4.2 AGRICULTURAL RESOURCES

4.2.1 INTRODUCTION

The Agricultural Resources chapter of the EIR summarizes the status of the existing agricultural resources within the boundaries of the proposed project, including identification of any Prime/Unique Farmland or Farmland of Statewide Importance within the project boundaries. If Prime/Unique Farmland or Farmland of Statewide Importance is determined to be on-site, the analysis will address the conversion of said lands to urban uses. In addition, any conflicts with existing zoning for agricultural or forest use are identified. Documents referenced to prepare this chapter include the Contra Costa County General Plan,[1] *City of Antioch General Plan*,[2] and associated EIR,[3] the *City of Antioch, California Code of Ordinances*,[4] the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey,[5] and the Contra Costa County Important Farmland Map.[6]

4.2.2 EXISTING ENVIRONMENTAL SETTING

The following section describes current farmland and soil productivity classification systems, as well as the extent and quality of any agricultural and forest resources present on the project site.

Farmland Classifications

The USDA NRCS uses two systems to determine a soil's agricultural productivity: the Land Capability Classification System and the Storie Index Rating System. The "prime" soil classification of both systems indicates the presence of few to no soil limitations, which, if present, would require the application of management techniques (e.g., drainage, leveling, special fertilizing practices) to enhance production. The Farmland Mapping and Monitoring Program (FMMP), part of the Division of Land Resource Protection, California Department of Conservation (DOC), uses the information from the NRCS to create maps illustrating the types of farmland in the area.

Land Capability Classification System

The Land Capability Classification System takes into consideration soil limitations, the risk of damage when soils are used, and the way in which soils respond to treatment. Capability classes

1 Contra Costa County. *Contra Costa County General Plan.* January 2005.
2 City of Antioch. *City of Antioch General Plan*. Updated November 24, 2003.
3 City of Antioch. *Draft General Plan Update Environmental Impact Report*. July 2003.
4 City of Antioch. *City of Antioch, California Code of Ordinances.* June 24, 2014.
5 U.S. Department of Agriculture, National Resources Conservation Service. *Web Soil Survey*. Available at: http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed August 2017.
6 California Department of Conservation. *Contra Costa County Important Farmland 2014.* Published April 2016.

range from Class I soils, which have few limitations for agriculture, to Class VIII soils, which are unsuitable for agriculture. Generally, as the rating of the capability classification system increases, yields and profits are more difficult to obtain. A general description of soil classification as defined by the NRCS is provided in Table 4.2-1.

Table 4.2-1
Land Capability Classification

Class	Definition
I	Soils have slight limitations that restrict their use.
II	Soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
III	Soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
IV	Soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.
V	Soils are not likely to erode but have other limitations; impractical to remove that limit their use largely to pasture or range, woodland, or wildlife habitat.
VI	Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife habitat.
VII	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife habitat.
VIII	Soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife habitat, or water supply or to aesthetic purposes.

Note: Capability subclasses are soil groups within one class. They are designated by adding a small letter, e, w, s, or c, to the class numeral, for example, IIe. The letter e shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; w shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); s shows that the soil is limited mainly because it is shallow, droughty, or stony; and c, used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

Source: USDA NRCS, *Soil Survey of Contra Costa County*, 1973.

Storie Index Rating System

The Storie Index Rating system ranks soil characteristics according to their suitability for agriculture from Grade 1 soils (80 to 100 rating) which have few or no limitations for agricultural production, to Grade 6 soils (less than 10 rating) which are not suitable for agriculture. Under the Storie Index Rating system, soils deemed less than prime can function as prime soils when limitations such as poor drainage, slopes, or soil nutrient deficiencies are partially or entirely removed. The six grades, ranges in index rating, and definition of the grades, as defined by the NRCS, are provided below in Table 4.2-2.

