
IV. ENVIRONMENTAL IMPACT ANALYSIS

C. AGRICULTURAL RESOURCES

INTRODUCTION

This section of the Revised Draft EIR provides a description of agricultural resources within the City of Healdsburg, information on regulations and agencies with jurisdiction over the Project area, proposed General Plan policies relevant to agricultural resources, and an analysis of potential impacts related to agricultural resources resulting from implementation of the proposed General Plan. Information used to prepare this section was taken from the *Healdsburg 2030 General Plan Background Report* –(January 2009 Draft), *California Agricultural Resource Directory 2006*, *Sonoma County 2006 Agricultural Crop Report*, *Farmland Mapping and Monitoring Program Guidelines*, *Sonoma County Williamson Act Lands 2006 Map*, and *Sonoma County General Plan 2020 EIR*, Agricultural and Timber Resources (2008).

ENVIRONMENTAL SETTING

Physical Setting

Regional Agricultural Resources

In 2005, Sonoma County was ranked 15th of all counties in California according to total value of agricultural production. Sonoma County's total agricultural production value was approximately \$638 million and its leading commodities were wine grapes, milk, livestock and poultry, cattle and calves, and nursery ornamentals.¹ Table IV.C-1 shows the total value in 2005 and 2006 for crops within the County. Fruit and nut crops, which include grapes, had the highest total value of approximately \$437 million and \$436 million in 2005 and 2006, respectively. Livestock and poultry products showed the greatest change in total value, a decline of 31.6 percent, between 2005 and 2006.

According to the Department of Conservation (DOC), 154 acres of agricultural land have been converted to urban and built-up land in the county between the years 2002 to 2004. Of that acreage, 137 acres were designated as important farmland. During that same time period, 12 acres of urban and built up land were converted to important farmland. Therefore, the County experienced a net loss of 142 acres of agricultural land to urbanization between the years 2002 to 2004.

From 2002 to 2004, 683 additional acres of agricultural land were converted to "other" land uses. Examples of other land uses include low density rural developments; areas not suitable for livestock grazing, confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres.

¹ *California Department of Food and Agriculture, California Agricultural Resource Directory 2006 – California Agriculture Overview/Summary.*

**Table IV.C-1
Total Value of Sonoma County Crops**

Crop	Dollar Value		Change (percent)
	2005	2006	
Apiary Products	130,800	144,300	10.3
Field Crops	7,180,300	5,962,500	-17.0
Vegetable Crops	6,680,300	7,416,600	11.0
Nursery Products	31,446,800	27,167,400	-13.6
Livestock and Poultry	54,139,700	38,350,300	-29.2
Livestock and Poultry Products	100,329,800	75,442,100	-31.6
Fruit and Nut Crops	437,378,600	436,134,600	-0.3
Total Value	637,286,300	590,617,800	-7.3
<i>Source: County of Sonoma Agricultural Commissioner, Sonoma County 2006 Agricultural Crop Report.</i>			

Local Agricultural Resources

Farmland Mapping and Monitoring Program

The DOC, under the Division of Land Resources, operates the Farmland Mapping and Monitoring Program (FMMP), which monitors the conversion of the State's farmland to and from agricultural use. The program also produces a biannual report on the amount of land converted from agricultural to non-agricultural use. The program maintains an inventory of state agricultural land and updates its "Important Farmland Series Map" every two years. The FMMP is an informational service that does not constitute state regulation of local land use decisions. The FMMP map identifies eight classifications of land capability, which are described below.²

Prime Farmland

Prime Farmland is land which has the best combination of physical and chemical characteristic for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

² Department of Conservation, Division of Land Resource Protection, *Soil Criteria and Mapping Categories excerpted from the FMMP Guidelines*, website: http://www.consrv.ca.gov/DLRP/fmmp/overview/prime_farmland_fmmp.htm, October 22, 2007.

Farmland of Statewide Importance

Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. It does not include publicly-owned lands for which there is an adopted policy preventing agricultural use.

