

3.8 LAND USE

This section describes the existing land uses in the project area, including urban (including population and housing), institutional (i.e., University of California, Davis (UC Davis)), and agricultural uses. Applicable State and local land use policies are summarized. It then assesses the potential effects of the proposed project restoration activities (both construction and post-construction) on these land uses. Mitigation measures are identified as applicable.

Because the project would neither displace nor create housing or population, there is no possibility that an adverse impact could occur and those issues are not addressed further in this chapter.

3.8.1 Setting

Environmental Setting

General Setting

Existing Land Uses

Land use patterns in the Central Valley over the past 200 years began with the establishment of homesteads, and farming and grazing enterprises that converted native habitats to developed rural uses. More recent urban development has constrained historic rural uses and resulted in additional losses of native habitats, including riparian habitat along creeks and rivers. This regional trend is reflected in changes in land uses along Putah Creek.

The Project alignment passes through parts of Yolo and Solano Counties (and frequently forms the boundary between the two counties), as well as the City of Winters. The Project extends from below the Putah Diversion Dam to the western boundary of the Yolo Bypass Wildlife Area. Land uses along the Project alignment are generally agricultural, with the exception of where the creek passes through the City of Winters, portions of the University of California, Davis, and occasional isolated residential and industrial areas. The creek is incised in a small canyon along much of the Project alignment, and the land use in the channel area where most project activities would occur is primarily undeveloped, non-agricultural open space. A number of roads and bridges either cross or parallel the creek, on the level areas on either side of the creek

canyon. Publicly accessible trails and other recreational areas about the creek in several areas. Specific land uses along each Project reach are described below.

The following list characterizes current land ownership, land use, and resource management conditions along Putah Creek (EDAW, 2005):

- Riparian habitat. Less than 2,000 acres of riparian corridor presently exists along lower Putah Creek and Pleasants Creek, representing less than 0.2 percent of the total acreage (1,182,336 acres) of Solano and Yolo counties.
- Adjacent agricultural and native vegetation lands. The vast majority, about 70 percent, of lands adjacent to (i.e., bordering) the riparian corridors of lower Putah, Pleasants, and Dry creeks are agricultural lands, nearly all of which are designated as Prime Farmland, Farmland of Statewide Importance, or Farmland of Local Importance.
- Urban development. Urban development accounts for approximately 4 percent of the land adjacent to the riparian corridors and consists primarily of low-density residential development, commercial, and light industrial uses. The majority of developed land occurs on the north side of Putah Creek, in Yolo County. The majority of urban development adjacent to the riparian corridor occurs in the City of Winters.
- Private and public ownership. GIS analysis shows that most (78 percent) of the land within and adjacent to the lower Putah Creek and Pleasants Creek riparian corridors is privately owned. Public lands account for about 21.2 percent of the corridor and adjacent parcels.
- Public access/recreation. Public access is available on publicly owned lands in and near lower Putah Creek in or near the Project alignment. These include (from west to east):
 - Lake Solano County Park,
 - Winters Putah Creek Nature Park,
 - Stevensons Bridge,
 - UC Davis Putah Creek Riparian Reserve, and
 - Davis South Fork Preserve.

Recreational land uses are not addressed further in this section, but are addressed in detail in Section 3.10, *Recreation*.

Project Site Conditions

NAWCA/Mariani

Land uses along this reach include a broad swath of creekside open space/habitat (not publicly accessible), surrounded by orchards and natural habitats, some of which have been previously restored. Several houses and farm buildings lie just outside of the alignment on the southwest side of the alignment. Public access to the creek is available from farm roads off of Putah Creek Road, which runs east/west, south of this alignment.

Duncan-Giovannoni

Land uses along this reach include a relatively broad (300 to 500 feet) swath of creekside open space/habitat (not publicly accessible), surrounded by orchards. Several houses and farm buildings lie just outside of the alignment on the south and west sides of the alignment. Residential areas of the City of Winters lie about 800 feet north of the eastern portion of the alignment. An industrial/storage area lies just southeast of the alignment. Public access to the creek is available from Putah Creek Road, which parallels the southeast edge of this alignment.

