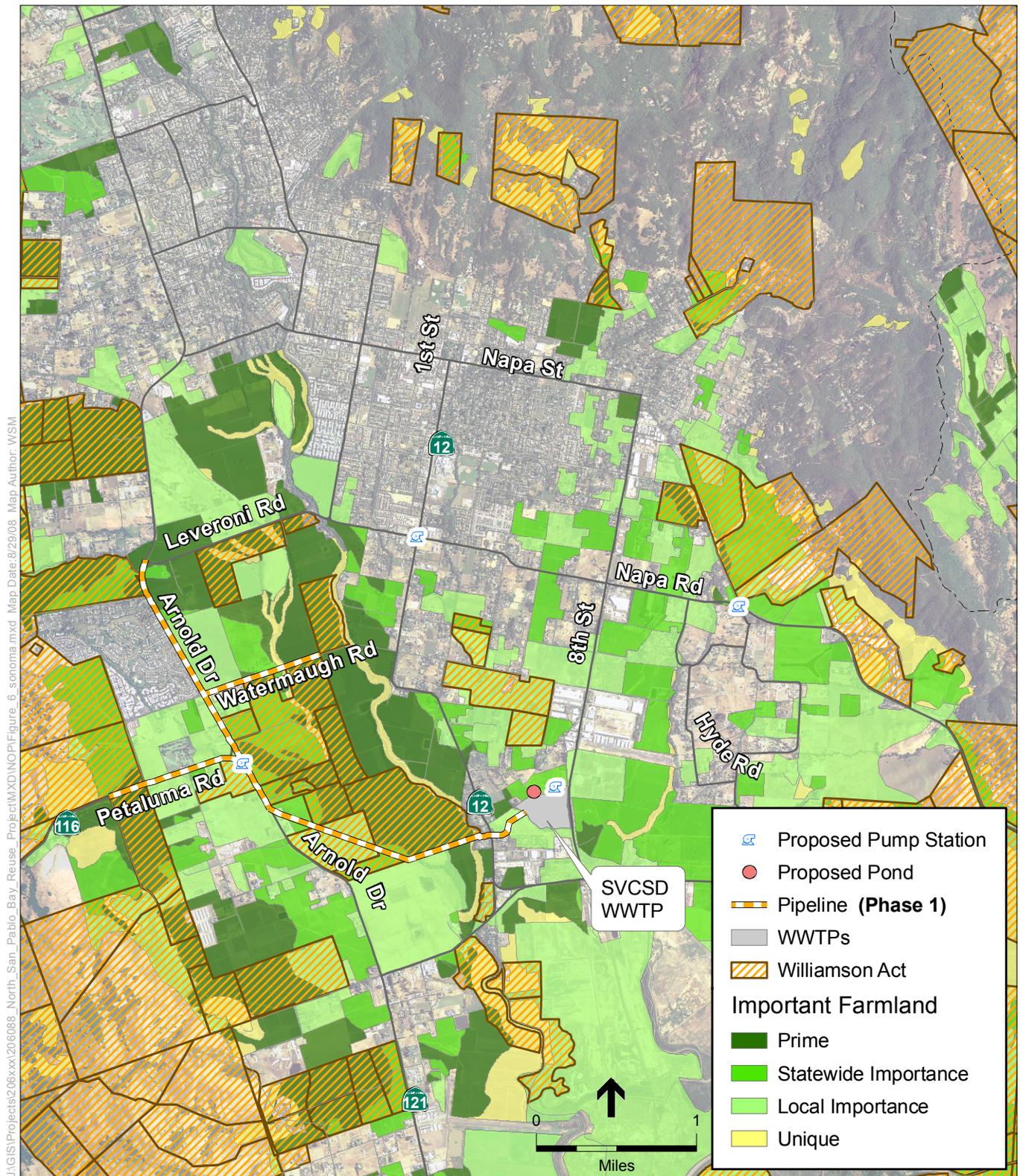
SOURCE: USDA, 2005; CDM, 2008; DOC, 2006; and ESA, 2008

NBWA North Bay Water Recycling Program. 206088.01

Figure 3.6-1

Note: Existing Tank Facilities Shown

Novato Service Area:
Important Farmland and Williamson Contracted Land



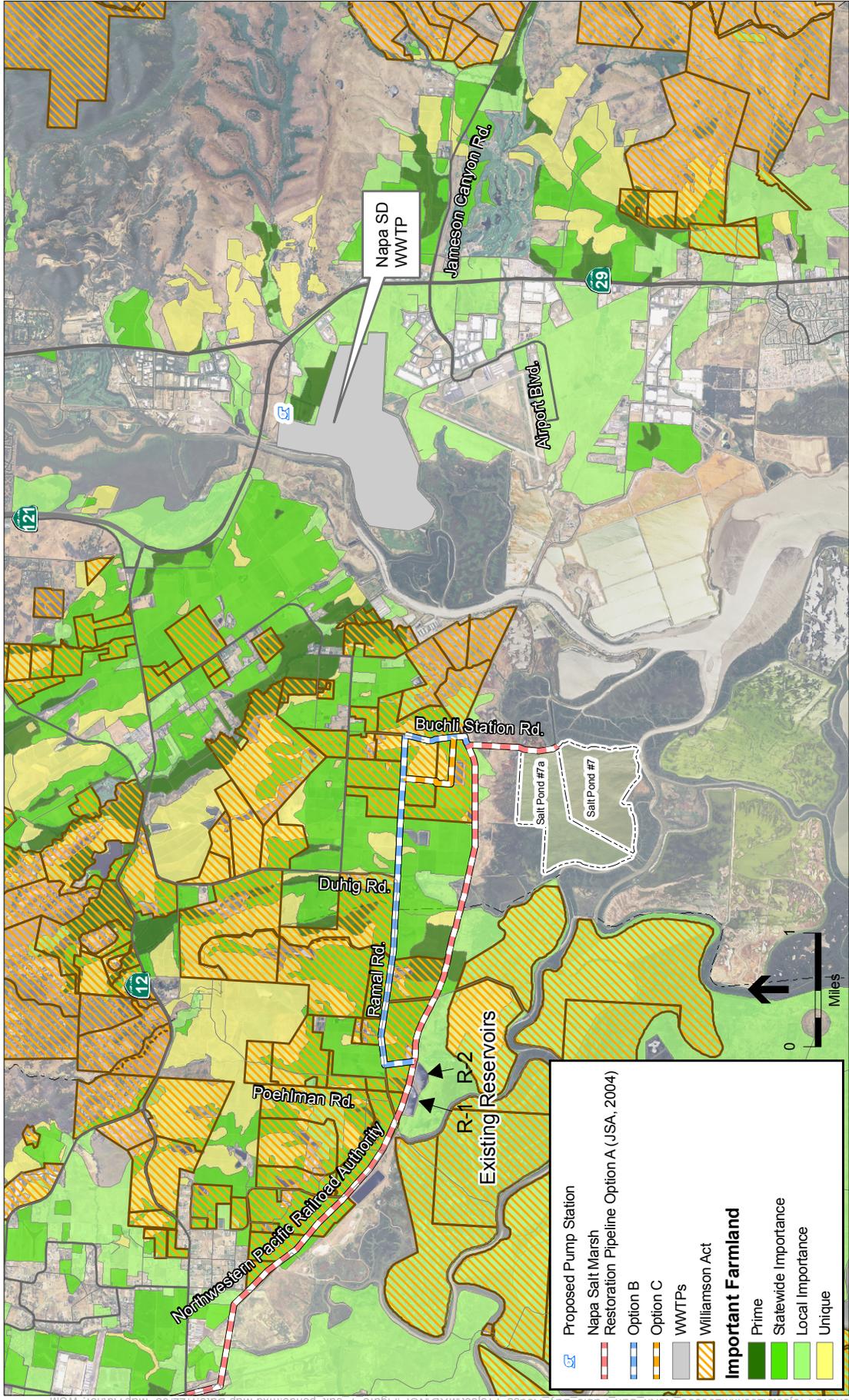
SOURCE: USDA, 2006; CDM, 2008; DOC, 2006; and ESA, 2008

NBWA North Bay Water Recycling Program. 206088.01

Figure 3.6-2

Note: Existing Facilities Not Shown

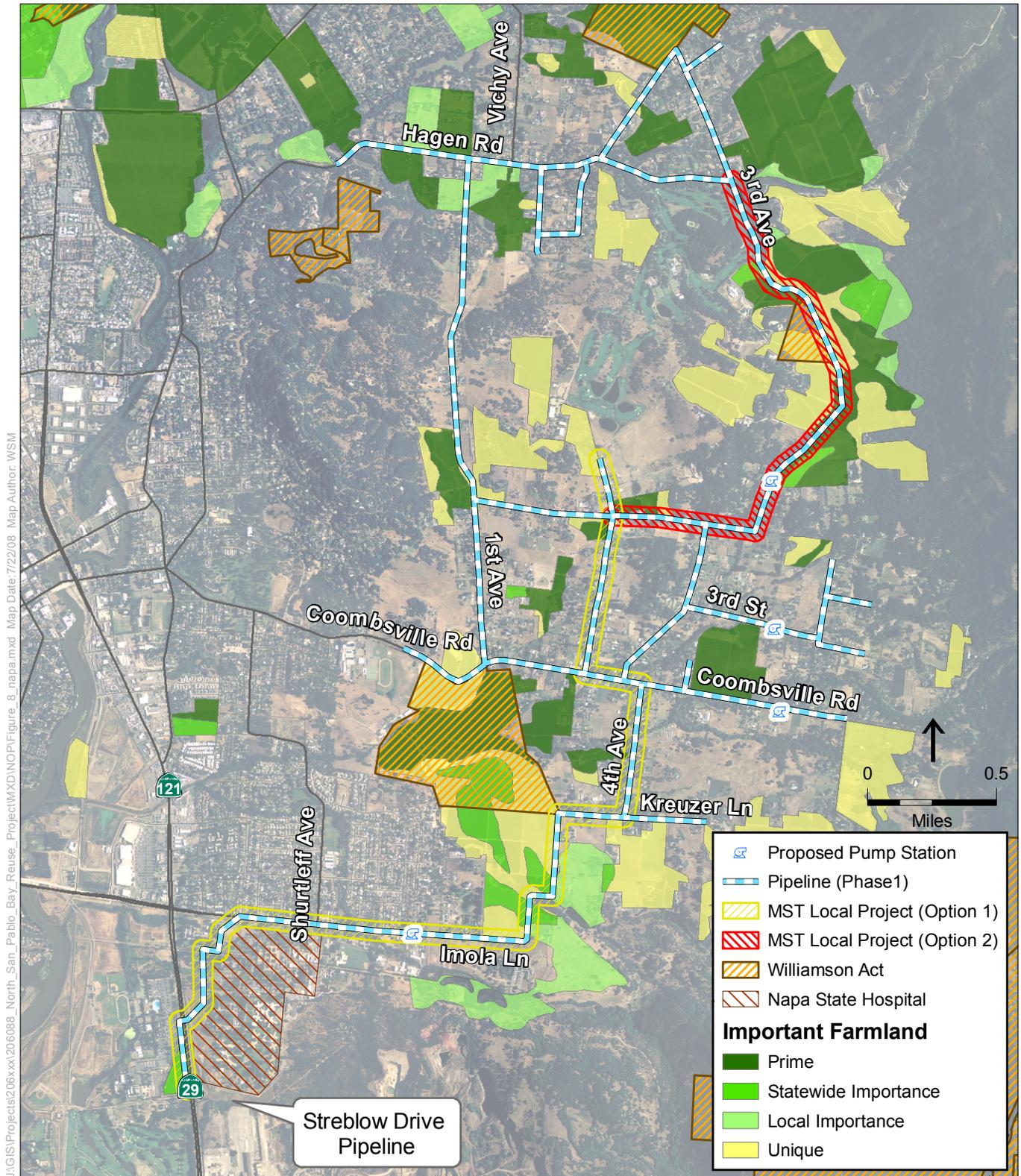
Sonoma Valley Recycled Water Project Area
Important Farmland and Williamson Contracted Land