Unique Farmland

Unique Farmland is land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, that has been used for the production of specific high economic value crops at some time during the two update cycles prior to the mapping date. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality and/or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Farmland of Local Importance

Farmland of Local Importance is either currently producing crops, has the capability of production, or is used for the production of confined livestock. Farmland of Local Importance is land other than Prime Farmland, Farmland of Statewide Importance or Unique Farmland. This land may be important to the local economy due to its productivity or value. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Grazing Land

Grazing Land is defined in Government Code §65570(b)(3) as, "...land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock." The minimum mapping unit for Grazing Land is 40 acres. Grazing Land does not include land previously designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance, and heavily brushed, timbered, excessively steep, or rocky lands which restrict the access and movement of livestock.

Urban and Built-Up Land

Urban and Built-up Land is used for residential, industrial, commercial, construction, institutional, public administrative 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 a part of Urban and Built-up Land if they are a part of the surrounding urban areas.

Units of land smaller than ten acres will be incorporated into the surrounding map classifications. The building density for residential use must be at least one structure per 1.5 acres (or approximately 6 structures per 10 acres). Urban and Built-up Land must contain man-made structures or buildings under construction, and the infrastructure required for development (e.g., paved roads, sewers, water, electricity, drainage, or flood control facilities) that are specifically designed to serve that land. Parking lots, storage and distribution facilities, and industrial uses such as large packing operations for agricultural produce will generally be mapped as Urban and Built-up Land even though they may be associated with agriculture.

Urban and Built-up Land does not include strip mines, borrow pits, gravel pits, farmsteads, ranch headquarters, commercial feedlots, greenhouses, poultry facilities, or road systems for freeway interchanges outside of areas classified as Urban and Built-up Land areas. Within areas classified as Urban and Built-up Land, vacant and nonagricultural land which is surrounded on all sides by urban development and is less than 40 acres in size will be mapped as Urban and Built-up. Vacant and nonagricultural land larger than 40 acres in size will be mapped as Other Land.

Other Land

Other Land is that which is not included in any of the other mapping categories. The following types of land are generally included:

- (a) rural development which has a building density of less than one structure per 1.5 acres, but with at least one structure per ten acres;
- (b) brush, timber, wetlands, and other lands not suitable for livestock grazing;
- (c) government lands not available for agricultural use;
- (d) road systems for freeway interchanges outside of Urban and Built-up Land areas;
- (e) vacant and nonagricultural land larger than 40 acres in size and surrounded on all sides by urban development;
- (f) confined livestock, poultry, or aquaculture facilities, unless accounted for by the county's Farmland of Local Importance definition;
- (g) strip mines, borrow pits, gravel pits, and ranch headquarters, or water bodies smaller than 40 acres; and
- (h) a variety of other rural land uses.

Land Committed to Nonagricultural Use

Land Committed to Nonagricultural Use is land that is permanently committed by local elected officials to nonagricultural development by virtue of decisions which cannot be reversed simply by a majority vote of a city council or county board of supervisors.

Farmland Classifications in the Planning Area

According to the FMMP information displayed in Figure IV.C-1, most of the Planning Area is classified as Urban and Built Up Land. However, as shown in Table IV.C-2, there are approximately 140 acres of land classified as Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, or Unique Farmland within the Planning Area.

**Table IV.C-2
Agricultural Resources in the Planning Area**

Land Capability Classification	Acres
Prime Farmland	41.2
Farmland of Statewide Importance	10.2
Farmland of Local Importance	80
Unique Farmland	6.8
Total	138.2
<i>Source: State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Sonoma County, City of Healdsburg, and Christopher A. Joseph and Associates, 2007.</i>	