Table 4.2-2
Storie Index Rating System

Grade	Index Rating	Definition
1 – Excellent	80 through 100	Soils are well suited to intensive use for growing irrigated crops that are climatically suited to the region.
2 – Good	60 through 79	Soils are good agricultural soils, although they may not be so desirable as Grade 1 because of moderately coarse, coarse, or gravelly surface soil texture; somewhat less permeable subsoil; lower plant available water holding capacity, fair fertility; less well drained conditions, or slight to moderate flood hazards, all acting separately or in combination.
3 – Fair	40 through 59	Soils are only fairly well suited to general agriculture use and are limited in their use because of moderate slopes; moderate soils depths; less permeable subsoil; fine, moderately fine or gravelly surface soil textures; poor drainage; moderate flood hazards; or fair to poor fertility levels, all acting alone or in combination.
4 – Poor	20 through 39	Soils are poorly suited. They are severely limited in their agricultural potential because of shallow soil depths; less permeable subsoil; steeper slope; or more clayey or gravelly surface soil texture than Grade 3 soils, as well as poor drainage; greater flood hazards; hummocky micro-relief; salinity; or poor fertility levels, all acting alone or in combination.
5 – Very Poor	10 through 19	Soils are very poorly suited for agriculture, are seldom cultivated and are more commonly used for range, pasture, or woodland.
6 – Non-Agriculture	Less and 10	Soils are not suited for agriculture at all due to very severe to extreme physical limitations, or because of urbanization.

Source: USDA NRCS, *Soil Survey of Contra Costa County*, 1973.

Farmland Mapping and Monitoring Program

The FMMP was established in 1982 to continue the Important Farmland mapping efforts begun in 1975 by the USDA. The intent of the USDA was to produce agriculture maps based on soil quality and land use across the nation. As part of the nationwide agricultural land use mapping effort, the USDA developed a series of definitions known as Land Inventory and Monitoring (LIM) criteria. The LIM criteria classified the land's suitability for agricultural production; suitability included both the physical and chemical characteristics of soils and the actual land use. Important Farmland maps are derived from the USDA soil survey maps using the LIM criteria.

Since 1980, the State of California has assisted the USDA with completing the mapping in the State. The FMMP was created within the California DOC to carry on the mapping activity on a continuing basis, and with a greater level of detail. The California DOC applied a greater level of detail by modifying the LIM criteria for use in California. The LIM criteria in California utilize the Land Capability Classification and Storie Index Rating systems, but also consider physical

conditions such as dependable water supply for agricultural production, soil temperature range, depth of the groundwater table, flooding potential, rock fragment content, and rooting depth.

The California DOC classifies lands into seven agriculture-related categories: Prime Farmland, Farmland of Statewide Importance (Statewide Farmland), Unique Farmland, Farmland of Local Importance (Local Farmland), Grazing Land, Urban and Built-up Land (Urban Land), and Other Land. The first four types listed above are collectively designated by the State as Important Farmlands. Important Farmland maps for California are compiled using the modified LIM criteria and current land use information. The minimum mapping unit is 10 acres unless otherwise specified. Units of land smaller than 10 acres are incorporated into surrounding classifications.

Each of the seven land types are summarized below, based on California DOC's *A Guide to the Farmland Mapping and Monitoring Program*.[7]

Prime Farmland: Prime Farmland is land with the best combination of physical and chemical features able to sustain the long-term production of agricultural crops. The land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. The land must have been used for the production of irrigated crops at some time during the two update cycles (a cycle is equivalent to two years) prior to the mapping date.

Statewide Farmland: Farmland of Statewide Importance is land similar to Prime Farmland, but with minor shortcomings, such as greater slopes or with less ability to hold and store moisture. The land must have been used for the production of irrigated crops at sometime during the two update cycles prior to the mapping date.

Unique Farmland: Unique Farmland is land of lesser quality soils used for the production of the State's leading agricultural crops. The land is usually irrigated, but may include non-irrigated orchards or vineyards, as found in some climatic zones in California. The land must have been cultivated at some time during the two update cycles prior to the mapping date.