J:\GIS\Projects\206xxx\206088 North San Pablo Bay Reuse Project\MXD\NOP\Figure 7 salt ponds.mxd Map Date: 7/22/08 Map Author: WSM

Figure 3.6-3
 SVCSD Napa Salt Pond Pipeline
 Important Farmland and Williamson Contracted Land

Note: Existing Facilities Not Shown



SOURCE: USDA, 2006; CDM, 2008; DOC, 2006; and ESA, 2008

Note: Existing Facilities Not Shown

NBWA North Bay Water Recycling Program. 206088.01

Figure 3.6-4

Napa SD MST Area:
Important Farmland and Williamson Contracted Land

the City of San Rafael is the county seat for Marin County and has the largest population in the county. The city covers 22 square miles, five of which are water and tidelands. San Rafael has set aside 3,285 acres of open space within the city limits and almost 7,300 acres in its planning area (City of San Rafael, 2003). The existing land uses in San Rafael are parks/open space, single-family residential, and industrial and public areas. The NBWRP would extend from US 101 along existing North San Pedro Road. The pipeline would extend through China Camp State Park along existing trails and access roads to the Peacock Gap Golf and County Club which is located in a low-density residential area. Potential land use changes are along the existing trails. (see Section 3.13, Recreation section for further details)

Marin County

Marin County's total land and water area is approximately 606 square miles, of which about 87 percent (527 square miles) is unincorporated. Marin County is one of the nine counties that comprise the San Francisco Bay Area. It is linked to San Francisco by the Golden Gate Bridge and to the East Bay via the Richmond-San Rafael Bridge. The action area within Marin County is generally comprised of marshes, tidelands, and diked lands that were once wetlands or part of the bays, and adjacent largely undeveloped uplands. The action area is in what is known as the Baylands Corridor, as identified by the Marin Countywide Plan, encompasses much of the Bayfront Conservation Zone.

Novato SD

City of Novato

Incorporated in 1960, the City of Novato covers 28 square miles. In contrast to nearby cities, Novato's population density is low, one-half that of San Rafael and less than one-third that of Petaluma. This low density and the city's large segments of parks and open space create a rural character (City of Novato, 1996). In the action area, the commercial, manufacturing, and light industrial classifications include lands mostly near Highways 37 and 101. Residential and commercial land uses are concentrated downtown along Grant Avenue, Redwood Boulevard, and along the Highway 101.

The land uses affected by or adjacent to the project components in the North Service Area are primarily residential and commercial. The pipeline route from Olive Avenue to Atherton Avenue extends through local important farmland, however would be constructed entirely along existing roads, in the public right-of-way.

The land uses in and around the Central Service Area are residential and commercial. The proposed pipeline would extend along existing roadways from the Novato SD Street WWTP through the Vintage Oaks shopping center to the Ignacio WWTP site.

The South Service Area would lie within both the city of Novato and unincorporated Marin County. The first portion of the proposed pipelines would extend from State Access Road to Hangar Avenue ending along South Oakwood Drive, through the city of Novato along existing roadways adjacent to residential and commercial land uses. The second portion of the proposed

pipeline would extend from the Hamilton Field Pipeline to the LGVSD/ MMWD WWTP located north of the John F. Mcinnis County Park and Golf Center in unincorporated Marin County. The proposed pipeline would extend south from Hangar Avenue adjacent to local important farmland, agricultural and public land uses. A portion of this pipeline would traverse through an agricultural field located in local important farmland.

Marin County

Please refer to the Land Use setting for unincorporated Marin County above.

SVCS

City of Sonoma

Originally recognized as a pueblo in 1835, the City of Sonoma became an incorporated city in 1881. The largest land use designation in the city is single-family residential, which amounts to about 44 percent of the land. Public lands, at almost 21 percent, constitute the next largest category (City of Sonoma, 2006).

Existing land use in the city of Sonoma consists of predominantly single and multiple family residential, and government uses. Portions of the NBWRP within the Sonoma city limits would be constructed in areas with low density housing, mixed use, and public facilities as the predominant existing land uses. The proposed pipelines would traverse through existing roadways. Alignment 1A would extend from the SVCS WWTP southwest and then northwest through land under the Williamson Act including a vineyard and prime farmland to Arnold Drive. The pipeline along Arnold Drive would be constructed along existing roads adjacent to prime farmland and farmland of local and statewide importance. The pipeline would then continue east on Elm Avenue, cross a field to Arnold Drive, extend north on Arnold Drive, and end at Hanna Boys Center School (ESA, 2008). The Cement Mill secondary pipeline segment would begin on Arnold Drive, south of Fowler Creek Road near the Shamrock Cement Mill, and continue east through a field.

The main pipeline of Alignment 2 would be constructed entirely along existing roadways adjacent to commercial, low density residential, and public land uses. The East and West Bike Path secondary segments would continue along an existing bike path (see Section 3.13, Recreation, for details). Land uses adjacent to the main pipeline of Alignment 3 include agricultural, open space, and low density residential. The Arroyo Seco/Hyde Road secondary segment would extend east along a farm road. The Denmark Street/ 8th Street secondary segment would continue south along the abandoned railway tracks that border 8th Street East.

Sonoma County

The 1,500 square mile-Sonoma County spans a diverse mosaic of landforms, environments, and human settlements. The Maacamas Range forms the eastern boundary of the county. Along with the Sonoma Mountain range, it encloses the Sonoma Valley or "Valley of the Moon," a scenic agricultural valley which extends from near Santa Rosa southeastward to the city of Sonoma and the marshlands of San Pablo Bay. The 140,000 residents in unincorporated areas are concentrated

in urban areas located just outside several cities, notably Santa Rosa and Sonoma, and in a number of rural unincorporated communities (County of Sonoma, 2007).

The Napa Salt Marsh Restoration area is located at the intersection of the Sonoma and Napa Counties. The NBWRP includes two sections of main pipeline. Land uses adjacent to the SCVSD Recycled Water section of pipeline include agricultural lands, and parks/ dedicated open space. The pipeline would be constructed along the north side of the existing railroad line owned by the Northwestern Pacific Railroad Authority and would then continue south along the existing dirt access road for Ponds 7 and 7a, which is adjacent to parks/ dedicated open space land use.

Napa SD

City of Napa

The City of Napa, incorporated in 1872, has a land area of about 18 square miles (City of Napa, 2003). Napa has numerous neighborhood, community, and regional parks, as well as wetlands and natural open areas. The preservation of historic neighborhoods and buildings are balanced with mixed-use areas of retail, office, and commercial spaces.

The Milliken-Sarco-Tulocay (MST) area is located just outside the eastern edge of the Napa city limits at some locations. Existing land uses adjacent to the NBWRP are residential, parks and public areas, and undeveloped/ agricultural areas.

Napa County

Regional land use patterns in Napa County consist of dense urban centers associated with cities along Highway 29, 12, 121, 221, and 128, open space, natural resources, and agricultural activities with vineyard development as one of the most prominent activities. The majority of Napa County comprises unincorporated land.

The MST Area and the Carneros Area are primarily located in unincorporated Napa County. A majority of the pipelines would be constructed along existing roads. However one pipeline segment in the MST area would be installed from the end of the Streblov Drive through the Napa State Hospital grounds continuing north (see Section 3.11, Public Services and Utilities, for details). The new pipeline would also extend from the Napa SD WWTP facility under the Napa River into the Stanly Ranch region of South Los Carneros, traveling along dirt access roads along a creek to Stanly Lane. One segment of the pipeline would extend southeast along a dirt access road adjacent to agricultural fields and along existing Cutting Wharf Road and Los Amigos Road. The pipeline is analyzed as part of the Napa Salt Marsh Restoration Project, which is discussed above under SVCSD.

The Napa SD Wastewater Pipeline would be located entirely in unincorporated Napa County. Land uses adjacent to the Napa SD section of recycled water pipeline would be primarily agriculture and rural residential. The southern terminus of the South Carneros pipeline would be constructed along existing Buchli Station Road, which is adjacent to agricultural lands, and a commercial winery. This portion of the pipeline would terminate at the existing access road for Ponds 7 and 7a where it would connect with the other section of pipeline.