Areas classified as Prime Farmland within the Planning Area include the 16.33-acre parcel (Carraro property) currently planted as a vineyard located between Magnolia and Kinley Drive, 18.8 acres currently used for non-agricultural purposes located in the southern part of the city between Healdsburg Avenue and the Russian River, and 0.7 acres located west of U.S. Highway 101 between West North Street and West Grant Street. Sub-Area B includes 5.4 acres classified as Prime Farmland and 18.7 acres classified as Farmland of Local Importance that are currently planted with vineyards. Sub-Area C includes 10.2 acres classified as Farmland of Statewide Importance and 4.1 acres classified as Unique Farmland, approximately 12.5 acres of which are planted with vineyards. Approximately 2 additional acres of vineyards will be planted by the Saggio Hills project. There are also 2.7 acres classified as Unique Farmland located in the southernmost part of the city between Healdsburg Avenue and the Russian River that are currently used for non-agricultural purposes. Farmland of Local Importance includes 15.4 acres currently planted as a vineyard between Grove Street and U.S. Highway 101, 14.9 acres currently used for non-agricultural purposes located between Healdsburg Avenue and the railroad south of the Russian River bridge, 12.5 acres located in the southernmost part of the city between the railroad and U.S. Highway 101 south of Grant Avenue, and 18.5 acres between Foreman Road and Foreman Lane east of Healdsburg Avenue adjacent to the wastewater treatment plant.

Natural Resources Conservation Service Soil Survey for Sonoma County

The Planning Area consists of the soil types illustrated in Figure IV.C-2. The existing soil, water availability and quality are some of the predominant factors that determine where agricultural will occur

This page intentionally left blank.

Figure IV.C-1 Local Agricultural Resources

This page intentionally left blank.

Figure IV.C-2 Local Soil Types

This page intentionally left blank.

Page 2 of Figure IV.C-2 Local Soil Types (legend)

This page intentionally left blank.

and what type of crops will be grown. Soil units are classified according to their characteristics with an emphasis on those features that influence their suitability for the growing of crop plants, grasses and trees. In many places throughout the County, soil units form a mixed pattern so that they have been grouped based on similar characteristics and are represented as an association. An association is made up of two or more soil units that are represented as one unit on the map. Within these soil types, minor soil differences, such as the variations in effective rooting depth, slope, erosion, drainage and salt content or alkali content maybe an important factor for agricultural production.

Surrounding Agricultural Resources

The city lies at the intersection of three rich agricultural valleys - Russian River Valley, Dry Creek Valley and Alexander Valley. According to the DOC, the city is surrounded by land classified as Farmland of Local Importance, Other Land, and Grazing Land to the north. To the east, the city is bordered by land classified as Grazing Land and Other Land. Land to the south and west is predominantly Prime Farmland.

Regulatory Setting

Federal

No federal plans, policies, regulations or laws related to agricultural resources are applicable to the proposed Project.

State

Land Conservation Act of 1965 (the Williamson Act)

The California Land Conservation Act of 1965 (or Williamson Act) (California Government Code Section 51200) recognizes the importance of agricultural land as an economic resource that is vital to the general welfare of society. The enacting legislation declares that the preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the State's economic resources, and is necessary not only to the maintenance of the agricultural economy of the State, but also for the assurance of adequate, healthful, and nutritious food for future residents of the State and the nation. Intended to assist the long-term preservation of prime agricultural land in the State, Williamson Act contracts provide the agricultural landowner with a substantial property tax break for keeping land in agricultural use. When under contract, the landowner no longer pays property tax for an assessed valuation based upon the property's urban development potential. The Williamson Act stipulates that for properties under contract, "the highest and best use of such land during the life of the contract is for agricultural uses." Therefore, property under contract is assessed and taxed based upon its agricultural value. Williamson Act contracts remain in effect for ten years unless the property owner files for a notice of non-renewal with the County. To be eligible for Williamson Act designation, land must be used to produce an agricultural commodity that is plant or animal and is produced in California for commercial purposes.