Local Farmland: Farmland of Local Importance is land of importance to the local agricultural economy, as determined by each county's Board of Supervisors and a local advisory committee. Contra Costa County local farmland includes lands which do not qualify as Prime, Statewide, or Unique designation, but are currently irrigated crops or pasture or non-irrigated crops; lands that would meet the Prime or Statewide designation and have been improved for irrigation,

[7] California Department of Conservation, Division of Land Resource Protection. *A Guide to the Farmland Mapping and Monitoring Program*. 2004.

but are now idle; and lands that currently support confined livestock, poultry operations and aquaculture.

Grazing Land: Grazing Land is land on which the existing vegetation, whether grown naturally or through management, is suited to the grazing of livestock. The minimum mapping unit for this category is 40 acres.

Urban Land: Urban and Built-up Land is occupied with structures with a building density of at least one unit to one-half acre. Uses may include but are not limited to, residential, industrial, commercial, construction, institutional, public administration purposes, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other development purposes. Highways, railroads, and other transportation facilities are mapped as part of this unit, if they are part of a surrounding urban area.

Other Land: Other Land is land that is not included in any other mapping categories. The following uses are generally included: rural development, brush timber, government land, strip mines, borrow pits, and a variety of other rural land uses.

Project Site Characteristics

The proposed project site consists of approximately 551.5 acres of undeveloped land within the voter-approved Urban Limit Line (ULL) and is bounded by a single-family residential subdivision to the north, undeveloped land to the south (planned for future development), Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east, and undeveloped land (planned for future residential) to the west. It should be noted that the Sand Creek Focus Area, including the project site, as well as the undeveloped land to the south and west of the site, has been planned for future urbanization since the 1988 Antioch General Plan. According to the Contra Costa County Williamson Act map published by the California DOC, the project site is not under a Williamson Act contract[8]. Currently, the project site includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site.

The Antioch General Plan does not identify farmland or agricultural resources within the project site, and the site is not designated or zoned for farmland or agricultural uses. As noted previously, the project site is designated in the City of Antioch's General Plan as Golf Course Community/Senior Housing/Open Space, Hillside and Estate Residential, and Public/Quasi Public. The site is currently zoned Study Zone (S). In addition, forestland or timberland resources are not located on the project site.

[8] Contra Costa County Department of Conservation and Development. *2016 Agricultural Preserves Map Contra Costa County, California*. February 2017.

Soil Classifications

According to the NRCS Web Soil Survey of Contra Costa County, the project site consists of the following soils.[9]

- Altamont clay, nine to 15 percent slopes, MLRA 15 (map symbol AbD);
- Altamont clay, 15 to 30 percent slopes, MLRA 15 (AbE);
- Altamont-Fontana complex, 30 to 50 percent slopes (AcF);
- Briones loamy sand, five to 30 percent slopes (BdE);
- Capay clay, zero to two percent slopes (CaA);
- Clear Lake clay, zero to 15 percent slopes, MLRA 15 (Cc); and,
- Rincon clay loam, zero to two percent slopes (RbA).

The soils are summarized below in Table 4.2-3 and shown in Figure 4.2-1. As shown in Table 4.2-3, the on-site soils are Grade 1, 3, and 4 soils. Grade 1 soil has few limitations that restrict their use for crops. Grade 3 soils are suited to a few crops or to special crops and require special managements. Grade 4 soils are used for crops, are severely limited and require special management. Therefore, according to the Contra Costa County Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance, soils CaA, Cc, and RbA meet the criteria for Prime Farmland, and soil AbD meets the criteria for Farmland of Statewide Importance.