3.6.2 Regulatory Framework

Federal

Farmland Protection Policy Act

The Farmland Protection Policy Act (FPPA) was passed by Congress in 1981 as part of the Farm Bill. Its purpose is to minimize unnecessary conversion of farmland to nonagricultural uses as a part of federal programs. The FPPA established the Farm and Ranchland Protection Program (FRPP) and a Land Evaluation and Site Assessment system (LESA).¹ The Natural Resources Conservation Service (NRCS) administers the FRPP, which is a voluntary program that provides funds to help purchase development rights to keep productive farmland in agricultural uses. The program provides matching funds to state, local, and tribal government entities and nongovernmental organizations with existing farmland protection programs to purchase conservation easements. Participating landowners agree not to convert the land to nonagricultural uses, and retain all rights to the property for future agriculture. A minimum 30-year term is required for conservation easements, and priority is given to applications with perpetual easements. NRCS provides up to 50 percent of the fair market value of the easement (NRCS, 2004).

The federal LESA system is a tool used to rank lands for suitability and inclusion in the FPP. The federal LESA uses a Farmland Conversion Impact Rating (FCIR) form (Form AD-1006) to establish a farmland conversion impact rating score. The system evaluates several factors, including soil potential for agriculture, location, market access, and adjacent land use. These factors are used to rank land parcels for inclusion in the FPP based on local resource evaluation and site considerations (NRCS, 2005). The FCIR form can also be used to assess a project's impact to agricultural lands, and was used in this impact analysis.

State

California Farmland Mapping and Monitoring Program

The California Department of Conservation, under the Division of Land Resource Protection, has established the Farmland Mapping and Monitoring Program (FMMP). The FMMP monitors the conversion of the state's farmland to and from agricultural use. The map series identifies eight classifications and uses a minimum mapping unit size of 10 acres. The FMMP also produces a biannual report on the amount of land converted from agricultural to non-agricultural use. The FMMP maintains an inventory of state agricultural land and updates its "Important Farmland Series Maps" every two years. Important farmlands are divided into the following five categories based on their suitability for agriculture.

1. **Prime Farmland.** Prime Farmland is land with the best combination of physical and chemical characteristics able to sustain long-term production of agricultural crops. This land has produced irrigated crops at some time within the four years prior to the mapping date.

¹ The federal Land Evaluation and Site Assessment system uses the same acronym, LESA, as used by the California Department of Conservation farmland evaluation and site assessment program.

2. **Farmland of Statewide Importance.** Farmland of Statewide Importance is land that meets the criteria for Prime Farmland but with minor shortcomings such as greater slopes or lesser soil moisture capacity.
3. **Unique Farmland.** Unique Farmland has even lesser quality soils and produces the state's leading agricultural crops. This land is usually irrigated but also includes non-irrigated orchards and vineyards.
4. **Farmland of Local Importance.** Farmland of Local Importance is land that is important to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
5. **Grazing Land.** Grazing Land is land on which the existing vegetation is suited to the grazing of livestock.

Williamson Act

The California Land Conservation Act of 1965, also known as the Williamson Act, is designed to preserve agricultural and open space lands by discouraging their premature and unnecessary conversion to urban uses (CDC, 2006). The Act creates an arrangement whereby private landowners contract with counties and cities to voluntarily restrict their land to agricultural and compatible open-space uses. In return, Williamson Act contracts offer tax incentives by ensuring that land would be assessed for its agricultural productivity rather than its highest and best use. Contracts run for a period of ten years; however, some jurisdictions exercise the option of making them long term, up to twenty years. Contracts are automatically renewed unless the landowner files for non-renewal or petitions for cancellation. Williamson Act contracts can be divided into the following categories: Prime Agricultural Land, Non-Prime Agricultural Land, Open Space Easement, Built Up Land, and Agricultural Land in Non-Renewal.

San Francisco Bay Conservation and Development Commission, San Francisco Bay Plan

The San Francisco Bay Plan (SF Bay Plan), prepared by the San Francisco Bay Conservation and Development Commission (BCDC) in 1968 in accordance with the McAtteer-Petris Act of 1965, is an enforceable plan that guides the protection and use of San Francisco Bay and its shoreline. Under the McAtteer-Petris Act, BCDC has the authority to issue or deny permit applications for placing fill, extracting materials, or changing the use of any land, water, or structure within the area of its jurisdiction and to enforce policies aimed at protecting the bay and its shoreline. The SF Bay Plan designates shoreline areas that should be reserved for water-related purposes like ports, industry, public recreation, airports, and wildlife refuges. Since its adoption by BCDC in 1968, the SF Bay Plan has been amended periodically to keep pace with changing conditions and to incorporate new information concerning the bay. Proposed project facilities could encroach within the jurisdiction of the BCDC and could be subject to certain provisions contained in the SF Bay Plan (BCDC, 2006).

Local

The policies and regulations associated with impacts to land use within the affected jurisdictions are presented in **Appendix 3.6**.

3.6.3 Environmental Consequences/Impact Analysis

Significance Criteria

This environmental analysis evaluates whether the NBWRP has the potential to conflict with a general plan land use policy identified above. The standard for determining whether a project component would conflict with a general plan policy use is based on the *General Plan Guidelines*, published by the Office of Planning and Research (OPR): “An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment” (OPR, 2003).

The thresholds for determining the significance of impacts for this analysis are based on the environmental checklist in Appendix G of the *CEQA Guidelines*. These thresholds also encompass the factors taken into account under NEPA to determine the significance of an action in terms of its context and the intensity of its effects. The NBWRP would result in a significant land use effect if it would:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating a significant environmental effect; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

Discussions of consistency with land use and zoning designations are provided below for the action alternatives. As explained in Appendix 3.6, the NBWRA and Member Agencies are not subject to local general plan and zoning regulations. However, discussions of consistency with the land use designations in the general plans applicable to their service areas are provided for context and to fully inform the public and the decision makers.

Significance standards for impacts related to agricultural resources through the implementation of the NBWRP would have a significant agricultural resource impact if it would:

- Directly or indirectly convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation, to a non-agricultural use²;
- Conflict with existing zoning for agricultural use, or a Williamson Act contract; or

² Based on the definition of agricultural use contained in the Williamson Act, conversion to “non-agricultural use” would mean that land previously used for producing an agricultural commodity for commercial purposes is no longer capable of serving this purpose.

- Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland of Statewide Importance to non-agricultural use.

Approach to Analysis

Land Use

This analysis evaluates short-term impacts on existing land uses resulting from temporary construction activity as well as long-term impacts resulting from the siting of proposed facilities such as pipelines, pump stations and storage reservoirs. Impacts specific to recreational uses are discussed in Sections 3.13, Recreation.

Generally, construction and operation of the NBWRP would occur at existing facility sites or within existing utility rights-of-way such as easements or roadways. Some project components would be constructed outside of existing facility sites or rights-of-way, and additional new land would need to be acquired for facilities and/or for temporary construction easements or staging areas. Local planning documents and maps were reviewed to characterize existing land uses in the proximity of the proposed pipeline routes, pump station and storage facility sites, and existing WWTPs.

Potential physical environmental effects on surrounding land uses resulting from implementation of the NBWRP are addressed in, Sections 3.7, Transportation and Traffic; 3.8, Air Quality; 3.9, Noise and Vibration; 3.12, Cultural Resources; and 3.13, Recreational Resources.

Agriculture

For the purpose of this analysis, each project component was considered in relation to important farmland in the immediate site vicinity to identify any potential disruption that might be caused temporarily (during project construction) or permanently (due to project siting or operations on land that is currently in agricultural use). In addition, each project component was examined for its potential to affect land under Williamson Act contract.

Environmental Consequences/Impact Analysis

Impacts to land use and agricultural resources resulting from construction and operation of the NBWRP at both the project level and program level are discussed below. The impacts are considered for all project components, including both short-term construction and long-term operational phases.

Impact 3.6.1: Physically Divide a Community. The NBWRP would not physically divide an existing community. (No Impact)

The NBWRP would include components that are constructed within developed areas. Treatment upgrades and the siting of storage reservoirs or tanks would occur primarily within existing WWTP sites. Proposed pipelines would be installed below the ground surface and would not lie above ground. The footprint of the proposed pump stations would not be large enough to physically divide an established community. The NBWRP therefore, would not physically divide a community. No impact is expected.

No Project Alternative

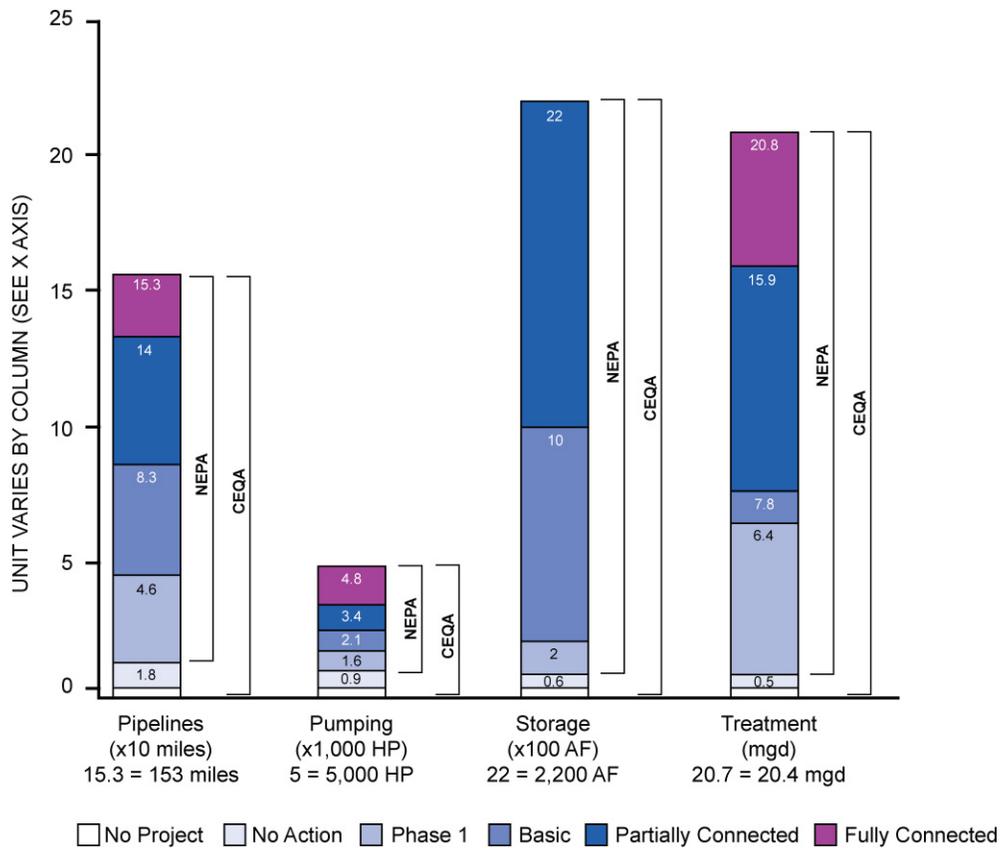
The NBWRP would not be implemented under the No Project Alternative, therefore no impact would occur. For a discussion of the No Project under future conditions, see No Action Alternative below.