Regional/Local***Sonoma County Local Agency Formation Commission***

The Sonoma County LAFCO is an independent agency, established by state law and comprised of representatives of the County, cities, special districts, and the public. The Sonoma County LAFCO is responsible for reviewing, approving, or disapproving changes in organization to cities and special districts, including annexations, detachments, new formations, and incorporations. Commissions must, by law, create Municipal Service Reviews and update spheres of influence for each independent local governmental jurisdiction within their countywide jurisdiction.

The broad goals of the Sonoma County LAFCO include ensuring the orderly formation of local governmental agencies, preserving agricultural and open space lands, and discouraging urban sprawl. To achieve these objectives, every LAFCO must adopt for each local agency a sphere of influence that sets forth the geographical area within which properties are eligible to annex to the city or district. The factors to be considered in this process are:

- present and planned land uses, including agricultural and open space lands;
- present and probable need for public facilities and services;
- capacity of public facilities and adequacy of public services; and
- social and economic interests.

The Sonoma County LAFCO has adopted spheres of influence for the nine incorporated cities, independent and County-dependent districts, service areas and zones. LAFCO has also adopted the following policies pertaining to urban expansion:

- **Urban Growth Boundaries:** Support the establishment of urban growth boundaries and find that they should be coordinated with LAFCO spheres of influence.
- **Community Separators:** Within designated community separators, disapprove annexations and spheres of influence by cities, sewer districts or water districts and request County Board of Supervisors to initiate discussions with cities on guidelines, agreements, acquisition, replacement and other procedures to protect community separators.
- **Agriculture:** Consider impacts on agricultural resources and discourage conversion to urban uses of designated agricultural and open space land.

PROPOSED GENERAL PLAN POLICIES AND IMPLEMENTATION MEASURES

Proposed General Plan policies and implementation measures that affect or pertain to agricultural resources are listed below.

Policies

- *LU-A-1:* An Urban Service Area/Urban Growth Boundary is established, as shown on the Land Use Plan, and shall be in effect for a period of twenty years after its adoption or until December 31, 2016. No new development shall be permitted outside the Urban Service Area/Urban Growth Boundary other than public parks, public schools, public facilities that implement the goals and policies of the Public Facilities and Services Element, and open space used for any of the purposes set forth in state law, including agricultural uses.
- *LU-B-2:* The City will support the de-annexation of the 16-acre property at 2250 Magnolia Drive in order to promote its continued use for agricultural purposes.
- *LU-C-4:* Development at the interface of different land use designations shall be designed to ensure compatibility between the uses.
- *NR-D-2:* The City will encourage the County to retain agricultural uses on lands surrounding the Urban Service Area/Urban Growth Boundary.
- *NR-D-3:* The City will support continuation of the local farmers market as an important part of the fabric and culture of the community and to promote the sustainability of local agriculture.

Policy Implementation Measures

- *NR-9:* Support the continuation of local farmers markets.
- *LU-1:* Amend the Municipal Code to reflect the “extraordinary circumstances” under which extensions of city water and/or sewer service outside of the Urban Service Area/Urban Growth Boundary may occur and establish a requirement that findings be made for such extensions, including the following:
 - (a) The land use to which the water and/or sewer service would be extended is consistent with all applicable policies of the General Plan;
 - (b) The land use to which the water and/or sewer service would be extended is compatible with open space uses as defined in state law, does not interfere with accepted agricultural practices, and does not adversely affect the stability of land use patterns in the area;
 - (c) The property to which the water and/or sewer service would be extended is immediately adjacent to land already served by the service(s) to be extended; and,
 - (d) Specific circumstances, unique to the property to which the water and/or sewer service would be extended, would otherwise deprive the property of privileges enjoyed by other comparable property outside the Urban Service Area/Urban Growth Boundary and in the vicinity of the property to be served.
- *LU-6:* Rescind the Ridgeline North Area Plan to reflect the property’s purchase by the Sonoma County Agricultural Preservation and Open Space District for a natural open space preserve.

- *LU-8*: Continue to collaborate with Sonoma County, Sonoma County LAFCO, the Sonoma County Agricultural Preservation and Open Space District and other agencies to ensure that unincorporated areas within the Healdsburg Planning Area and in proximity to it are primarily non-urban uses such as rural residential, agricultural and open space.