Table 4.2-3
On-Site Land Capability Classification and Storie Index Rating

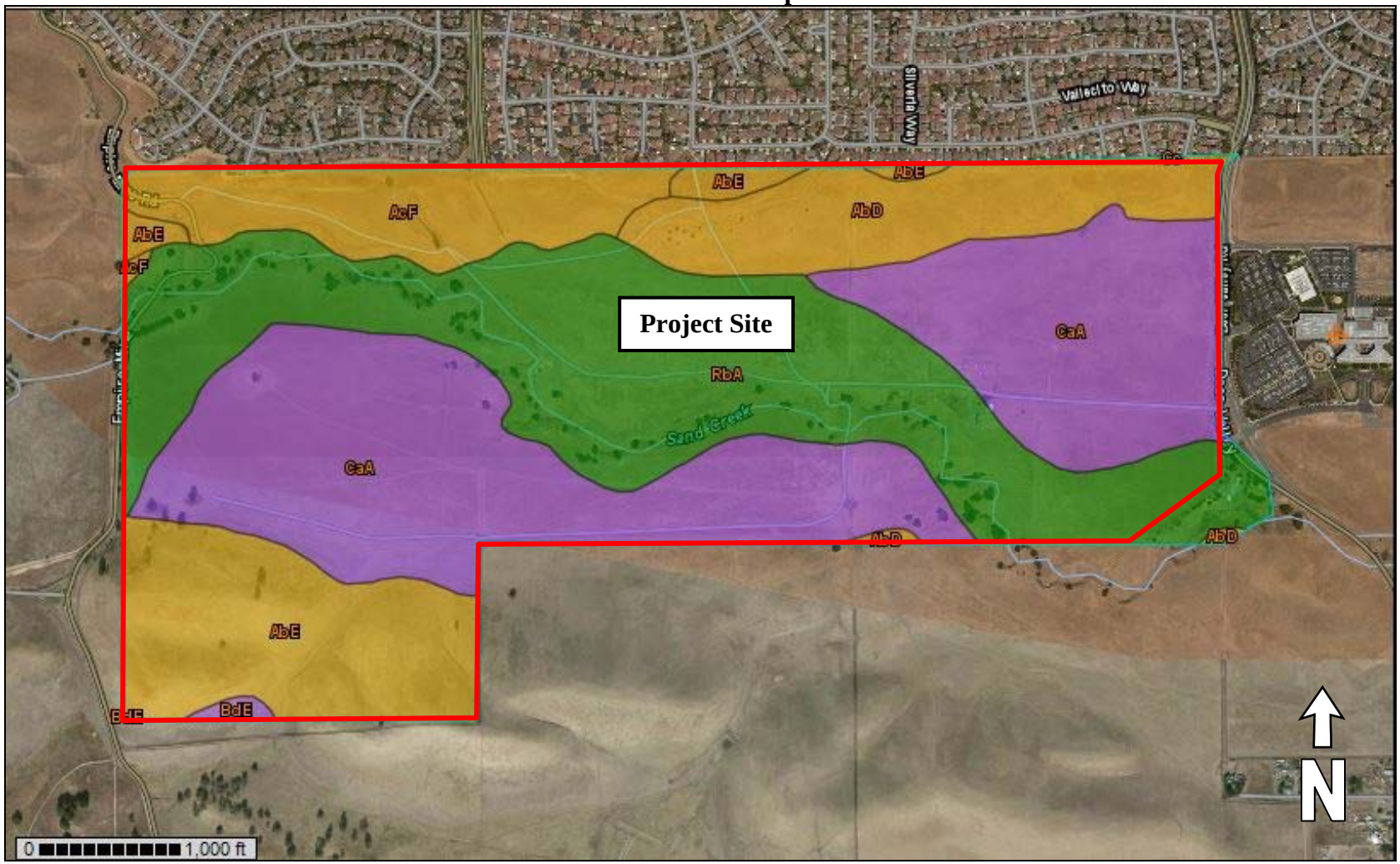
Soil Name and Map Symbol	Land Capability Classification	Storie Index	Grade
Altamont clay (AbD)	IIIe-5(15)	38	4
Altamont clay (AbE)	IIIe-5(15)	33	4
Altamont-Fontana complex (AcF)	IVe-5(15)	24	4
Briones loamy sand (BdE)	Ve-1(15)	41	3
Capay clay (CaA)	IIs-5(17)	45	3
Clear Lake clay (Cc)	IIs-5(17)	25	4
Rincon clay loam (RbA)	IIs-3(17)	90	1

Note: * Capability subclasses are soil groups within one class. They are designated by adding a small letter, e, w, s, or c, to the class numeral, for example, IIe. The letter e shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; w shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); s shows that the soil is limited mainly because it is shallow, droughty, or stony; and c, used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

Source: USDA Soil Conservation Service, Soil Survey of Contra Costa County, 1977.