No Action Alternative

Under the No Action Alternative, which includes consideration of future conditions, it is likely that a subset of water recycling projects would be implemented by the Member Agencies on an individual basis, without the benefit of regional coordination or federal funding.

For comparison to the Action Alternatives, it is estimated that approximately 17.5 miles of new pipeline, 912 HP of pumping capacity, treatment facilities providing 0.5 mgd of tertiary capacity, and approximately 65 AF of storage would be constructed by Member Agencies on an individual basis (see **Chart 3.6-1, No Action**).

**CHART 3.6-1
COMPARISON OF NEPA AND CEQA BASELINES FOR PROPOSED FACILITIES, BY ALTERNATIVE**



SOURCE: CDM, 2009

Under future baseline (2020) conditions, land use conditions within the region would be similar to current land use, in accordance with anticipated development allowed under the approved General Plans within the region. A discussion of individual Member Agencies is provided below.

LGVSD/ NMWD

There would be no project facilities constructed under the No Action Alternative; therefore, no impact would occur.

Novato SD/ NMWD

The No Action Alternative would include implementation of recycled water distribution facilities within the North Service Area. Pipeline would be installed from the Novato SD WWTP north to Olive Avenue, then extend west and east along Olive Avenue to serve areas north of Atherton and along Redwood Boulevard and San Marin Avenue west of Highway 101. Pipelines would be installed underground and the installation would occur within existing roadways or public rights-of-way, therefore the project activities would not physically divide an existing community. Construction of the booster pump station would occur at the WWTP and would require limited grading with construction of underground piping to connect with proposed pipelines and structural foundation. The pump station site would be fitted with curbs, gutters and other drainage features. Project-related construction will be localized to the booster pump site and would not physically divide an existing community, therefore no impacts are expected.

SVCSD

The No Action Alternative would include Alignment 1A of the Sonoma Valley Recycled Water Project (SVRWP), consisting of installation of 5.2 miles of pipeline in Sonoma Valley and one booster pump station at the SVCSD WWTP. The SVRWP EIR (2006) provides environmental analysis of the components that are a part of the proposed NBWRP. As stated in the EIR, the main pipeline would originate from the SVCSD WWTP, extend southwest and then northwest through a vineyard to Arnold Drive. The pipeline installation would be primarily in rural and agricultural areas and would affect the following primary roadways: Arnold Drive, Highway 116 (Stage Gulch Road), Watmaugh Road, Leveroni Road, Elm Avenue. As stated in the EIR, there are two high voltage power lines that extend through the city of Sonoma. Pipeline installation would be similar to that discussed under Novato SD. Construction of the booster pump station would occur at the SVCSD WWTP would be similar to that discussed above. No impact is expected.

The No Action Alternative for the Napa Salt Marsh Project would include construction of 4.0 miles of pipeline from the WWTP to reservoir, as well as approximately 4 to 4.5 miles of pipeline depending upon the option selected. The pipeline route would be parallel to an existing pipeline that extends between SVCSD WWTP and the SVCSD storage ponds located near the intersection of Northwestern Pacific Railroad and Ramal Road. The pipeline and the ponds were discussed and analyzed under the Napa River Salt Marsh Restoration Project EIR/EIS (JSA, 2003) under the Water Delivery Project Component (Sonoma Pipeline). Two routes (Option B and Option C) would consist of a pipeline that would traverse north from the existing reservoirs

to Ramal Road, extend east along Ramal Road and south along Buchli Station Road toward the ponds. Option C extends south from Ramal Road to reach an existing reservoir before traversing south along Buchli Station Road towards the ponds.

Pipeline installation would occur primarily in vineyard and agricultural areas with no nearby residences and would affect the following roadways: Green Island Road, Las Amigas Road, Milton Road, Buchlis Station Road. Project construction would be similar to construction discussed above and would not physically divide an established community.

Napa SD

There would be no project facilities constructed under the No Action Alternative; therefore, no impact would occur.

Phase 1 (Project level)

Compared to the CEQA Baseline, Phase 1 projects would provide 46 miles of new pipeline, 1,655 HP of pumping capacity, treatment facilities providing 6.4 mgd of tertiary capacity, and 65 AF of storage. Compared to the No Action Alternative (NEPA Baseline), Phase 1 projects would provide 28 miles of new pipeline, 743 HP of pumping capacity, treatment facilities providing 5.9 mgd of tertiary capacity, and no additional storage.

The land use impacts associated with proposed facilities under Phase 1 would be equivalent to and greater than the impacts discussed for the No Action Alternative, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/ NMWD

Under Phase 1, LGVSD would upgrade tertiary treatment capacity at the LGVSD WWTP, construct a new booster pump station, and NMWD would install one of three pipeline options, described in **Chapter 2, Project Description**, which would connect the LGVSD WWTP Recycled Water Treatment Facility to facilities constructed by NMWD. The pipeline would be constructed along existing roadways or rights-of-way adjacent to grazing land along any one of the three route options. These facilities would not physically divide an established community. Primary roadways that would be affected in the Hamilton Field area include Main Gate Road, Palm Drive, South Oakwood Drive, Casa Grande Drive, and Hangar Avenue. Similarly, areas of undeveloped grazing land between the Novato SD WWTP and LGVSD WWTP would be temporarily affected during construction. As discussed above, construction and installation of pipeline, for any option, would be beneath the ground surface and within existing easements and roadways where feasible and would not physically divide an established community.

Novato SD/ NMWD

The Novato North and Central Service Areas would involve installation of pipeline and construction of two pump stations within the existing Novato SD WWTP and within a disturbed site on Atherton Avenue. Pipeline installation would occur primarily in residential and

commercial areas and would affect the following primary roadways: Atherton Avenue, Olive Avenue, H Lane, Rowland Boulevard, Hill Road, Diablo Avenue and Redwood Boulevard. Construction and installation of the pipelines and pump stations would be similar to that discussed above and would not physically divide an existing community.

SVCS D

Phase 1 would include components from the SVRWP and Napa Salt Marsh Restoration Project. As stated in the SVRWP EIR (2006) the project would involve installation of pipeline and construction of a booster pump station and a storage pond within the existing SVCS D WWTP. Pipeline installation would occur primarily in residential and commercial areas and would affect the following primary roadways: Arnold Drive, Orange Avenue, Leveroni Road, Watermaugh Road., Broadway, Napa Road, Specht Road, and 8th Street East. Pipeline installation would be similar to construction discussed above and would not physically divide an established community.

Construction of the booster pump station and rehabilitation of a storage pond would occur within the existing WWTP boundaries and project-related construction will be localized to WWTP site and would not physically divide an existing community.

Under Phase 1, impacts related to the Napa Salt Marsh Restoration Project would be equivalent to those under the No Action Alternative.

Napa SD

Phase 1 includes the Napa MST area project which would involve installation of pipeline and construction of four booster pump stations. Pipeline installation would occur primarily in residential and open spaces areas and would affect the following primary roadways: Imola Avenue, Wild Horse Valley Road, 4th Avenue, Coombsville Road, North Avenue, Hagen Road, 1st Avenue, 2nd Avenue, 3rd Avenue, and East 3rd Avenue. Project construction would be similar to construction discussed above. Construction and installation of the pipeline and booster pump stations would be similar to that discussed above and would not physically divide an established community.

Alternative 1: Basic System (Program level)

Compared to the CEQA Baseline, the Basic System projects would provide 83 miles of new pipeline, 2,158 HP of pumping capacity, treatment facilities providing 7.8 mgd of tertiary capacity, and 1,020 AF of storage. Compared to the No Action Alternative (NEPA Baseline), Basic System would provide 65 miles of new pipeline, 1,246 HP of pumping capacity, treatment facilities providing 7.3 mgd of tertiary capacity, and 955 AF of storage.

The land use impacts associated with the proposed facilities under the Basic System would be equivalent to and greater than the impacts discussed for Phase 1, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/ NMWD

Under the Basic System, project construction would involve increasing tertiary treatment capacity at the LGVSD WWTP by 0.3 mgd through onsite improvements. Because facility improvements would be contained within the existing LGVSD WWTP site, the proposed facilities would not physically divide an established community. The Basic System would also involve conveyance pipelines that would be constructed adjacent to established roadways or within existing rights-of-way. Although pipelines would pass through developed areas within existing communities, pipelines would be buried underground, and roadways would be restored after construction. Pipelines would not physically divide the community; therefore, there is a less than significant impact to land uses along the pipeline alignment.

SVCSO/ NMWD

The Basic System would involve pipeline installation primarily in open space and agricultural areas north and east of the Phase 1 SVRWP alignment. Construction of the pipelines would be similar to that discussed under Phase 1 and would not physically divide an established community.

The Basic System would involve pipeline installation under the Napa Salt Marsh Restoration Project, which would occur primarily in open space along the Northwestern Pacific Railroad Authority railroad tracks between Ramal Road and the SVCSO WWTP. Construction and installation of the pipeline be similar to that discussed above would not physically divide an established community.

Novato SD

The Basic System would involve pipeline installation along existing roadways between the Novato SD WWTP and the Petaluma River. Impacts would be similar to those discussed above. The Basic System would not physically divide an established community.