ENVIRONMENTAL IMPACTS

Methodology

Impacts associated with agricultural resources were evaluated based on the information found within the *Healdsburg 2030 General Plan Background Report, California Agricultural Resource Directory 2006, Sonoma County 2006 Agricultural Crop Report, Farmland Mapping and Monitoring Program Guidelines, Sonoma County Williamson Act Lands 2006 Map, and Sonoma County General Plan 2020 Draft EIR, Agricultural and Timber Resources.*

Thresholds of Significance

In accordance with Appendix G to the CEQA Guidelines, the proposed Project would have a significant impact related to agricultural resources if it would:

- (a) 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;
- (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract; or
- (c) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use.

Project Impacts

Impact IV.C-1: The proposed Project could 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.

Table IV.C-2 shows that approximately 59 acres of Farmland (i.e., Prime Farmland, Unique Farmland and Farmland of Statewide Importance) are located within the Planning Area. Of these 59 acres, only one parcel of approximately 16 acres has been developed with agricultural uses. Additionally, only two areas, comprising approximately 38 acres, are among the parcels that would undergo a land use reclassification according to the proposed Land Use Map.

Under the current General Plan, the 16.33-acre parcel (the Carraro property) located between Magnolia and Kinley Drive that is classified as Prime Farmland is designated as Agriculture (A), which allows agricultural uses such as vineyards, orchards, and row crops; residential uses within the density range of

0-.20 dwelling units per gross acre; and light and heavy industrial uses directly related to agriculture. The proposed General Plan would change this designation to Open Space (OS), which allows virtually the same uses.

Four parcels located between Healdsburg Avenue and U.S. Highway 101 at the southern end of the city consist of approximately 22 acres that are classified as Prime Farmland or Unique Farmland but are not in agricultural use. The three southern parcels are designated by the current General Plan as Highway Commercial (HC), which allows hotels, motels, restaurants, service stations, retail stores catering principally to highway travelers and tourists, and for similar and compatible uses. The HC Designation also allows high density residential development within the density range of 8 to 16 units per acre. The proposed General Plan would change this designation to Mixed Use (MU), which allows commercial uses, including retail, office, services, visitor accommodations, public and quasi-public uses when compatible with the overall purpose and character of the designation, and similar and compatible uses, which serve residents and/or visitors in a manner that does not undermine the role of the downtown as the commercial center of Healdsburg. The MU Designation also allows high density residential development within the density range of 10 to 16 units per acre.

Of the four parcels, the northern parcel is designated by the current General Plan as Heavy Industrial (HI), which allows industrial parks, warehouses, wineries, lumber mills, and manufacturing and industrial uses that may generate heavy truck and equipment traffic, and for similar and compatible uses. The proposed General Plan would change this designation to Industrial (I), which allows industrial parks, manufacturing, warehouses, wineries, lumber mills and storage yards, research/office parks, health clubs, offices accessory to an allowed use or in buildings that were built for that purpose, public and quasi-public uses when compatible with the overall purpose and character of the designation, and similar and compatible uses.

The change in designation from A to OS for the 16.33-acre parcel discussed above would not change the likelihood of its conversion to non-agricultural use because the proposed OS designation limits uses to virtually the same as the A designation. Furthermore, Policy LU-B-2 would promote the continued use for agricultural purposes of this property through de-annexation. Similarly, the reclassification of the four parcels at the southern end of the city from HC to MU and from HI to I would not change the likelihood of their conversion to non-agricultural use because they have been previously developed with non-agricultural uses and the new designations allow uses that are nearly identical to the current designations. The 10.2 acres classified as Farmland of Statewide Importance and 4.1 acres classified as Unique Farmland Sub-Area C, of which approximately 12.5 acres are planted with vineyards, would be maintained as such by the Saggio Hills project and expanded by approximately 2 acres of vineyards. Therefore, impacts related to the conversion of Farmland to non-agricultural use would be *less than significant*.