[9] U.S. Department of Agriculture, National Resources Conservation Service. *Web Soil Survey*. Available at: http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed August 2017.

Figure 4.2-1
On-Site Soil Map



Source:USDA, National Resources Conservation Service, Web Soil Survey, Accessed August 15, 2017

Soil Descriptions

The seven different soil types found on-site are discussed in detail below.

- *Altamont clay, nine to 15 percent slopes (AbD)* is located on smooth, rolling hills. Permeability of the Altamont clay is slow. Surface runoff is slow to medium where the soil is tilled and exposed. The hazard of erosion is slight to moderate and slight in areas of range. The available water capacity is six and a half to ten inches, and the effective rooting depth is 40 to 60 inches. The soil is used principally for range, dryland grain and some volunteer hay. The land capability unit is IIIe-5(15); Clayey range site.

- *Altamont clay, 15 to 30 percent slopes (AbE)* is located on rolling hills. Permeability of the Altamont clay is slow. Surface runoff is slow to medium where the soil is tilled and exposed. The hazard of erosion is slight to moderate, and slight in areas of range. The available water capacity is six and a half to ten inches, and the effective rooting depth is 40 to 60 inches. The soil is used mainly for range, dryland grain, and some volunteer hay. The land capability unit is IIIe-5(15); Clayey range site.

- *Altamont-Fontana complex, 30 to 50 percent slopes (AcF)* is located on foothills in the eastern upland of Contra Costa County. Permeability of Altamont-Fontana complex is slow. When the soils are bare, surface runoff is medium to rapid and the erosion hazard is moderate to high. The available water capacity is six and a half to ten inches, and the effective rooting depth is 40 to 60 inches. This soil is used principally for range and dryland grain or grain hay. The land capability unit is IVe-5(15); Clayey range site.

- *Briones loamy sand, five to thirty percent slopes (BdE)* is located on uplands. Permeability of Briones loamy sand is rapid. Surface runoff is medium to rapid, and the hazard of erosion is moderate to high where the soil s tilled and exposed. The available water capacity is one and a half to four inches, and the effective rooting depth is 20 to 40 inches. The soil is used mainly for range, and new areas are used for homesites. The land capability unit is Ve-1(15); Sandy range site.

- *Capay clay, zero to two percent slopes (CaA)* is located in basins or on low benches. Permeability of Capay clay is slow. Surface runoff is very slow, and the erosion hazard is none where the soil is tilled and exposed. The available water capacity is eight and a half to ten inches, and the effective rooting depth is more than 60 inches. The soil is used mainly for irrigated sugar beets, tomatoes, head lettuce, almonds, walnuts, apricots, and barley. The land capability unit is IIs-5(17).

- *Clear Lake clay, zero to 15 percent slopes (Cc)* is located in basins in the coastal valleys. Permeability of the Clear Lake clay is slow. Surface runoff is very slow, and the erosion hazard is none where the soil is tilled and exposed. The available water capacity is 8 to 10 inches, and the effective rooting depth is more than 60 inches. The soil is used principally for dryland small grain and volunteer hay, and for homesites. The land capability unit is IIs-5(17).

- *Rincon clay loam, zero to two percent slopes (RbA)* is formed in alluvial valley fill from sedimentary rocks. Permeability to this Rincon clay loam is slow. Surface runoff is slow, and the erosion hazard is none to slight where the soil is tilled and exposed. The available water capacity is nine to ten inches, and the effective rooting depth is more than 60 inches. The soil is used principally for irrigated nut crops, fruit, row crops, and forage crops. The land capability unit is IIs-3(17).

Important Farmland Designation

As illustrated in Figure 4.2-2, the California DOC has designated areas of the project site as Farmland of Local Importance and Grazing Land.[10] Farmland of Local Importance are lands typically used for livestock grazing, capable of producing dryland grain on a two year summer fallow of longer rotation with volunteer hay and pasture. Grazing Land is land on which existing vegetation is suited to the grazing of livestock.