Napa SD

The Basic System would involve pipeline installation and a tertiary treatment increase of 5.5 mgd at the Napa SD WWTP as part of the Carneros Area Project. Project construction would be similar to construction discussed above. Construction and installation of the pipeline and booster pump stations would be similar to that discussed above and would not physically divide an established community.

Alternative 2: Partially Connected System (Program level)

Compared to the CEQA Baseline, the Partially Connected System would provide 139 miles of new pipeline, 3,454 HP of pumping capacity, treatment facilities providing 15.9 mgd of tertiary capacity, and 2,220 AF of storage. Compared to the No Action Alternative (NEPA Baseline), the Partially Connected System would provide 122 miles of new pipeline, 2,542 HP of pumping capacity, treatment facilities providing 15.4 mgd of tertiary capacity, and 2,155 AF of storage.

The land use impacts associated with the proposed facilities under the Partially Connected System would be equivalent to and greater than the impacts discussed for the Basic System, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/NMWD

Under, the Partially Connected System project construction would involve installation of pipelines along existing roadways and a fire road through China Camp State Park to Peacock Gap Golf Course. Pipeline installation would occur mostly in open space and residential areas, however within existing roadways or public rights-of-way, therefore the impacts would be similar to those discussed under the Basic System would not physically divide an established community.

Novato SD/NMWD

The Partially Connected System would involve installation of a pipeline from the LGVSD WWTP north to connect with a pipeline extending from Novato SD WWTP. The pipeline installation would primarily occur in residential and commercial areas, however within existing roadways or public rights-of-way, therefore the impacts would be similar to those discussed under the Basic System. No impact is expected.

SVCS

The Partially Connected System would include installation of pipelines in the southern Sonoma Valley and construction of additional system storage in the Carneros West Area. Pipeline installation would be similar to that discussed above and would be buried underground primarily in open space and agricultural areas with no nearby residences. As a result, implementation of the Partially Connected System would not physically divide an established community.

Napa SD

The Partially Connected System would involve installation of pipelines in the Carneros East Area and the MST Area, which are primarily characterized by rural residential, open space and agricultural uses. Pipeline installation would be similar to that discussed above and would not physically divide an established community.

Alternative 3: Fully Connected System (Program level)

Compared to the CEQA Baseline, the Fully Connected System would provide 153 miles of new pipeline, 5,021 HP of pumping capacity, treatment facilities providing 20.8 mgd of tertiary capacity, and 2,220 AF of storage. Compared to the No Action Alternative (NEPA Baseline), the Fully Connected System would provide 135 miles of new pipeline, 3,907 HP of pumping capacity, treatment facilities providing 20.3 mgd of tertiary capacity, and 2,155 AF of storage.

The land use impacts under the Fully Connected System would be equivalent to and greater than the impacts discussed for the Partially Connected System, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/NMWD

The impacts associated with the Fully Connected System would be equivalent to the impacts discussed for the Partially Connected System above.

Novato SD/NMWD

The Fully Connected System would include installing additional pipelines to serve an extended Sears Point service area. Pipeline installation would primarily be in an open space area and would be similar to construction discussed above under the Partially Connected System and would not physically divide an established community.

SVCS

The Fully Connected System would involve installation of pipelines north toward the Central Sonoma Service Area. The pipelines would extend north primarily in open space and agricultural areas. Pipeline installation would be similar to construction discussed above and would not physically divide an established community.

Napa SD

The impacts associated with the Fully Connected System would be equivalent to the impacts discussed for the Partially Connected System above.

Impact Significance: Less than significant.

Impact 3.6.2: Conflict with Existing Plans. The NBWRP would not conflict with applicable land use plans adopted for the purpose of avoiding or mitigating a significant environmental effect. (Less than Significant Impact)

The evaluation of plan consistency is based on the applicability of relevant land use plans and policies to the siting, construction, and operation of NBWRP facilities. Because the policy language in a land use plan is subject to varying interpretations, it is often difficult to determine whether the NBWRP is consistent or inconsistent with such policies. Further, because land use plans often contain numerous policies emphasizing differing legislative goals, the NBWRP may be consistent with a general plan, taken as a whole, even though it may appear to be inconsistent with specific policies within the plan. The board or commission that enacted the plan or policy generally determines the meaning of such policies; these interpretations prevail if they are “reasonable,” even though other reasonable interpretations are also possible.

No local agency approvals would be needed for adoption of the programmatic portions of the project. The specific components under the NBWRP could, in select cases, require encroachment permits from local agencies. In addition, state law and judicial interpretation of state law mutually exempt public utilities and special-purpose local agencies (such as water and wastewater districts) from complying with local building and zoning ordinances when locating or constructing facilities for the production, generation, storage, treatment, or transmission of water and

wastewater (California Government Code Section 53090 et seq). Lastly if the planning agency of the affected jurisdiction of a project component disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the NBWRA and its Member Agencies.

In light of these considerations, the consistency evaluation below represents the best attempt to advise the decision-makers as to whether the NBWRP is consistent with applicable land use plans and policies.

No Project Alternative

The NBWRP would not be implemented under the No Project Alternative, therefore no impact would occur. For a discussion of the No Project under future conditions, see No Action Alternative below.

No Action Alternative

Under the No Action Alternative, which includes consideration of future conditions, it is likely that a subset of water recycling projects would be implemented by the Member Agencies on an individual basis, without the benefit of regional coordination or federal funding.

Future baseline conditions (2020) for land use conditions within the region would be similar to current land use, in accordance with anticipated development allowed under the approved General Plans within the region. For comparison to the Action Alternatives, it is estimated that approximately 17.5 miles of new pipeline, 912 HP of pumping capacity, treatment facilities providing 0.5 mgd of tertiary capacity, and approximately 65 AF of storage would be constructed by Member Agencies on an individual basis (see Chart 3.6-1, No Action). A discussion of individual Member Agencies is provided below.

LGVSD/NMWD

There would be no project facilities constructed under the No Action Alternative; therefore, no impact would occur.

Novato SD/NMWD, SVCSD

The NBWRP is generally consistent with the goals and policies identified in each general plan related to community development, resource conservation, and agriculture.

Napa SD

There would be no project facilities constructed under the No Action Alternative; therefore, no impact would occur.

Phase 1

Compared to the CEQA Baseline, Phase 1 projects would provide 46 miles of new pipeline, 1,655 HP of pumping capacity, treatment facilities providing 6.4 mgd of tertiary capacity, and

65 AF of storage. Compared to the No Action Alternative (NEPA Baseline), Phase 1 projects would provide 28 miles of new pipeline, 743 HP of pumping capacity, treatment facilities providing 5.9 mgd of tertiary capacity, and no additional storage.

The land use impacts associated with the proposed facilities under Phase 1 would be equivalent to and greater than the impacts discussed for the No Action Alternative, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/NMWD, Novato SD/NMWD, SVCSD, Napa SD

The project facilities proposed under Phase 1 in all service areas would generally be consistent with goals and policies identified in the relevant general plans related to community development, resource conservation and agriculture. The NBWRP includes facility improvement projects, installation of pipelines, construction of pump stations and the construction of new, and the rehabilitation of, existing reclaimed water storage reservoirs. Although construction of some of these facilities would result in impacts on air quality and natural resources, on the whole the NBWRP would provide a net beneficial effect by off-setting urban and agricultural demand on potable water supplies, enhancing local and regional ecosystems, improving local and regional water supply reliability, maintaining and protecting public health and safety, promoting sustainable practices, and implementing recycled water facilities in an economically viable manner for the North Bay region.

The significance criteria used in this document align with the intent of the general plan goals and policies related to protecting the environment. As detailed throughout the other sections of Chapter 3, most of the environmental impacts attributable to the NBWRP would be associated with construction, and the impacts would be reduced to less-than-significant levels, either through measures proposed as part of the program or otherwise committed to by the NBWRA and its member agencies. The NBWRP would, on the whole, be consistent with all affected County and City General Plans.

Alternative 1: Basic System (Program level)

Compared to the CEQA Baseline, the Basic System projects would provide 83 miles of new pipeline, 2,158 HP of pumping capacity, treatment facilities providing 7.8 mgd of tertiary capacity, and 1,020 AF of storage. Compared to the No Action Alternative (NEPA Baseline), Basic System would provide 65 miles of new pipeline, 1,246 HP of pumping capacity, treatment facilities providing 7.3 mgd of tertiary capacity, and 955 AF of storage.

The land use impacts associated with the proposed facilities under the Basic System would be equivalent to and greater than the impacts discussed for Phase 1, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVS/NMWD, Novato SD/NMWD, SVCSD, Napa SD

The project facilities proposed under the Basic System in all service areas would generally be consistent with goals and policies identified in the relevant general plans related to community development, resource conservation and agriculture. The NBWRP includes facility improvement projects, installation of pipelines, construction of pump stations and the construction of new and the rehabilitation of existing reclaimed water storage reservoirs. Although construction of some of these facilities would result in impacts on air quality and natural resources, on the whole the NBWRP would provide a net beneficial effect by off-setting urban and agricultural demand on potable water supplies, enhancing local and regional ecosystems, improving local and regional water supply reliability, maintaining and protecting public health and safety, promoting sustainable practices, and implementing recycled water facilities in an economically viable manner for the North Bay region.

The significance criteria used in this document align with the intent of the general plan goals and policies related to protecting the environment. As detailed throughout the other sections of Chapter 3, most of the environmental impacts attributable to the NBWRP would be associated with construction, and the impacts would be reduced to less-than-significant levels, either through measures proposed as part of the program or otherwise committed to by the NBWRA and its member agencies. The NBWRP would, on the whole, be consistent with all affected County and City General Plans.

Alternative 2: Partially Connected System (Program level)

Compared to the CEQA Baseline, the Partially Connected System would provide 139 miles of new pipeline, 3,454 HP of pumping capacity, treatment facilities providing 15.9 mgd of tertiary capacity, and 2,220 AF of storage. Compared to the No Action Alternative (NEPA Baseline), the Partially Connected System would provide 122 miles of new pipeline, 2,542 HP of pumping capacity, treatment facilities providing 15.4 mgd of tertiary capacity, and 2,155 AF of storage.