Winters Putah Creek Nature Park

This reach is bordered on the east by a mix of urban uses in the City of Winters, including residential, commercial, and recreational land uses. The creek flows through the Winters Putah Creek Nature Park in this reach.

East of 505

Land uses along this reach are comprised of a 200- to 250-foot swath of open space/habitat (not publicly accessible), surrounded by orchards. An industrial storage and processing facility lies immediately north of the western side of the alignment. The El Rio Vista residential development lies around 1,000 feet northeast of the eastern side of this site and the northwest side of the Warren site. Public access to the creek is available from Putah Creek Road, which parallels the southeast edge of this alignment.

Warren

Land uses along this reach are comprised of around 250-foot swath of creekside open space/habitat (not publicly accessible), surrounded by orchards. The El Rio Vista residential development lies around 1,000 feet northeast of the eastern side of the northwest side of the Warren site. There are two large houses that lie 300 to 500 feet to

the southeast of the eastern end of Warren site. There is no public access to the creek in this reach.

Upper McNamara

Land uses along this reach are comprised of a 250- to 300-foot swath of open space/habitat, surrounded by orchards. A pair of large electrical transmission lines traverse the center of this reach.

Lower McNamara

Land uses along this reach are comprised of a 250-foot swath of open space/habitat (not publicly accessible), surrounded by orchards. There is an electrical transmission line crossing the eastern end of this reach. There is no public access to the creek in this reach.

MacQuiddy (Lester)

Land uses along this reach are comprised of a 350-foot swath of open space/habitat (not publicly accessible), surrounded by orchards. There is a residence located approximately 50 feet east from the southeast corner of the reach. Farm structures are just south of the eastern portion of the reach. There is no public access to the creek in this reach.

Russell Ranch

Land uses along this reach are comprised of a 300-foot swath of open space/habitat within the project reach and the north there is a 500-foot strip of nonagricultural open space, surrounded by field crops and orchards. There is one set of agricultural buildings and storage immediately adjacent to the south side of this reach at Martinez Lane. There is no public access to the creek in this reach.

Stevenson Bridge

Land uses along this reach are comprised of a 250-foot swath of open space/habitat within the project reach, surrounded by orchards to the south and a mixture of rural residential and associated out buildings to the northwest of Stevenson Bridge. To the east of Stevenson Bridge, the open space area widens to about 550 feet. Field crops lie to the north of the portion of the alignment that is to the east of Road 95-A. There is heavy informal recreational use of the east side of the bridge (see Section 3.10, *Recreation*).

Glide Ranch

Land uses along this reach are comprised of a 400- to 600-foot swath of open space/habitat within the project reach, surrounded primarily by field crops. Several rural residential complexes lie immediately to the south of this alignment.

Nishikawa

Land uses along this reach are comprised of a 400- to 600-foot swath of open space/habitat within the project reach, surrounded on the south by field crops and on the north by a wastewater pond and treatment facility. There is public access to the north side of the creek from Pedrick Road/Lincoln Highway.

Olmo-Hammond-UCD

Land uses along this reach are comprised of a 300- to 500-foot swath of open space/habitat within the project reach, surrounded by a variety of agricultural uses including some agricultural buildings. Additionally, UCD facilities including an airport and animal/ research facilities are located 1,000 to 1,500 feet north of this reach. The south side of the creek is part of UC's Putah Creek Riparian Preserve, and includes recreational facilities (see Section 3.10, *Recreation*).

I-80 to Old David Road

Land uses along this reach are comprised of a 400- to 700-foot swath of open space/habitat within the project reach, surrounded by a mixture of agricultural uses. University facilities are located just north of the eastern portion of this alignment, near Old Davis Road. The south side of the creek in this reach is part of the UC Putah Creek Riparian Preserve.

Old Davis Road to Mace

Land uses along this reach are comprised of a 300- to 900-foot-wide area of open space/habitat, surrounded by agricultural uses with the exception of UCD research facilities immediately north of the westernmost portion of this reach. There is substantial access for pedestrians and drivers to this site from UC Davis, which is to the north of Putah Creek.