Forest Land and Timberland

According to Public Resources Code section 12220(g), "forest land" is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The site is not zoned forest land pursuant to Public Resources Code section 12220(g), and forest land does not exist on-site. In addition, the site is not zoned for forest land (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g]).

4.2.3 REGULATORY CONTEXT

Many agencies have developed laws and regulations designed to protect agricultural and forest resources. The following discussion contains a summary review of the regulatory controls pertaining to agricultural resources, including State and local laws and ordinances.

State Regulations

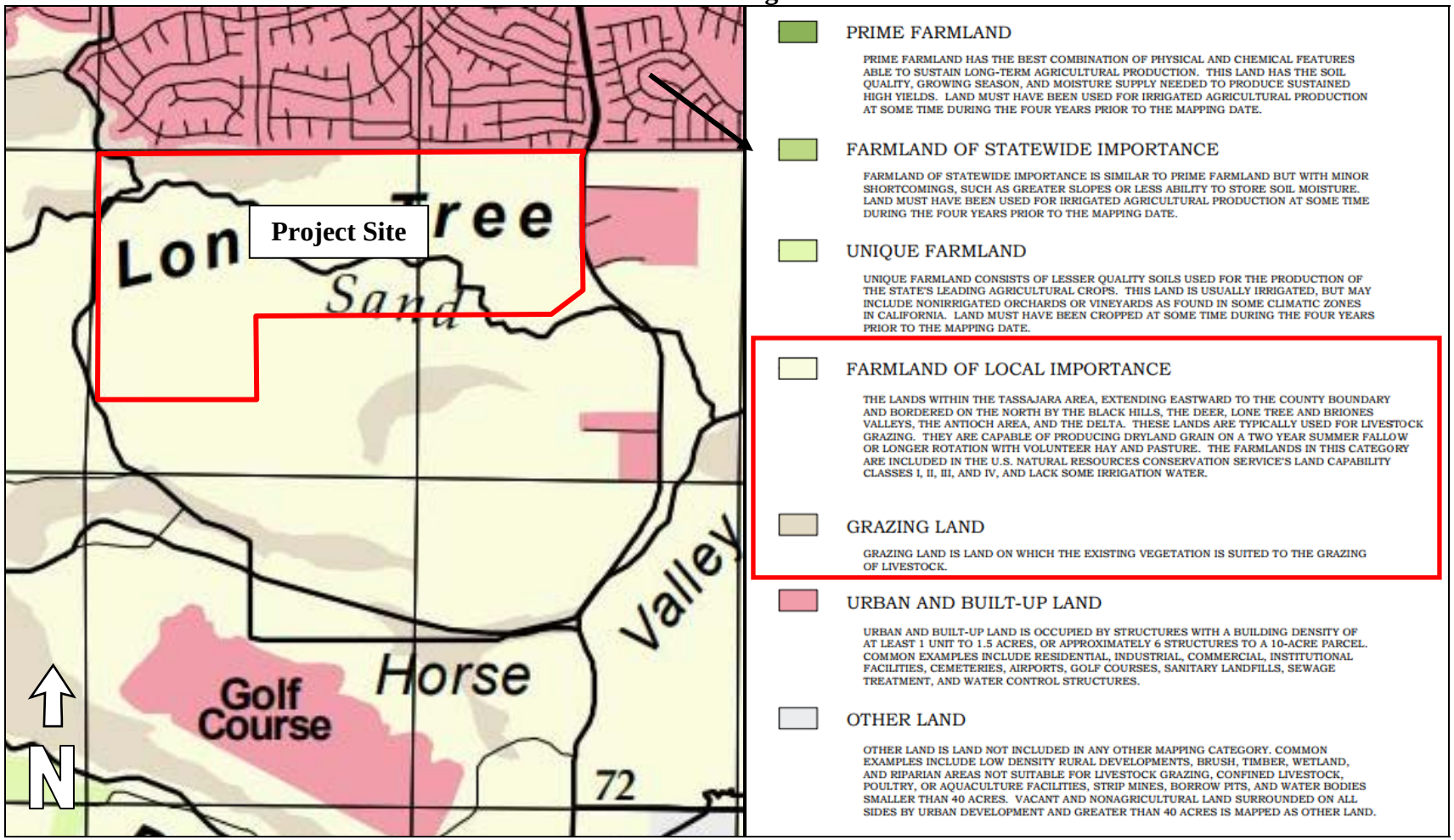
The following are the State environmental laws and policies relevant to agricultural resources.