The land use impacts associated with the proposed facilities under the Partially Connected System would be equivalent to and greater than the impacts discussed for the Basic System, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVS/NMWD, Novato SD/NMWD, SVCSD, Napa SD

The project facilities proposed under the Partially Connected System would generally be consistent with goals and policies identified in the relevant general plans related to community development, resource conservation and agriculture. The NBWRP includes facility improvement projects, installation of pipelines, construction of pump stations and the construction of new and the rehabilitation of existing reclaimed water storage reservoirs. Although construction of some of these facilities would result in impacts on air quality and natural resources, on the whole the NBWRP would provide a net beneficial effect by off-setting urban and agricultural demand on potable water supplies, enhancing local and regional ecosystems, improving local and regional water supply reliability, maintaining and protecting public health and safety, promoting

sustainable practices, and implementing recycled water facilities in an economically viable manner for the North Bay region.

The significance criteria used in this document align with the intent of the general plan goals and policies related to protecting the environment. As detailed throughout the other sections of Chapter 3, most of the environmental impacts attributable to the NBWRP would be associated with construction, and the impacts would be reduced to less-than-significant levels, either through measures proposed as part of the program or otherwise committed to by the NBWRA and its member agencies. The NBWRP would, on the whole, be consistent with all affected County and City General Plans.

Alternative 3: Fully Connected System (Program level)

Compared to the CEQA Baseline, the Fully Connected System would provide 153 miles of new pipeline, 5,021 HP of pumping capacity, treatment facilities providing 20.8 mgd of tertiary capacity, and 2,220 AF of storage. Compared to the No Action Alternative (NEPA Baseline), the Fully Connected System would provide 135 miles of new pipeline, 3,907 HP of pumping capacity, treatment facilities providing 20.3 mgd of tertiary capacity, and 2,155 AF of storage.

The land use impacts under the Fully Connected System would be equivalent to and greater than the impacts discussed for the Partially Connected System, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/NMWD, Novato SD/NMWD, SVCSD, Napa SD

The project facilities proposed under the Fully Connected System would generally be consistent with goals and policies identified in the relevant general plans related to community development, resource conservation and agriculture. The NBWRP includes facility improvement projects, installation of pipelines, construction of pump stations and the construction of new and the rehabilitation of existing reclaimed water storage reservoirs. Although construction of some of these facilities would result in impacts on air quality and natural resources, on the whole the NBWRP would provide a net beneficial effect by off-setting urban and agricultural demand on potable water supplies, enhancing local and regional ecosystems, improving local and regional water supply reliability, maintaining and protecting public health and safety, promoting sustainable practices, and implementing recycled water facilities in an economically viable manner for the North Bay region.

The significance criteria used in this document align with the intent of the general plan goals and policies related to protecting the environment. As detailed throughout the other sections of Chapter 3, most of the environmental impacts attributable to the NBWRP would be associated with construction, and the impacts would be reduced to less-than-significant levels, either through measures proposed as part of the program or otherwise committed to by the NBWRA and its member agencies. The NBWRP would, on the whole, be consistent with all affected County and City General Plans.

Impact Significance: Less than significant.

Impact 3.6.3: Impact to Farmland. Construction activities associated with the project could temporarily affect the agricultural use of important farmland. (Less than Significant with Mitigation)

Project construction activities would cause short-term disturbance of agricultural lands during all or part of the project construction period. Construction activities could cause direct disturbance to agricultural lands or indirectly disrupt agricultural lands and activities through such effects as disruption of irrigation systems, soil compaction affecting drainage, dewatering, and dust generation (See Section 3.8, Air Quality for additional information on these impacts and associated mitigation measures).

Construction dewatering of pipeline trenches could also affect agricultural drainage in fields next to the pipeline construction. Dewatering operations would be designed to maximize dewatering in the immediate area of the trench and minimize the amount of “drawdown” in areas outside the trench. Drawdown inside and outside the trench construction area would be temporary; the affected land could be returned to agricultural use after construction has ended.

In addition to the temporary direct disturbance of land, construction activities could indirectly affect agricultural operations on adjacent lands. Temporary impacts to farming activities may extend slightly beyond the easement to provide temporary farming access roads, temporary relocation of irrigation and drainage ditches, and/or turn rows for equipment maneuvering. Construction across agriculture fields for pipeline and pump station construction could also isolate areas and render them too small to effectively or economically farm during construction.

Table 3.6-2 shows the land acreage affected for each major project component, and lists impacts associated with pipeline segments, pump stations, and storage reservoirs. Impacts associated with treatment plant expansions are not included, as it is assumed that expansion would be contained within the existing treatment plant boundary. The estimated acreages affected by short-term construction do not include any permanent loss of agricultural land due to facility siting, which is discussed in Impact 3.6.4. Overall, temporary construction impacts to agriculture represent less than 1% of the total agricultural land in the entire action area for all alternatives.

No Project Alternative

The NBWRP would not be implemented under the No Project Alternative, therefore no impact would occur. For a discussion of the No Project under future conditions, see No Action Alternative below.

No Action Alternative

Under the No Action Alternative, which includes consideration of future conditions, it is likely that a subset of water recycling projects would be implemented by the Member Agencies on an individual basis, without the benefit of regional coordination or federal funding.

For comparison to the Action Alternatives, it is estimated that approximately 17.5 miles of new pipeline, 912 HP of pumping capacity, treatment facilities providing 0.5 mgd of tertiary capacity,

**TABLE 3.6-2
TEMPORARY IMPACTS ON FARMLAND RESOURCES BY NBRWP ALTERNATIVES**

IMPORTANT FARMLAND (in Acres)							
	Prime Farmland	Farmland of Statewide Importance	Unique Farmland	Farmland of Local Importance	Grazing Land	TOTAL FARMLAND	Percentage of Action area Total (2006)
Pipelines							
Phase 1 (Alt 1)	17.5	24.2	8.0	46.0	0.9	96.6	<1%
Basic System	27.1	61.1	19.3	63.3	2.7	173.6	<1%
Partially Connected Alternative	24.6	20.8	6.7	57.3	16.6	125.9	<1%
Fully Connected Alternative	3.0	1.3	6.0	9.3	11.4	31.0	<1%
Pump stations and Storage Reservoirs							
All Alternatives	0.02	0.04	0	0.06	0	0.1	<1%

SOURCE: ESA, 2008

and approximately 65 AF of storage would be constructed by Member Agencies on an individual basis (see Chart 3.6-1, No Action).

Under future baseline (2020) conditions, land use conditions within the region would be similar to current land use, within increased development under the approved General Plans within the region. A discussion of individual Member Agencies is provided below.

LGVSD/NMWD

There would be no project facilities constructed under the No Action Alternative; therefore, no impact would occur.

Novato SD/NMWD

Pipelines under the No Action Alternative would be installed underground and the installation would occur within existing roadways or public rights-of-way and would have no impact on agricultural resources. Construction of the booster pump station would occur at the Novato SD WWTP and would require limited grading and construction of underground piping to connect with proposed pipelines and structural foundation. Project-related construction will be localized to the booster pump site and would have no impact on agricultural resources.

SVCS

As stated in the SVRWP EIR, the main pipeline would originate from the SVCS WWTP, extend southwest and then northwest through a vineyard to Arnold Drive. The pipeline installation would be primarily in rural and agricultural areas which could result in temporary

construction impacts to agricultural resources. Construction of the booster pump station would occur at the SVCSD WWTP and would have no impact on agricultural resources.

Under the No Action Alternative, the Napa Salt Marsh Restoration Project would include construction of a pipeline parallel to an existing pipeline that extends between SVCSD WWTP and the SVCSD storage ponds located near the intersection of Northwestern Pacific Railroad and Ramal Road (see **Chapter 2, Project Description**).

The proposed pipeline alignment and the Alternative Routes would traverse areas of cultivated vineyard and open areas. Construction of the recycled water pipeline would result in impacts similar to those discussed for Novato SD above. Construction related impacts would be temporary, as pipelines would be buried underground, and disturbed areas would be restored. The pump station would be installed within the footprint of the existing WWTP, and would be generally consistent with the existing landscape. No impact is expected.

Napa SD

There would be no project facilities constructed under the No Action Alternative; therefore, no impact would occur.

Phase 1 (Project level)

Compared to the CEQA Baseline, Phase 1 projects would provide 46 miles of new pipeline, 1,655 HP of pumping capacity, treatment facilities providing 6.4 mgd of tertiary capacity, and 65 AF of storage. Compared to the No Action Alternative (NEPA Baseline), Phase 1 projects would provide 28 miles of new pipeline, 743 HP of pumping capacity, treatment facilities providing 5.9 mgd of tertiary capacity, and no additional storage.

The agricultural land use impacts for Phase 1 would be equivalent to and greater than the impacts discussed for the No Action Alternative, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/ NMWD, Novato SD/ NMWD, SVCSD, Napa SD

Under Phase 1, construction activities would temporarily affect land that is currently under cultivation or used as grazing land during all or part of the construction period. As described above, construction would interfere with agriculture in both direct and indirect ways.

WWTPs. During construction of proposed treatment plant expansions, work would be confined to the existing treatment plant boundaries and would have no effect on important farmland or other farmlands.

Pipelines. A construction easement up to 25 feet wide has been evaluated for all segments of pipeline construction. Although not all of the construction easements for each pipeline would occur within active farmland, to provide a conservative impact analysis the impact to agricultural acreage is calculated on the full width of the construction easement. It is assumed that pipeline construction would result in both temporary impacts to approximately 17.5 acres of Prime

Farmland, 24.2 acres of Farmland of Statewide Importance, 8.0 acres of Unique Farmland, 46.0 acres of Farmland of Local Importance and less than an acre of Grazing Land. Construction activities could result in additional long-term loss of Important Farmland if protective measures are not taken during construction. This impact would be less than significant with the incorporation of **Mitigation Measure 3.6.1**.

Pump Stations and Storage Reservoirs. Several new proposed Pump Stations and storage reservoirs would be sited on land designated as important farmland. The construction and installation of the new pump stations and the construction of new and rehabilitated storage reservoirs would have a temporary effect on less than one tenth of an acre of Important Farmland. However, construction activities could result in additional long-term loss of Important Farmland if protective measures are not taken during construction. This impact would be less than significant with the incorporation of **Mitigation Measure 3.6.1**.