Mace to Road 106A

Land uses along this reach are comprised of a 200- to 700-foot span with the exception of the eastern-most portion that widens to around 1,700 feet. The land uses are

comprised of open space/habitat, surrounded by orchards and field crops including rice. There is public access to the creek from Road 106A and 5th Street runs along the creek on the south end for the lower third of the alignment. The City of Davis South Fork Preserve is located in this reach, just south of Mace Road.

Road 106A to Yolo Bypass Wildlife Aea

Land uses along this reach are comprised of a 150- to 300-foot span surrounded entirely by field crops.

Regulatory Setting

Federal Regulations

There are no federal land use regulations applicable to this stretch of Putah Creek. Federal regulations regarding biological resources, water quality, and air quality are addressed in those sections of this EIR.

State Regulations

Land Use

The only State land use regulations applicable to this stretch of Putah Creek are associated with the UC Davis 2003 Long Range Development Plan (UC Davis, 2003). With respect to the area of Putah Creek adjacent to the University, the Plan states:

- Maintain and expand low-density academic, support, and research park uses along the Hopkins Road corridor. Include an open space setback along the west side of Hopkins Road for an off-street bike path and landscaped area to connect points north to the Putah Creek Riparian Reserve (UC Davis, 2003, p. 44).
- Continue to use lands between the Research Park and Putah Creek for agricultural field research (UC Davis, 2003, p. 46).
- Utilize Russell Ranch as a location for a variety of long-term uses to keep the Ranch predominantly as open space and agricultural land. Locate agricultural and environmental field uses with needs for long-term research or site development, stability of surrounding land uses, and freedom from development pressure, on lands south of Road 32. These include (UC Davis, 2003, p. 48):
 - Lands dedicated to the Putah Creek Riparian Reserve.
 - Habitat mitigation and restoration areas.
 - Long-Term Research on Agricultural Systems (LTRAS).

- The Land, Air, and Water Resources Department (LAWR), for long-term climatological and meteorological research.
- Mitigation land identified for long-term preservation in agricultural use.

Agriculture

Williamson Act

The California Land Conservation Act of 1965 (referred to as the Williamson Act) allows local governments to enter contracts with private property owners to protect land for agricultural and open space purposes. This voluntary program offers tax breaks by assessing lands based on actual use (agricultural or open space) as opposed to their potential full market value, creating a financial incentive to maintain farmland and open space, as opposed to allowing conversion to other uses. The Williamson Act program uses rolling 10-year contracts that renew annually until either party files a “notice of non-renewal.” If an owner decides to opt out, the land is still protected for 10 years while the tax liability increases in annual increments up to its full market value. Much of the land adjacent to the Project alignment is under Williamson Act contract.

Local Regulations

General Plan Land Use Designations

The Project alignment of Putah Creek forms the boundary between Yolo and Solano Counties for much of its reach. It also flows through lands owned by University of California, Davis, as well as the City of Winters.

Solano County

The Solano County General Plan Land Use Element Figure LU-1, Land Use Diagram (Solano County, 2008) shows the Solano County portion of the NACWA reach as Rural Residential, and the downstream reaches Agriculture, some of which include an Agricultural Reserve overlay.

The Rural Residential designation provides for single-family residences on 2.5- to 10-acre parcels. Clustering is permitted.

The Agriculture designation provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural

land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.

Yolo County

Most of the Yolo County reaches of the Project alignment are designated Agriculture in the Yolo County General Plan. However, the Russell Ranch, Nishikawa, Olmo-Hammond-UCD, and I-80 to Old Davis Road reaches are designated for Public/Quasi-Public use (Yolo County General Plan Land Use Map, 2009).

The Agriculture (AG) land use designation includes the full range of cultivated agriculture, such as row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, floriculture, apiaries, confined animal facilities and equestrian facilities. It also includes agricultural industrial uses (e.g., agricultural research, processing and storage; supply; service; crop dusting; agricultural chemical and equipment sales; surface mining; etc.) as well as agricultural commercial uses (e.g., roadside stands, “Yolo Stores,” wineries, farm-based tourism (e.g., u-pick, dude ranches, lodging), horseshows, rodeos, crop-based seasonal events, ancillary restaurants and/or stores) serving rural areas. Agriculture also includes farmworker housing, surface mining, and incidental habitat.