California Land Conservation Act

Under the provisions of the Williamson Act (California Land Conservation Act 1965, Section 51200), landowners contract with the County to maintain agricultural or open space use of their lands in return for reduced property tax assessment. The contract is self-renewing and the landowner may notify the County at any time of intent to withdraw the land from its preserve status.

[10] California Department of Conservation, Division of Land Resource Protection. *A Guide to the Farmland Mapping and Monitoring Program*. 2004.

Figure 4.2-2
FMMP Designation



Source: California Department of Conservation, Contra Costa County Important Farmland 2014, April 2016.

Withdrawal involves a ten-year period of tax adjustment to full market value before protected open space can be converted to urban uses. Consequently, land under a Williamson Act Contract can be in either renewal status or non-renewal status. Lands with a non-renewal status indicate the farmer has withdrawn from the Williamson Act Contract and is waiting for a period of tax adjustment for the land to reach its full market value. As noted previously, the properties making up the proposed project site are not under a Williamson Act contract.

Local Regulations

The following are local government environmental laws and policies relevant to agricultural resources.

City of Antioch General Plan

Agricultural uses are included in the "Open Space" land use designation in the Antioch General Plan. The General Plan contains policies intended would help reduce the impacts resulting from conversion of open lands to urban uses. However, none of these expressly address agricultural uses, forest land or timberland.

Antioch Zoning Code

Antioch's zoning code does not contain any districts expressly established for agricultural, forest land or timberland production.

4.2.4 IMPACTS AND MITIGATION MEASURES

The discussion below describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to agricultural resources. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

An agricultural impact may be considered to be significant if implementation of the proposed project would result in any of the following:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance ("Farmland"), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- Conflict with existing zoning for agricultural use or a Williamson Act contract;
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g]);
- Result in the loss of forest land or conversion of forest land to non-forest use; or

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

Method of Analysis

Evaluation of potential impacts of the proposed project on agricultural resources were based on the following: the Antioch General Plan; the Antioch General Plan EIR; the USDA NRCS Web Soil Survey performed for the project site; the Soil Survey of Contra Costa County; the California DOC's FMMP; and the Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance, Contra Costa County. The standards of significance listed above are used to delineate the significance of any potential impacts.

Project-Specific Impacts and Mitigation Measures

The following discussion of agricultural resources impacts is based on implementation of the proposed project in comparison to existing conditions and the standards of significance presented above. As discussed in Chapter 3 of this EIR, Project Description,, the proposed project includes two potential development scenarios: development of the project site under a Multi-Generational Plan, which would include market-rate development as well as age restricted developments, or development of the project site under a Traditional Plan, which would include solely market-rate development of the site. Both development scenarios would involve disturbance of similar areas of the project site, with similar land use intensities. It should be noted that while two development scenarios are currently being considered, ultimately, only one development scenario would be implemented.

4.2-1 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance ("Farmland"), or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. Based on the analysis below, the impact is *less than significant.*

The two scenarios would result in a similar development area and would involve similar land uses. Considering the similarities between the scenarios, potential impacts from both scenarios are considered below.

Multi-Generational Plan and Traditional Plan

CEQA guidelines defines "Agricultural land" as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland, which are collectively referred to in the industry as Important Farmland. According to the DOC, the project site is designated as Farmland of Local Importance and Grazing Land. Farmland of Local Importance are lands typically used for livestock grazing, capable of producing dryland grain on a two year summer fallow of longer rotation with volunteer hay and pasture. Some of the soils on-site meet the criteria for Prime Farmland and Farmland of Statewide Importance; however, the project site does not include land designated as such per the DOC's FMMP (see Figure

4.2-2). In addition, the site is not zoned for Agricultural Resources and the project site is designated for development in the Antioch General Plan.