Alternative 1: Basic System (Program Level)

Compared to the CEQA Baseline, the Basic System projects would provide 83 miles of new pipeline, 2,158 HP of pumping capacity, treatment facilities providing 7.8 mgd of tertiary capacity, and 1,020 AF of storage. Compared to the No Action Alternative (NEPA Baseline), Basic System would provide 65 miles of new pipeline, 1,246 HP of pumping capacity, treatment facilities providing 7.3 mgd of tertiary capacity, and 955 AF of storage.

The impacts to agricultural resources under the Basic Alternative would be equivalent to and greater than the impacts discussed for Phase 1, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVS/ NMWD, Novato SD/ NMWD, SVCSD, Napa SD

Under the Basic System, construction activities would temporarily affect Important Farmland in addition to those impacts described above under the previous alternatives.

Treatment Plants. As with Phase 1, construction work associated with the proposed treatment plant expansions would be confined to the existing treatment plant boundaries and would have no effect on important farmland or other farmlands.

Conveyance Pipelines. In addition to the impacts described above under Phase 1, the Basic System would result in temporary construction impacts to approximately 27.1 acres of Prime Farmland, 61.1 acres of Farmland of Statewide Importance, 19.3 acres of Unique Farmland, 63.3 acres of Farmland of Local Importance and 2.7 acres of Grazing Land. Construction activities could result in additional long-term loss of Important Farmland if protective measures are not taken during construction. This impact would be less than significant with the incorporation of **Mitigation Measure 3.6.1**.

Pump Stations and Storage Reservoirs. As with Phase 1, the construction and installation of new pump stations and the construction of new and rehabilitated storage reservoirs associated with the Basic System, would have a temporary effect on less than one tenth of an acre of Important Farmland.

However, construction activities could result in additional long-term loss of Important Farmland if protective measures are not taken during construction. This impact would be less than significant with the incorporation of **Mitigation Measure 3.6.1**.

Alternative 2: Partially Connected System (Program Level)

Compared to the CEQA Baseline, the Partially Connected System would provide 139 miles of new pipeline, 3,454 HP of pumping capacity, treatment facilities providing 15.9 mgd of tertiary capacity, and 2,220 AF of storage. Compared to the No Action Alternative (NEPA Baseline), the Partially Connected System would provide 122 miles of new pipeline, 2,542 HP of pumping capacity, treatment facilities providing 15.4 mgd of tertiary capacity, and 2,155 AF of storage.

The agricultural land use impacts associated with the proposed facilities under the Partially Connected System would be equivalent to and greater than the impacts discussed for the Basic System, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/NMWD, Novato SD/NMWD, SVCSD, Napa SD

Under the Partially Connected System, construction activities would temporarily affect Important Farmland in addition to those impacts described above under the previous alternatives.

Treatment Plants. As with the previous alternatives, construction work associated with the proposed treatment plant expansions would be confined to the existing treatment plant boundaries and would have no effect on important farmland or other farmlands.

Conveyance Pipelines. In addition to the impacts described above under the previous alternatives, the Partially Connected System would result in temporary construction impacts to approximately 24.6 acres of Prime Farmland, 20.8 acres of Farmland of Statewide Importance, 6.7 acres of Unique Farmland, 57.3 acres of Farmland of Local Importance and 16.6 acres of Grazing Land. Construction activities could result in additional long-term loss of Important Farmland if protective measures are not taken during construction. This impact would be less than significant with the incorporation of **Mitigation Measure 3.6.1**.

Pump Stations and Storage Reservoirs. As with the previous alternatives the construction and installation of new pump stations and the construction of new and the construction of new and rehabilitated storage reservoirs associated with the Partially Connected System, would have a temporary effect on less than one tenth of an acre of Important Farmland. However, construction activities could result in additional long-term loss of Important Farmland if protective measures are not taken during construction. This impact would be less than significant with the incorporation of **Mitigation Measure 3.6.1**.

Alternative 3: Fully Connected System (Program Level)

Compared to the CEQA Baseline, the Fully Connected System would provide 153 miles of new pipeline, 5,021 HP of pumping capacity, treatment facilities providing 20.8 mgd of tertiary capacity,

and 2,220 AF of storage. Compared to the No Action Alternative (NEPA Baseline), the Fully Connected System would provide 135 miles of new pipeline, 3,907 HP of pumping capacity, treatment facilities providing 20.3 mgd of tertiary capacity, and 2,155 AF of storage.

The agricultural land use impacts under the Fully Connected System would be equivalent to and greater than the impacts discussed for the Partially Connected System, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD, Novato SD, SVCSD, Napa SD

Under the Fully Connected System, construction activities would temporarily affect Important Agricultural Land in addition to those impacts described above under the previous alternatives.

Treatment Plants. As with the previous alternatives, construction work associated with the proposed treatment plant expansions would be confined to the existing treatment plant boundaries and would have no effect on Important Farmland or other farmlands.

Conveyance Pipelines. In addition to the impacts described above under the previous alternatives, the Fully Connected System would result in temporary construction impacts to approximately 3.0 acres of Prime Farmland, 1.3 acres of Farmland of Statewide Importance, 6.0 acres of Unique Farmland, 9.3 acres of Farmland of Local Importance and 11.4 acres of Grazing Land. Construction activities could result in additional long-term loss of Important Farmland if protective measures are not taken during construction. This impact would be less than significant with the incorporation of **Mitigation Measure 3.6.1**.

Pump Stations and Storage Reservoirs. As with the previous alternatives the construction and installation of new pump stations and the construction of new and rehabilitated storage reservoirs associated with the Fully Connected System, would have a temporary effect on less than one tenth of an acre of Important Farmland. However, construction activities could result in additional long-term loss of Important Farmland if protective measures are not taken during construction. This impact would be less than significant with the incorporation of **Mitigation Measure 3.6.1**.

Mitigation Measures

Mitigation Measure 3.6.1: To support the continued productive use of Important Farmlands in the action area, the appropriate Member Agency shall implement the following measures during project construction:

- Replace soils over pipelines in a manner that will minimize any negative impacts on crop productivity. The surface and subsurface soil layers will be stockpiled separately and returned to their appropriate locations in the soil profile.
- To avoid over-compaction of the top layers of soil, monitor pre-construction soil densities and return the surface soil (approximately the top 3 feet) to within 5 percent of original density.
- Where necessary, rip the top soil layers to achieve the appropriate soil density. Ripping may also be used in areas where vehicle and equipment traffic have compacted the top soil layers, such as the construction staging areas.

- Avoid working or traveling on wet soil to minimize compaction and loss of soil structure. Before construction begins, geotechnical testing will be done to determine the moisture content limit above which work should not occur. Where working or driving on wet soil cannot be avoided, roadways will be capped with spoils that will be removed at the end of construction and/or ripped and amended with organic material as needed.
- Remove all construction-related debris from the soil surface. This will prevent rock, gravel, and construction debris from interfering with agricultural activities.
- Perform soil density monitoring during backfill and ripping to minimize excessive compaction and minimize effects on future agricultural land use.
- Remove topsoil before excavating in fields. Return it to top of fields to avoid detrimental inversion of soil profiles.
- Control compaction to minimize changes to lateral groundwater flow which could affect both irrigation and internal drainage.

Impact Significance after Mitigation: Less than significant. Implementation of mitigation measures would reduce the temporary impact to Important Farmland to a less-than-significant level.

Impact 3.6.4: Conversion of Farmland. The project would permanently convert Important Farmland to nonagricultural use. (Less than Significant with Mitigation)

Table 3.6-2 presents the acres of farmland affected by each project component. As noted in the Regulatory Setting, Important Farmlands are defined as Prime Farmland, Unique Farmland, Farmland of Statewide Importance Farmland of Local Importance and Grazing Lands.

No Project Alternative

The NBWRP would not be implemented under the No Project Alternative, therefore no impact would occur. For a discussion of the No Project under future conditions, see No Action Alternative below.

No Action Alternative

Under the No Action Alternative, which includes consideration of future conditions, it is likely that a subset of water recycling projects would be implemented by the Member Agencies on an individual basis, without the benefit of regional coordination or federal funding.

For comparison to the Action Alternatives, it is estimated that approximately 17.5 miles of new pipeline, 912 HP of pumping capacity, treatment facilities providing 0.5 mgd of tertiary capacity, and approximately 65 AF of storage would be constructed by Member Agencies on an individual basis (see Chart 3.6-1, No Action).

Under future baseline (2020) conditions, land use conditions within the region would be similar to current land use, within increased development under the approved General Plans within the region. A discussion of individual Member Agencies is provided below.

LGVSD/ NMWD

There would be no project facilities constructed under the No Action Alternative, therefore no impact would occur.

Novato SD/ NMWD

The No Action Alternative would include implementation of recycled water distribution facilities within the North Service Area. The pipeline would be installed from the Novato SD WWTP north to Olive Avenue, then extend west and east along Olive Avenue to serve areas north of Atherton and along Redwood Boulevard and San Marin Avenue west of Highway 101. Pipelines would be installed underground and the installation would occur within existing roadways or public rights-of-way and would have no impact on agricultural resources. Construction of the booster pump station would occur at the Novato SD WWTP and would require limited grading with construction of underground piping to connect with proposed pipelines and structural foundation. Project-related construction will be localized to the booster pump site and would have no impact on agricultural resources.

SVCSD

The No Action Alternative would include Alignment 1A of the SVRWP, consisting of installation of 5.2 miles of pipeline in Sonoma Valley and one booster pump station at the SVCSD WWTP. The SVRWP EIR (2006) provides environmental analysis of the components that are a part of the proposed NBWRP. As stated in the EIR, the main pipeline would originate from the SVCSD WWTP, extend southwest and then northwest through a vineyard to Arnold Drive. The pipeline installation would be primarily in rural and agricultural areas which could result in temporary construction impacts to agricultural resources. Construction of the booster pump station would occur at the SVCSD WWTP and would have no impact on agricultural resources.