Public and Quasi-Public (PQ) includes public/governmental offices, places of worship, schools, libraries, and other community and/or civic uses. It also includes public airports, including related visitor services, and infrastructure including wastewater treatment facilities, municipal wells, landfills, and stormwater detention basins. It may include agricultural buffer areas.

The Countywide General Plan Conservation and Open Space Element (Figure CO-2) shows trail linkages along Putah Creek between existing access sites in the cities of Winters and Davis, and extension of an existing bicycle trail west of Davis.

General Plan Policies and Other Applicable Land Use Regulations

Solano County General Plan – Resources Chapter

The Resources chapter of the Solano County General Plan functions as the plan’s Open Space Element. The purpose of the Resources Chapter is to identify the goals, policies, and implementation measures that will be used by the County in day-to-day decision making to protect natural, cultural, and open space resources. The chapter focuses on

conserving, preserving, and enhancing these resources to ensure a high quality of life for current and future county residents. The Open Space Element is used to manage all open space areas, including undeveloped wilderness lands and outdoor recreation uses. The California Government Code defines that open space should be preserved for the preservation of natural resources, managed production of resources, recreation, and public health and safety.

The following policies of the Resources chapter are applicable to the Project site:

Policy RS.G-1: Manage and preserve the diverse land, water, and air resources of the county for the use and enrichment of the lives of present and future generations.

Policy RS.G-2: Ensure continued presence and viability of the county's various natural resources.

Policy RS.G-3: Repair environmental degradation that has occurred, and seek an optimum balance between the economic and social benefits of the county's natural resources.

Policy RS.G-4: Preserve, conserve, and enhance valuable open space lands that provide wildlife habitat; conserve natural and visual resources; convey cultural identity; and improve public safety.

Policy RS.G-10: Foster sound management of the land and water resources in Solano County's watersheds to minimize erosion and protect water quality using best management practices and protect downstream waterways and wetlands

Agriculture

The goals and policies of the General Plan Agricultural Element are intended to provide a framework for achieving the agricultural vision. Applicable policies include:

Policy AG.P-25: Facilitate partnerships between agricultural operations and habitat conservation efforts to create mutually beneficial outcomes. Although such partnerships are to be encouraged throughout the county, additional emphasis should be focused in locations where the Resource Conservation Overlay and Agricultural Reserve Overlay coincide.

Policy AG.P-35: Lands within the Agriculture designations may be redesignated to Watershed or Marsh.

Right-to-Farm Ordinance

Chapter 2.2 of the Solano County Code protects farm operations from nuisance complaints associated with residential uses located next to active agricultural operations. These complaints often cause farm operators to cease or curtail operations. They may also deter others from investing in farm-related improvements that would support the county's agriculture economy. This "right-to-farm ordinance", as it is commonly known, guarantees the right to continue agricultural operations, including, but not limited to, cultivating and tilling the soil, burning agricultural byproducts, irrigating, raising crops and/or livestock, and applying approved chemicals in a proper manner to fields and farmland. This ordinance limits the circumstances under which agriculture may be considered a nuisance. To prevent future conflicts, notice of this ordinance is given to purchasers of real property in the county.

Yolo County

The 2030 County of Yolo Countywide General Plan (Yolo County, 2009) Agriculture and Economic Development Element includes the following goals and policies applicable to the proposed Project:

Policy AG-2.8 Facilitate partnerships between agricultural operations and habitat conservation efforts to create mutually beneficial outcomes.

Policy AG-2.9 Support the use of effective mechanisms to protect farmers potentially impacted by adjoining habitat enhancement programs, such as "safe harbor" programs and providing buffers within the habitat area.

Policy AG-2.10 Encourage habitat protection and management that does not preclude or unreasonably restrict on-site agricultural production.