With the exception of 194.5 and 199.5 acres that would be preserved as open space under the Multi-Generational and Traditional Plans, respectively, the approximately 551.5-acre proposed project site would be developed with residential and commercial uses and associated improvements. The entirety of the site would cease to be used for grazing purposes. Nonetheless, because the proposed project site is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, development of the proposed project would have a ***less-than-significant*** impact regarding the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses.

Mitigation Measure(s)
None required.

4.2-2 Conflict with existing agricultural zoning or a Williamson Act contract, or conflict with existing forest land or timberland zoning, or result in the loss of forest land or conversion of forest land to non-forest use. Based on the analysis below, the project would have *no impact.*

As noted above, both the Multi-Generational and Traditional Plans would result in a similar development area and would involve similar land uses. Considering the similarities between the scenarios, potential impacts from both scenarios are considered below.

Multi-Generational Plan and Traditional Plan

As noted previously, the project site is not under a Williamson Act contract, and the project site is not designated or zoned for agricultural uses per the Antioch General Plan or Municipal Code. In addition, the project site is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]).

Therefore, the proposed project would not conflict with zoning for agricultural use, a Williamson Act Contract, forest land or timberland zoning, or result in the loss of forest land or conversion of forest land to non-forest use and ***no impact*** would occur.

Mitigation Measure(s)
None required.

Cumulative Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in combination with other proposed and pending projects in the region. Other proposed and pending

projects in the region under the cumulative context would include buildout of the City's General Plan, as well as development of the most recent planned land uses within the vicinity of the project area. A list of planned developments within the project region is included in Chapter 4.12 of this EIR, Transportation and Circulation.

4.2-3 Cumulative changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. Based on the analysis below, the impact is *less than significant.*

As noted above, both the Multi-Generational and Traditional Plans would result in a similar development area and would involve similar land uses. Considering the similarities between the scenarios, potential impacts from both scenarios are considered below.

Multi-Generational Plan and Traditional Plan

The Antioch General Plan EIR analyzed impacts to agricultural resources associated with the buildout of the entire General Plan. Section 5.3.1 of the Antioch General Plan EIR concluded that the General Plan update would result in the conversion of agricultural land and open space lands to a variety of urban uses. The General Plan EIR also concluded that implementation of proposed General Plan policies and mitigation measures would help reduce the impacts resulting from conversion of open lands (defined to include agricultural lands) to urban uses, but that the potential loss of such lands would remain a significant unavoidable cumulative impact. However, insofar as that discussion addresses loss of Farmland, the discussion pertained only to the Roddy Ranch and Ginnochio Focus Areas. The proposed project is located in the Sand Creek Focus Area and is designated for urban development.

Both the Multi-Generational and Traditional Plans include a General Plan Amendment to the Land Use Map to change the land use designations of the site to Low Density Residential, Medium Low Density Residential, Mixed Use, Public/Quasi Public, and Open Space. In addition, the Multi-Generational Plan would designate a portion of the site as Senior Housing. However, the type and intensity of development proposed would be similar to what has been previously considered in the City's General Plan and analyzed in the General Plan EIR.

Development of the proposed project in combination with other proposed and pending projects in the region associated with buildout of the Antioch General Plan could result in impacts associated with the conversion of farmland or other agricultural land (as noted in the General Plan EIR). However, as discussed above in Impact 4.2-1, the project site is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the proposed project site is not zoned or designated for agricultural, forest land, or timberland uses. Therefore, the proposed project would not contribute to the cumulative loss of Important Farmland in the region and would not conflict with forest

land or timberland zoning, affect agricultural and timber resources or operations, or result in the loss of forest land or conversion of forest land to non-forest use.

Because the proposed project would not result in the conversion of forest land or agricultural land to non-forest or non-agricultural uses beyond that anticipated within the Antioch General Plan EIR, the project's incremental contribution to the cumulative loss of agricultural and forest land would be considered ***less than significant***.

Mitigation Measure(s)
None required.