Under the No Action Alternative, the Napa Salt Marsh Restoration Project would include construction of approximately 4 miles of pipeline parallel to an existing pipeline that extends between SVCSD WWTP and the SVCSD storage ponds located near the intersection of Northwestern Pacific Railroad and Ramal Road. From the ponds an additional 4.5 miles of new pipeline would be constructed to convey water to the salt pond mixing chamber in one of three alternative pipeline routes (see **Chapter 2, Project Description**).

The proposed pipeline alignment and the Alternative Routes would be primarily in rural and agricultural areas which could result in temporary construction impacts to agricultural resources; however it would not require permanent conversion of important farmland. Construction of the booster pump station would occur at the SVCSD WWTP and would have no impact on agricultural resources.

Napa SD

There would be no project facilities constructed under the No Action Alternative, therefore no impact would occur.

Phase 1 (Project level)

Compared to the CEQA Baseline, Phase 1 projects would provide 46 miles of new pipeline, 1,655 HP of pumping capacity, treatment facilities providing 6.4 mgd of tertiary capacity, and 65 AF of storage. Compared to the No Action Alternative (NEPA Baseline), Phase 1 projects would provide 28 miles of new pipeline, 743 HP of pumping capacity, treatment facilities providing 5.9 mgd of tertiary capacity, and no additional storage.

The land use impacts associated with proposed facilities under Phase 1 would be equivalent to and greater than the impacts discussed for the No Action Alternative, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/ NMWD, Novato SD/ NMWD, SVCSD, Napa SD

Under this alternative development of the new pump stations and storage reservoirs would result in the conversion of less than one-tenth of an acre of Farmland of Statewide Significance. It is assumed that the proposed expansion of wastewater treatment facilities would be confined to the existing plant footprint, and would have no impact on Farmland of Statewide Significance. This is considered a less than significant impact.

Project construction activities, though temporary, could also result in the impairment of agricultural land that could contribute to permanent long-term loss of agricultural acreage to cultivation if protective measures are not taken. Pipeline construction through cultivated agricultural areas could result in adverse effects such as soil compaction, changes in groundwater or surface hydrology and drainage, and soil profile alteration.

The conveyance pipelines would primarily be constructed using a conventional trench design. The pipeline would be buried in a trench excavated to maintain a minimum 5-foot cover over the pipe. Proposed pipelines may also include some appurtenances installed in buried vaults that extend above ground (e.g., blow-off or air release valves). The pipeline would be sited at the edge of fields or within access roads, as feasible, minimizing effects on agricultural operations.

Other important agricultural considerations related to pipeline trench excavation are soil profile and compaction. Construction methods such as using scrapers to stockpile the top layer of soil can be implemented to ensure minimal soil profile alteration during trench backfill. Maximum compaction is a desirable construction result, but undesirable for areas intended for future plant growth. Excess compaction inhibits root, water, and air penetration in soil and thus plant growth. With insufficient compaction, soil may settle over time, potentially interfering with surface water flow and tractor traffic over the land. Geotechnical investigations and compaction monitoring during trench backfill are among methods that can be implemented to ensure appropriate compaction and minimize effects on the existing land use. With consideration of the agricultural concerns noted above included in the design, the presence of the buried pipeline would not preclude farming over

the pipeline alignment; therefore, no acreage of permanent agricultural land conversion is anticipated for any segment of the pipeline corridor proposed to traverse through agricultural areas.

Phase 1 would not result in permanent impacts on Prime Farmland or Unique Farmland. However, construction activities could result in additional long-term loss of Important Farmland if protective measures are not taken during construction. This impact would be less than significant with the incorporation of **Mitigation Measure 3.6.1** above.

Alternative 1: Basic System (Program Level)

Compared to the CEQA Baseline, the Basic System projects would provide 83 miles of new pipeline, 2,158 HP of pumping capacity, treatment facilities providing 7.8 mgd of tertiary capacity, and 1,020 AF of storage. Compared to the No Action Alternative (NEPA Baseline), Basic System would provide 65 miles of new pipeline, 1,246 HP of pumping capacity, treatment facilities providing 7.3 mgd of tertiary capacity, and 955 AF of storage.

The land use impacts for the Basic Alternative would be equivalent to and greater than the impacts discussed for Phase 1, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/NMWD, Novato SD/NMWD, SVCSD, Napa SD

The Basic System would have the same impacts on farmland as those discussed above for Phase 1 because the Basic System would involve implementation of the same type of facilities such as expanded wastewater treatment facilities, conveyance pipelines, pump stations, and storage tanks. Under this alternative development of additional new pump stations and storage reservoirs would result in the conversion of less than one-tenth of an acre of Farmland of Statewide Importance. In addition, it is assumed that the proposed expansion of wastewater treatment facilities would be within the existing plant footprint, and would have no impact on Farmland of Statewide Significance. This is considered a less than significant impact.

As discussed under Phase 1, the presence of the buried pipelines would not preclude farming over the pipeline alignment with the incorporation of **Mitigation Measure 3.6.1** above; therefore, no acreage of permanent agricultural land conversion is anticipated for any segment of the pipeline corridor proposed to traverse through agricultural areas.

Alternative 2: Partially Connected System (Program Level)

Compared to the CEQA Baseline, the Partially Connected System would provide 139 miles of new pipeline, 3,454 HP of pumping capacity, treatment facilities providing 15.9 mgd of tertiary capacity, and 2,220 AF of storage. Compared to the No Action Alternative (NEPA Baseline), the Partially Connected System would provide 122 miles of new pipeline, 2,542 HP of pumping capacity, treatment facilities providing 15.4 mgd of tertiary capacity, and 2,155 AF of storage.

The land use impacts for Partially Connected System would be equivalent to and greater than the impacts discussed for the Basic System, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/NMWD, Novato SD/NMWD, SVCSD, Napa SD

The Partially Connected System would have the same impacts on farmland as those discussed above for Phase 1 and the Basic System. Under this alternative development of the new pump stations and storage reservoirs would result in the conversion of less than one-tenth of an acre of Farmland of Statewide Significance. In addition, it is assumed that the proposed expansion of wastewater treatment facilities would be within the existing plant footprint, and would have no impact on Farmland of Statewide Significance. This is considered a less than significant impact.

As discussed under Phase 1 and the Basic System, the presence of the buried pipelines would not preclude farming over the pipeline alignment with the incorporation of **Mitigation Measure 3.6-1**; therefore, no permanent agricultural land conversion is anticipated for any segment of the pipeline corridor proposed to traverse through agricultural areas.

Alternative 3: Fully Connected System (Program Level)

Compared to the CEQA Baseline, the Fully Connected System would provide 153 miles of new pipeline, 5,021 HP of pumping capacity, treatment facilities providing 20.8 mgd of tertiary capacity, and 2,220 AF of storage. Compared to the No Action Alternative (NEPA Baseline), the Fully Connected System would provide 135 miles of new pipeline, 3,907 HP of pumping capacity, treatment facilities providing 20.3 mgd of tertiary capacity, and 2,155 AF of storage.

The land use impacts for Fully Connected System would be equivalent to and greater than the impacts discussed for the Partially Connected System, in proportion to the facilities constructed under this alternative. A discussion of impacts by Member Agency is provided below.

LGVSD/NMWD, Novato SD/ NMWD, SVCSD, Napa SD

The Fully Connected System would have the same impacts on farmland as those discussed above for Phase 1, the Basic System and the Partially Connected System. Under this alternative development of additional new pump stations and storage reservoirs would result in the conversion of less than one-tenth of an acre of Farmland of Statewide Significance. In addition, expansion of wastewater treatment facilities would be within the existing plant footprint, and would have no impact on Farmland of Statewide Significance. This is considered a less than significant impact.

As discussed under Phase 1, the Basic System and the Partially Connected System, the presence of the buried pipelines would not preclude farming over the pipeline alignment with the incorporation of **Mitigation Measure 3.6.1** above; therefore, no acreage of permanent agricultural land conversion is anticipated for any segment of the pipeline corridor proposed to traverse through agricultural areas.

Impact Significance after Mitigation: Less than significant. Implementation **Mitigation Measure 3.6.1** would avoid permanent impacts to Important Farmland.

3.6.4 Impact Summary by Service Area

Table 3.6-3 provides a summary of potential land use and agriculture impacts associated with implementation of the NBWRP.

**TABLE 3.6-3
POTENTIAL IMPACTS AND SIGNIFICANCE – LAND USE AND AGRICULTURE**

Proposed Action	Impact by Member Agency Service Areas			
	LGVSD/ NMWD	Novato SD/ NMWD	SVCSD	Napa SD/ Napa County
Impact 3.6.1: Physically Divide an Established Community.				
No Project Alternative	NI	NI	NI	NI
No Action Alternative	NI	NI	NI	NI
Phase 1	NI	NI	NI	NI
Basic System	NI	NI	NI	NI
Partially Connected System	NI	NI	NI	NI
Fully Connected System	NI	NI	NI	NI
Impact 3.6.2: Conflict with Adopted Plans and Policies.				
No Project Alternative	NI	NI	NI	NI
No Action Alternative	NI	LTS	LTS	NI
Phase 1	LTS	LTS	LTS	LTS
Basic System	LTS	LTS	LTS	LTS
Partially Connected System	LTS	LTS	LTS	LTS
Fully Connected System	LTS	LTS	LTS	LTS
Impact 3.6.3: Construction Impacts to Important Farmland.				
No Project Alternative	NI	NI	NI	NI
No Action Alternative	NI	NI	NI	NI
Phase 1	LSM	LSM	LSM	LSM
Basic System	LSM	LSM	LSM	LSM
Partially Connected System	LSM	LSM	LSM	LSM
Fully Connected System	LSM	LSM	LSM	LSM
Impact 3.6.4: Conversion of Farmland.				
No Project Alternative	NI	NI	NI	NI
No Action Alternative	NI	NI	NI	NI
Phase 1	LSM	LSM	LSM	LSM
Basic System	LSM	LSM	LSM	LSM
Partially Connected System	LSM	LSM	LSM	LSM
Fully Connected System	LSM	LSM	LSM	LSM

NI = No Impact
LTS = Less than Significant impact
LSM = Less than Significant with Mitigation

3.6.5 References

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