Impact IV.C-2: The proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.

The 16.33-acre parcel located between Magnolia and Kinley Drive is the only parcel zoned Agriculture (AG) within the city, a zoning designation that allows agricultural uses on land that may be annexed to the City, prevents premature urban development, and ensures an adequate environment for the existence of dwellings and facilities for housing animals. The proposed Project would not conflict with this use because the proposed OS land use designation for this parcel allows agricultural uses. Specifically, the OS designation allows agricultural and other open space uses, residential uses at a density of up to .20 dwelling units per gross acre and industrial uses directly related to on-site agricultural uses. Agricultural use of the parcel would be encouraged through implementation of Policy LU-B-2 described above. Therefore, impacts related to a conflict between the proposed Project and existing zoning would be *less than significant*. No parcels within the city are subject to a Williamson Act contract.³

Impact IV.C-3: The proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use.

As discussed above, the city contains a limited amount of Farmland and is primarily classified as Urban and Built Up Land (see Figure IV.C-1). Thus, as the edges of the city get built out, owners of Farmland surrounding the city could be pressured to convert to non-agricultural uses. The city is surrounded by parcels proposed to be primarily designated as Land Intensive Agriculture and Resources and Rural Development according to the *Public Hearing Draft of the Sonoma County General Plan*. Implementation of Policy NR-D-2 would encourage the County to retain these agricultural uses along the Urban Growth Boundary and implementation of Policy NR-D-3 would promote agricultural products in the city. Because of this, it is assumed that the County and City would work together to preserve the agricultural uses that exist adjacent to city limits. Furthermore, Implementation Measure LU-1 would ensure that the extension of water or sewer service outside of the Urban Growth Boundary would not impact agriculture. Therefore, impacts related to the conversion of Farmland to non-agricultural use would be *less than significant*.

CUMULATIVE IMPACTS

The geographic context for the analysis of cumulative agricultural resources impacts consists of the County. The proposed Project would contribute to a cumulative impact if it contributed to the loss of agricultural resources in the region. While cumulative development consistent with the proposed Project and the general plans for the County and additional eight cities within the County could result in the

³ State of California, Department of Conservation, Williamson Act Program, Sonoma County Williamson Act Lands 2006 map, website: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Map%20and%20PDF/Sonoma/Sonoma%20wa%2006_07.pdf; October 1, 2007.

conversion of Farmland to non-agricultural uses, the proposed Project would limit such conversion to lands within the Urban Growth Boundary. Projected population growth would be accommodated through land use designations for the unincorporated lands within the City's Urban Growth Boundary. Due to this urban-centered approach and the policies within the Land Use and Natural Resources Elements of the proposed General Plan, significant agricultural resource areas would be protected in the unincorporated area outside of the City's Urban Growth Boundary.

As discussed under Impact IV.C-1, the proposed Project could result in the conversion of Farmland. The conversion in land use from agricultural to non-agricultural of approximately 38 acres of Farmland that could result from the proposed Project would be relatively minor compared to the over 600,000 acres of state-designated Farmland currently available for use within the County.⁴ Furthermore, the potential for urban sprawl would be limited by voter-approved Urban Growth Boundaries and implementation of Policies LU-A-1 and NR-D-2 would limit urbanization beyond the Urban Growth Boundary and would protect the agricultural uses surrounding the Urban Growth Boundary. The proposed Project's contribution to cumulative impacts would not be considerable. As such, cumulative impacts relating to agricultural resources would be *less than significant*.

MITIGATION MEASURES

With implementation of the applicable regulations and the proposed General Plan policies and implementation measures listed above, no mitigation measures would be required for Impacts IV.C-1 through IV.C-3. Additionally, no mitigation measures would be required for cumulative impacts.

⁴ Sonoma County, *Sonoma County General Plan 2020 General Plan Draft EIR, Agricultural and Timber Resources*, January 2006.

This page intentionally left blank.