3.8.2 Significance Criteria

Land Use

Criteria for determining significant impacts are based upon the CEQA Guidelines (Appendix G) and professional judgment. These guidelines state that a project would have a potentially significant impact on land use and planning if it would:

1. Physically divide an established community.
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
3. Conflict with any applicable habitat conservation plan or natural community conservation plan. This criterion is addressed in the biological resources sections and therefore is not evaluated in this section.

In addition, the following criterion is used to determine significant impacts on land use and planning if it would:

4. Cause a substantial conflict with adjacent or nearby land uses.

Agriculture

Criteria for determining significant impacts are based upon the CEQA Guidelines (Appendix G) and professional judgment. These guidelines state that a project would have a potentially significant impact on agricultural resources if it would:

1. Convert a substantial amount of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Important Farmland), as shown on the maps for the Farmland Mapping & Monitoring Program (FMMP) by the California Resources Agency, to non-agricultural use.
2. Conflict with existing zoning for agricultural use, or with a Williamson Act contract.
3. Involve other changes in the existing environment that, due to their location or nature, could result in the conversion of farmland to non-agricultural uses.

The CEQA statute (Public Resources Code [PRC] Section 21060.1[a]) defines Agricultural Land as “prime farmland, farmland of statewide importance, or unique farmland, as defined by the USDA land inventory and monitoring criteria as modified for California.”

3.8.3 Impacts and Mitigation Measures

Impacts and mitigation measures are described below both generally and by reach. Applicable impacts and mitigation measures for each reach are summarized in Table 3.8-1, at the end of this section.

General Impacts and Mitigation Measures

Impact 3.8-1: Potential Construction Conflicts with Adjacent Non-Agricultural Land Uses.

The project effects would be limited to areas within the reaches proposed for restoration. Therefore existing residential, industrial, and university land uses adjacent to and near the restoration sites would not be affected by the Project. Potential short-term conflicts with adjacent land uses from construction noise, dust, and traffic are addressed in those chapters of this EIR. Therefore no mitigation is required.

Impact 3.8-2: Potential Conflicts with Adjacent Agricultural Land Uses.

As described in the Setting section, above, the vast majority of the land adjacent to the Project site is in active agricultural use. Construction of the Project could potentially result in conflicts with adjacent agricultural operations from construction vehicles using farm roads, and storage of soils and construction materials and equipment. Post-restoration, boaters and hikers in the restored creek channel may find their way onto adjacent agricultural lands due to increased access afforded by removal of existing dense non-native vegetation along the creek banks.

Mitigation Measure 3.8-1: Coordinate with Adjacent Landowners and Implement Access Restrictions.

The following measures shall be implemented to reduce impacts of restoration on adjacent agricultural lands:

- The Project sponsor shall coordinate with adjacent landowners providing access and/or storage areas for project construction activities and materials. Access and construction work area plans acceptable to all parties shall be developed prior to the start of any construction abutting potentially affected lands.
- In locations where post-construction access to private agricultural lands by the public may be facilitated by restoration efforts, the Project shall provide warning signage (i.e., Private Property – No Trespassing) and wildlife-friendly fencing along the creek as needed.

Site-Specific Impacts and Mitigation Measures

NAWCA/Mariani

Land Use

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation).

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1.

Duncan-Giovannoni

Land Use

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). As described in the Setting section, public access to the creek is available from Putah Creek Road, which parallels the southeast edge of this alignment.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/

riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

Winters Putah Creek Nature Park

Maintenance activities proposed by the Project would not adversely affect land uses in this reach. Most improvements in this reach have already occurred with the implementation of the Winters Putah Creek Nature Park project, so Project changes would be minimal.

East of 505

Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. There are no residences on the alignment.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). As noted in the Setting, public access to the site is available from Putah Creek Road.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

Warren

Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. There are two

large residences southeast of the site but no impacts to population or housing would occur from the Project.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). There is no public access to this reach.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

Upper McNamara

Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. There are no residences on this reach.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). As described in the Setting, there is informal public access to the site via Putah Creek Road along the western half of the Upper McNamara reach.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

*Lower McNamara*Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. There are no residences on this site.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). There is no public access to the creek in this reach.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

*MacQuiddy (Lester)*Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. There is one residence approximately 50 feet from the site as well as farm structures to the southeast of the site. These structures are located beyond the site and no impacts to population or housing would occur.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). There is no public access to this site.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

Russell Ranch

Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. There are no residences on this site.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). There is no public access to this site.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

Stevenson Bridge

Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. As discussed in the Setting, a mixture of rural residential and associated out buildings lie northwest of the bridge.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation).

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

Glide Ranch

Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. Several rural residence compounds lie just south of this reach.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). Levee Road provides public access to this reach.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

*Nishikawa*Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. There are no residences on or adjacent to the site.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). The north side of the creek on this site is publicly accessible by Pedrick Road/Lincoln Highway and a walking path provides recreational access as well.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

*Olmo-Hammond-UCD*Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. There are no residences on this site.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). Add statement re including trail linkages.

Agriculture

Agricultural land uses on the south side of the creek may be affected during construction if work is done from that side of the channel. Implementation of Mitigation Measure 3.8-1 would reduce this impact to **less than significant**.

I-80 to Old Davis Road

Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. There are no residences on this site.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). As described in the Setting, this site is publicly accessible by Highway 80 and Old Davis Road, as well as the Putah Creek Riparian Preservation Trail.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however, all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

Old Davis Road to Mace

Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). Add statement re including trail linkages

Agriculture

Agricultural land uses on the south side of the creek may be affected during construction if work is done from that side of the channel. Implementation of Mitigation Measure 3.8-1 would reduce this impact to **less than significant**.

Mace to Road 106A

Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties. There are no residences on this site.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). As described in the Setting section, there is public access to this site via Road 106A and 5th Street.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

Road 106A to Yolo Bypass Wildlife Area

Land Use/Population and Housing

Project development in this reach would not change or otherwise adversely affect long-term existing or planned land uses of the site or adjacent properties.

General Plan/Policy Compliance

The Project would be consistent with applicable Solano and Yolo General Plan land use designations and policies as it would not reduce recreational access or interfere with agricultural activities (after mitigation). As described in the Setting, there is limited public access to this site via Road 106A and farm roads.

Agriculture

Construction and maintenance of this reach would involve access through orchard properties, however all of the work would be located within the open space/riparian/creekside areas. Construction access and activities could interfere with agricultural activities if not coordinated. Long-term unpermitted access also could potentially interfere with agricultural activities. These impacts would be reduced to a **less-than-significant** level by implementation of Mitigation Measure 3.8-1, above.

Table 3.8-1 Summary of Land Use and Agriculture Impacts and Mitigation Measures

Sites	Impact 3.8-1 Potential Construction Conflicts with Adjacent Non-Agricultural Land Uses	Impact 3.8-2 Potential Conflicts with Adjacent Agricultural Land Uses	Applicable Mitigation Measures
NAWCA/Mariani	NI	SM	MM 3.8-1
Duncan-Giovannoni	NI	SM	MM 3.8-1
Winters Putah Creek Nature Park	NI	SM	MM 3.8-1
East of 505	NI	SM	MM 3.8-1
Warren	NI	SM	MM 3.8-1
Upper McNamara	NI	SM	MM 3.8-1
Lower McNamara	NI	SM	MM 3.8-1
MacQuiddy (Lester)	NI	SM	MM 3.8-1
Russell Ranch	NI	SM	MM 3.8-1
Stevenson Bridge	NI	SM	MM 3.8-1
Glide Ranch	NI	SM	MM 3.8-1
Nishikawa	NI	SM	MM 3.8-1
Olmo-Hammond-UCD	I	SM	MM 3.8-1
I-80 to Old Davis Road	NI	SM	MM 3.8-1
Old Davis Road to Mace	NI	SM	MM 3.8-1
Mace to Road 106A	NI	SM	MM 3.8-2
Road 106A to YBWA	NI	SM	MM 3.8-2

NI = no impact, LS = LTS = Less than Significant Impact, SM = Significant but mitigatable to less than significant with measures identified in this section, and SU = Significant and Unavoidable, even after mitigation.

